

8,800 SF Freestanding Former Day Care on 1.1 Signalized AC

8161 BROADVIEW ROAD | BROADVIEW HEIGHTS | OHIO | 44147

FOR SALE | FOR LEASE



PRICE REDUCED!

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CBRE

THE OPPORTUNITY

- 8,800 SF Freestanding former daycare
- Price Reduced: ~~\$1,000,000~~ \$850,000
- 1.1 AC signalized development site in the heart of Broadview Heights
- Zoned C-1 Local retail
 - permitted uses include banks, general retail, day care, office, salons, beverage store (vape not permitted), grocery
 - conditionally permitted uses include gas station, car wash, drive-thru restaurants
- The day care is set up with 5 large rooms and several small offices
- Dimensions: 265' x 274'
- Strong average household incomes of \$129,727 in a 3 mile radius



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
38,644



POPULATION
50,428



HOUSEHOLDS
21,005



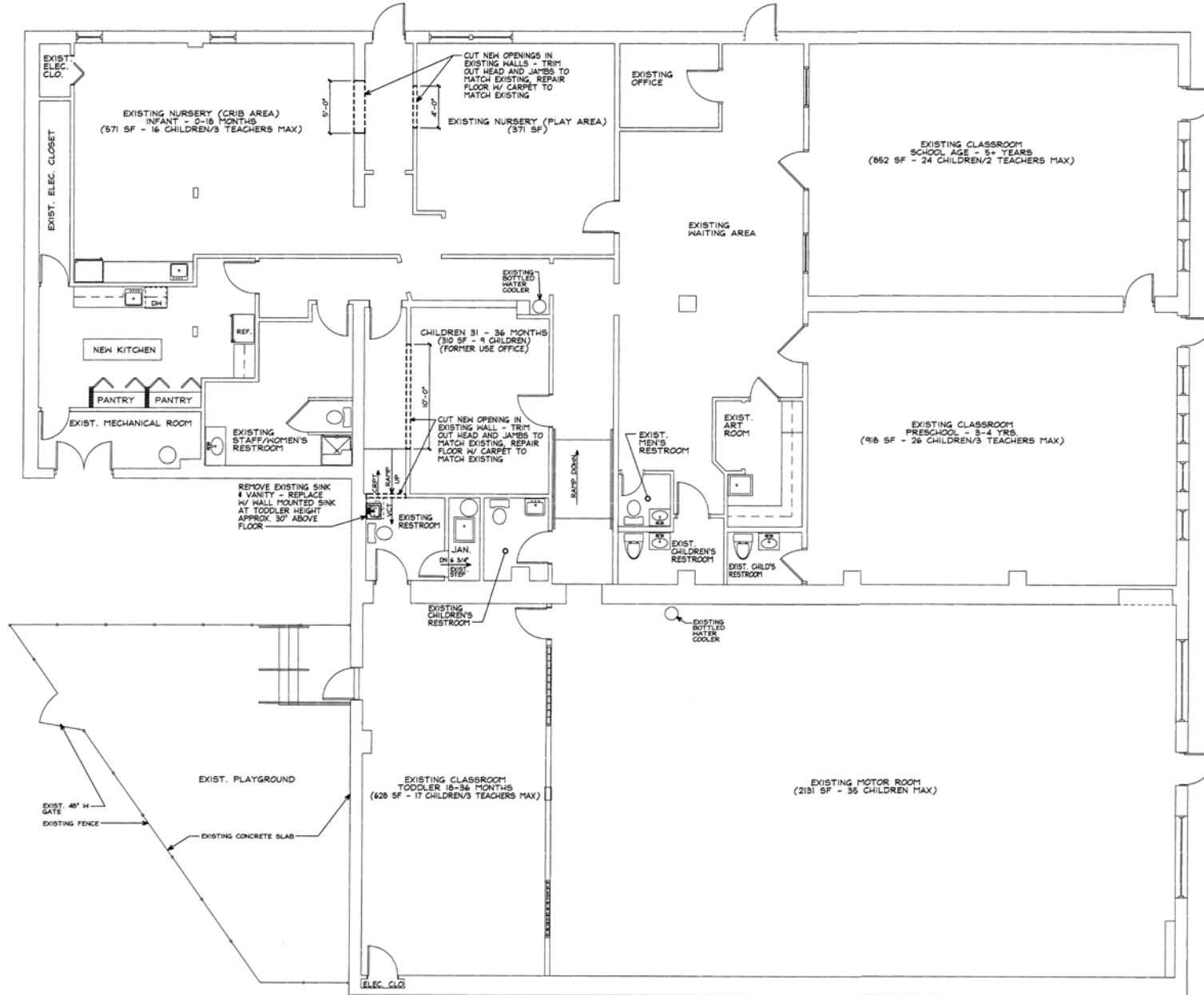
POPULATION
25 & OVER
37,873



AVG. HOUSEHOLD
INCOME
\$129,727



FLOOR PLAN



WALL LEGEND

- WALLS
- EXISTING CONSTRUCTION
- WALLS, DOORS OR ITEMS TO BE REMOVED
- TRIM OUT OPENINGS W/ 1/2" GYPHUM WALL BOARD W/ CORNER PROTECTION, SPACKLED AND PAINTED TO MATCH ADJOINING SURFACES.

FLOOR PLAN

1/4" = 1'-0"







PLEASANT VALLEY
SHOPPING CENTER

ACME
Fresh Market

TJ-maxx

TACO BELL

DOLLAR TREE

Abby's

PET SUPPLIES PLUS

meijer

TSC TRACTOR
SUPPLY CO

Marc's
Fresh, Simple. Smart Living.

Gionino's
PIZZERIA

M
MARATHON

AVAILABLE

Danny
BOYS

BROADVIEW RD - 8,189 VPD

Hudec
Dental

AVERY RD

Avery Dental Group

CBRE

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	6,101	50,428	144,898
2024 Daytime Population	4,284	38,644	131,578
2024 Households - Current Year Estimate	2,756	21,005	62,673
2024 Average Household Income	\$133,474	\$129,727	\$111,568
2029 Average Household Income Projection	\$160,829	\$154,525	\$133,001
2024 Median Household Income	\$91,440	\$95,226	\$81,855
2024 Per Capita Income	\$57,714	\$54,251	\$48,231
2024 Population 25 and Over	4,600	37,873	108,255

EXCLUSIVE CONTACT:

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