



16231 BROADWAY AVENUE

MAPLE HEIGHTS, OH, 44137

AVAILABLE FOR SALE OR LEASE

16231 BROADWAY AVENUE, MAPLE HEIGHTS, OH 44137

PROPERTY INFORMATION



FORMER MAPLE HEIGHTS BROADWAY
CARE CENTER

Price Negotiable

Year Built 1986

Zoning GC

**Property
Use** Care Center, Nursing Home

Lot Size 2.71 Acres

APN 781-12-012

**Building
Size** 40,406 SF



PROPERTY

HIGHLIGHTS



HIGHLIGHT #1

Strategically located between I-271 and I-77 along I-480
Traffic Count: 12,822



HIGHLIGHT #2

Maple Heights 100% tax abatement for 15 years plus other city and state incentives are available



HIGHLIGHT #3

Property features a substantial three-acre site with a 40,406- square-foot, three-level steel-beam construction building



HIGHLIGHT #4

The property boasts an 84-space paved parking lot and three driveways, giving multiple access points to Lee and Broadway



HIGHLIGHT #5

Redevelopment Opportunities Include: Senior Housing, Multifamily Apartments, Refugee or Resettlement centers, Medical or Healthcare facilities, etc

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PROPERTY

DESCRIPTION

Presenting a redevelopment opportunity in Maple Heights, strategically located between I-271 and I-77 along I-480. This commercial property features a 40,406-square-foot, three-level steel-beam building on a three-acre site.

Formerly the Maple Heights Broadway Care Center, it includes 100 beds across 50 rooms, with amenities like two elevators, offices, exercise rooms, dining areas, and a finished walkout basement.

Key highlights include a full-service commercial kitchen, ample parking with 84 spaces, and multiple access points via three driveways.

Benefit from Maple Heights' 100% tax abatement for 15 years, along with other city and state incentives, making it an attractive investment for Senior Housing, Multifamily apartments, Refugee or Resettlement centers, Medical or Healthcare facilities, and other redevelopment opportunities.

Explore this versatile property's potential today and schedule a tour!



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 16231 Broadway Ave, Maple Heights, OH 44137

CITY, STATE

Maple Heights, OH

POPULATION

111,716

AVG. HH SIZE

2.39

MEDIAN HH INCOME

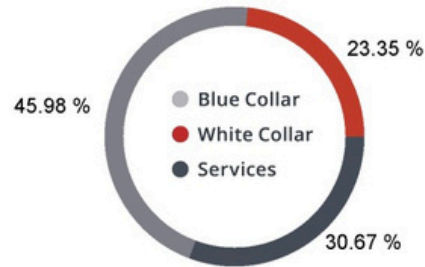
\$41,096

HOME OWNERSHIP

Renters: **17,612**

Owners: **30,055**

EMPLOYMENT



43.07 %
Employed

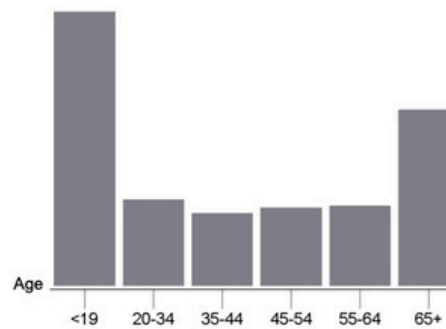
3.54 %
Unemployed

EDUCATION

High School Grad: **35.22 %**
 Some College: **24.10 %**
 Associates: **5.97 %**
 Bachelors: **16.18 %**

GENDER & AGE

46.38 % **53.62 %**

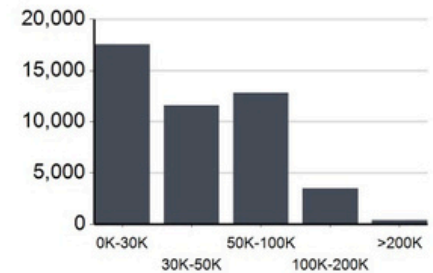


RACE & ETHNICITY

White: **26.18 %**
 Asian: **0.19 %**
 Native American: **0.03 %**
 Pacific Islanders: **0.00 %**
 African-American: **70.93 %**
 Hispanic: **1.45 %**
 Two or More Races: **1.22 %**



INCOME BY HOUSEHOLD



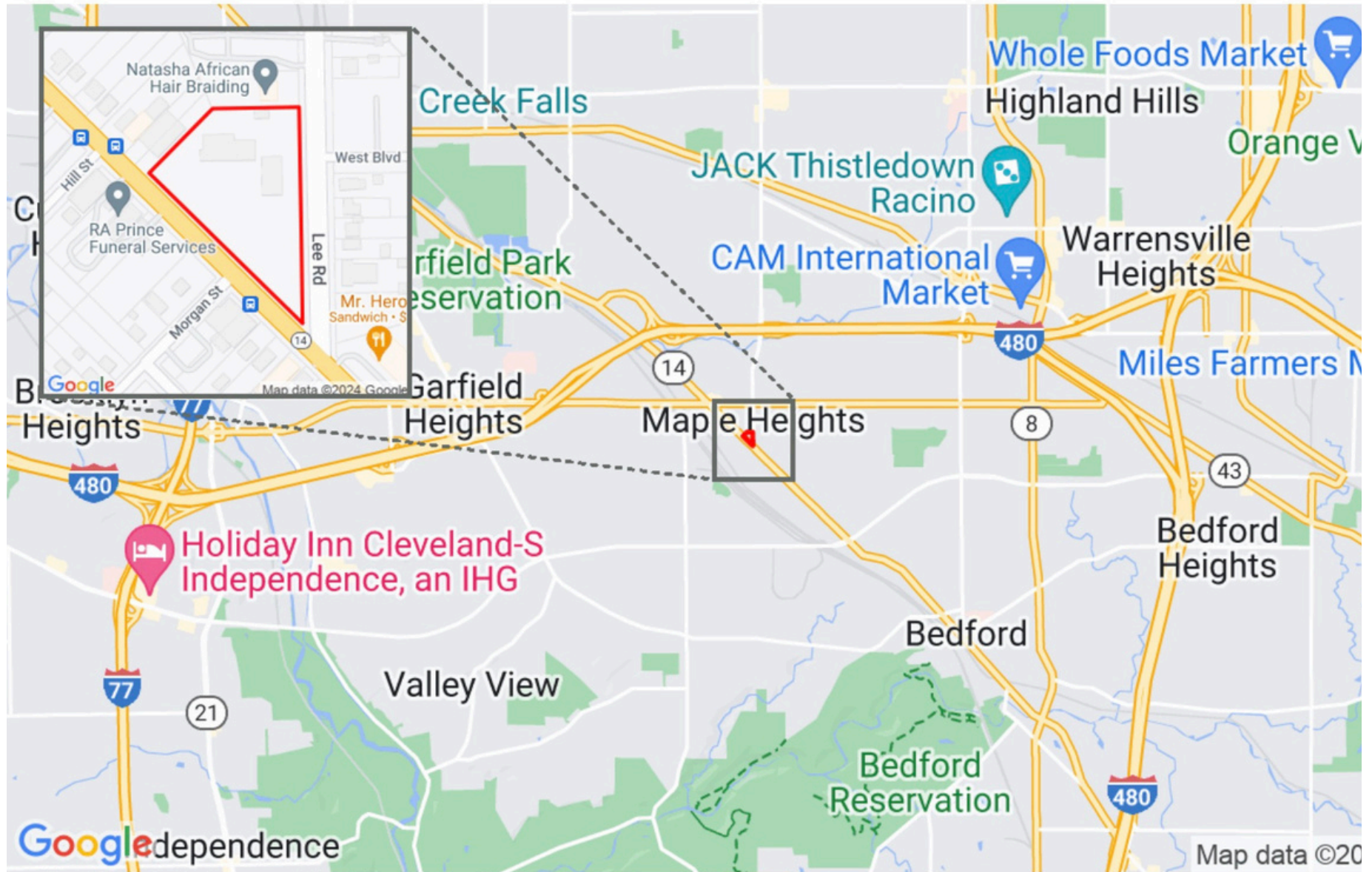
HH SPENDING



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LOCATION

MAP



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CONTACT US

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