

96

**S BROADWAY
GENEVA, OHIO**



96 S BROADWAY | GENEVA, OHIO

FOR SALE
8,515 SF MEDICAL OFFICE BUILDING

NEWMARK

Terry **COYNE**.com

Property Highlights



Sale Price

Contact our team for sale price



Space

1st Floor 1,365 SF

1st Floor 3,575 SF

Basement 3,575 SF

Total: 8,515 SF



Year Built

1935



Acreage

.245 acre site



Layout

Open floor plan, multiple private offices, reception area, ADA accessible entry and facilities, restrooms



Ideal Uses

Professional office, medical, retail, service business, or light commercial



Nearby Amenities

Close proximity to retail, dining, wineries, parks and hospitality options in Geneva city center



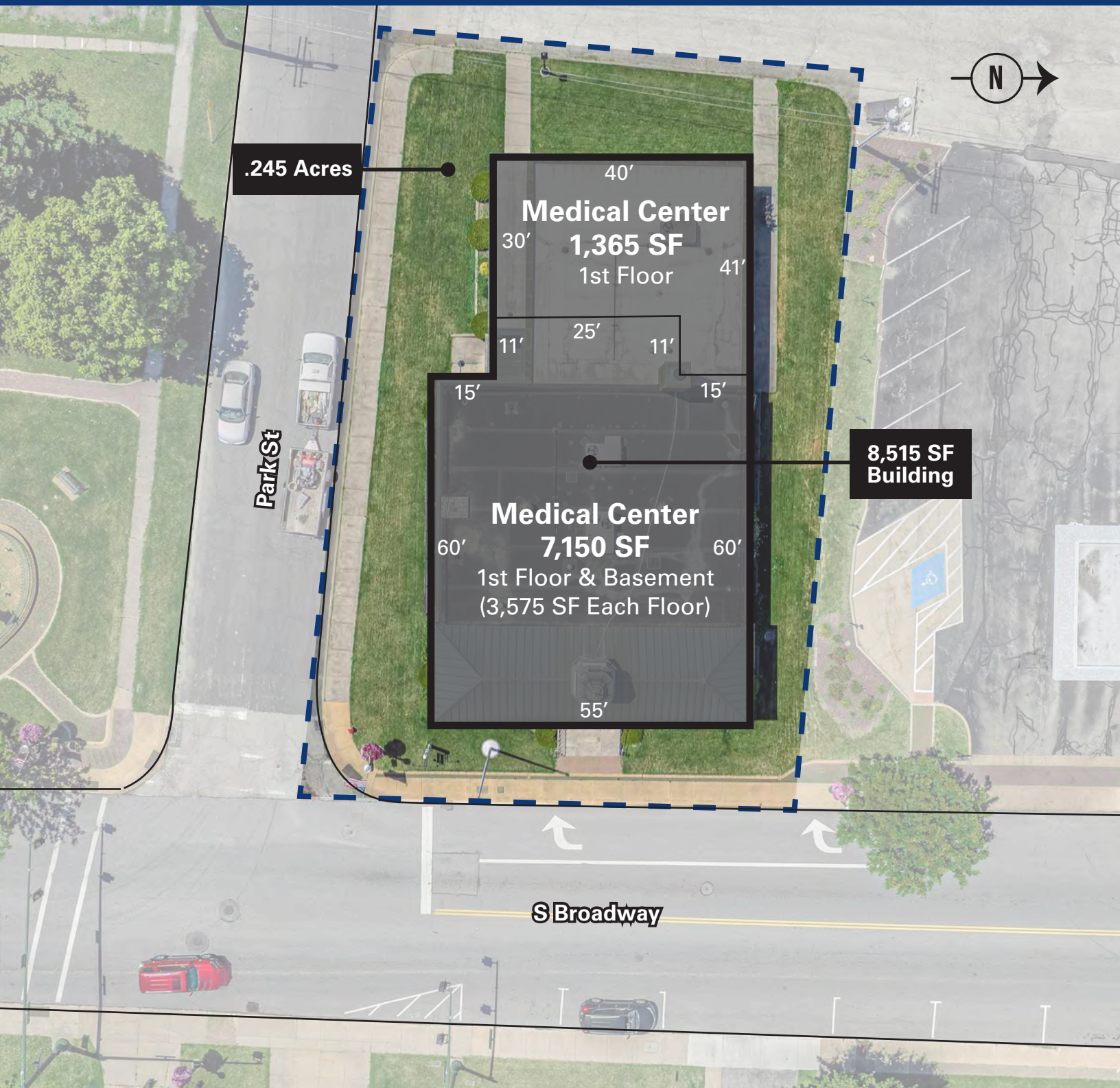
Location & Visibility

Excellent frontage on S Broadway, just minutes from downtown Geneva and major highways



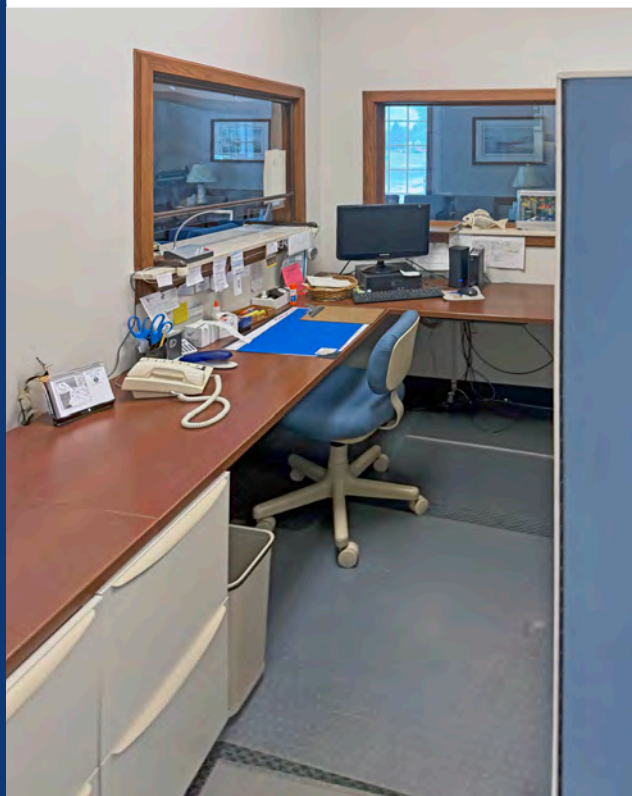
96 S BROADWAY | GENEVA, OHIO

Site Plan



96 S BROADWAY | GENEVA, OHIO

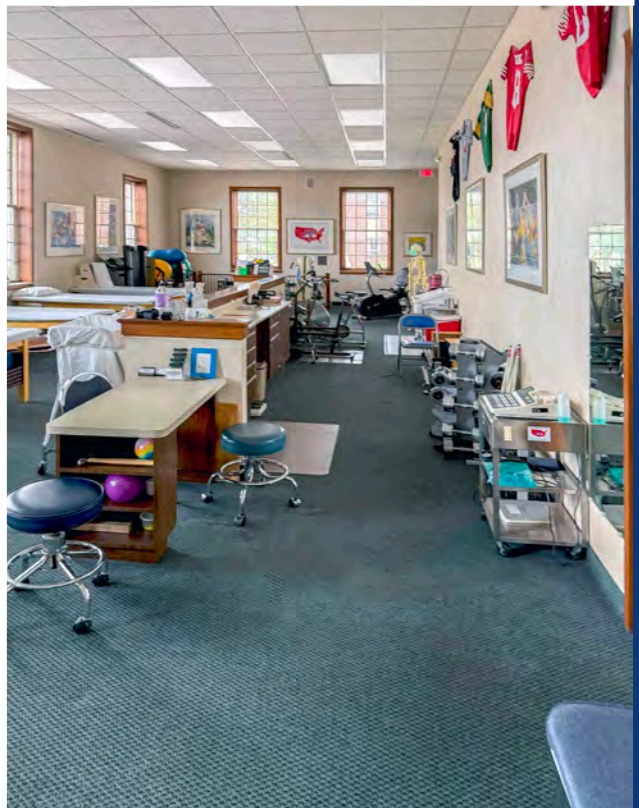
Patient Reception and Waiting Area



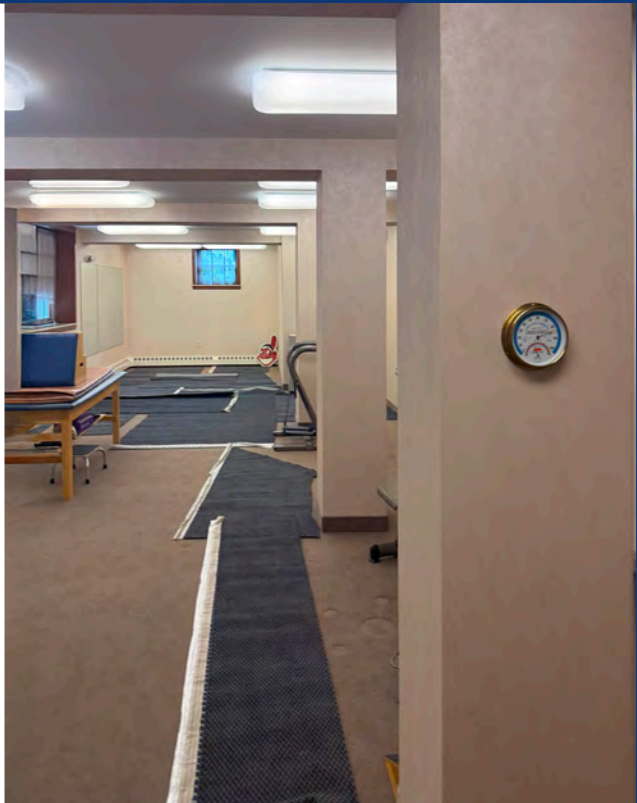
Office Area Photos



Medical Area Photos



Additional Photos



















Aerial Photos



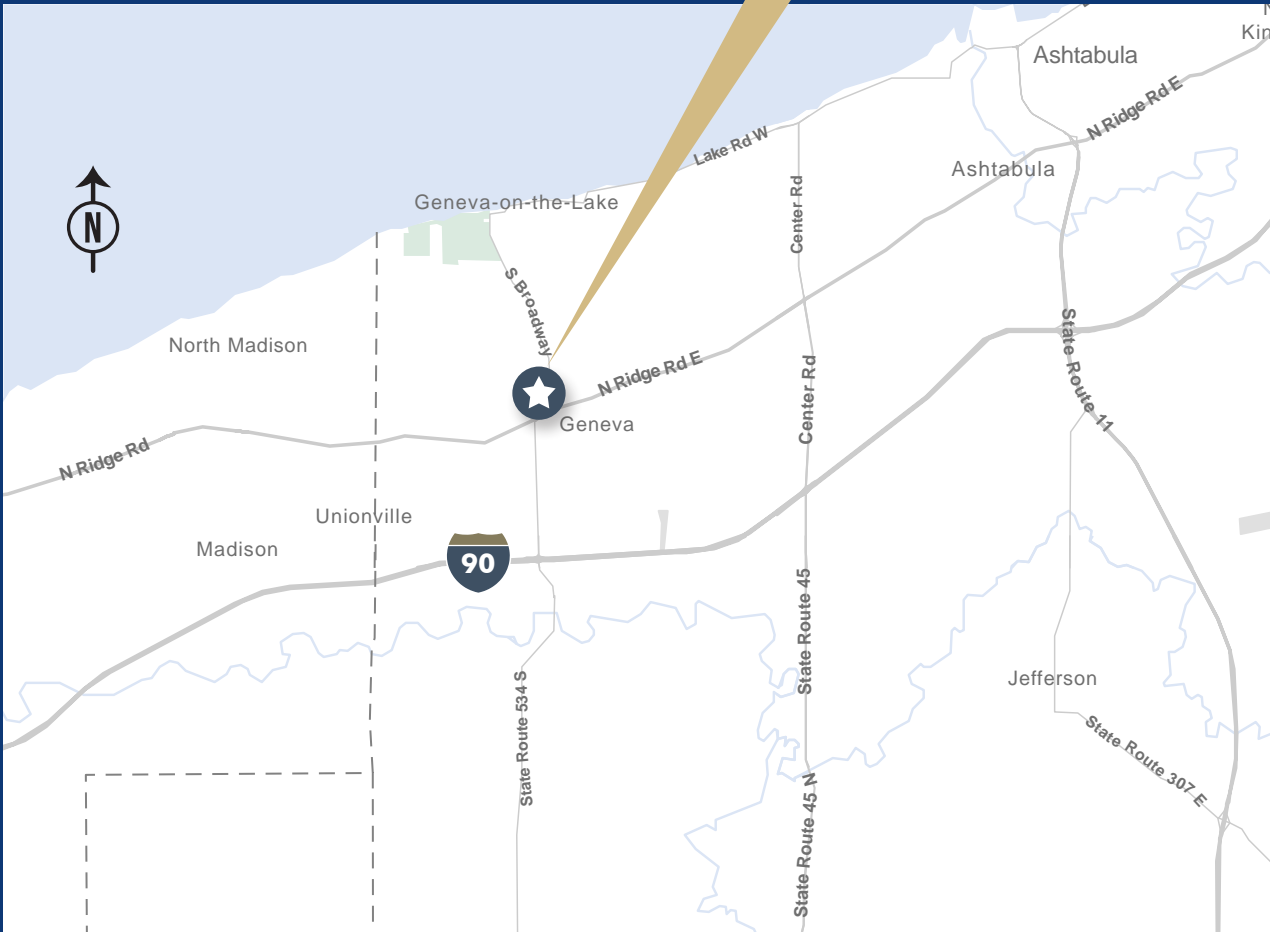
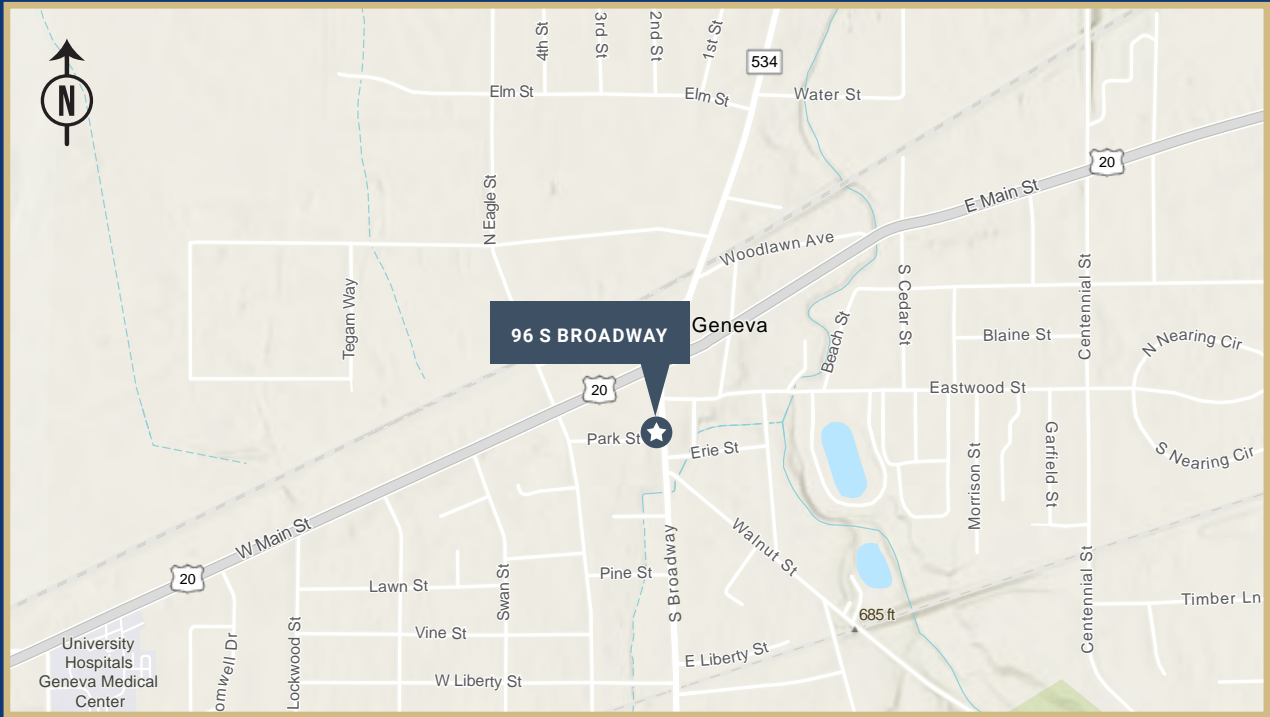
Industry Aerial



Demographics (15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 104,390 Population	 35.5% High School Diploma	 \$65,850 Median Household Income	 52.0% White Collar	 17.5% Services
 45.2 Median Age	 30.7% Some College	 \$36,958 Per Capita Income	 29.8% Blue Collar	 4.4% Unemployment Rate
 43,601 Households	 21.0% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
		 15.1% Spend 7+ hours commuting to and from work per week	 3,448 Total Businesses	 38,769 Total Employees
 \$55,344 Median Disposable Income				

Location Map





**S BROADWAY
GENEVA, OHIO**



CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com



Connor McCoy
Director
216.453.3085
Connor.McCoy@nmrk.com

NEWMARK

Terry **COYNE**.com

nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.