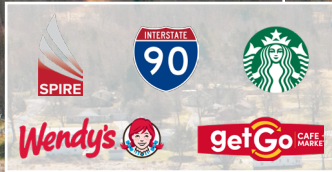


1 ACRE SIGNALIZED DEVELOPMENT SITE

1200 S BROADWAY, GENEVA, OHIO 44041

FOR SALE



SITE

11,380 VPD

S Broadway

2,260 VPD

7,658 VPD

181.3'

183.6'

294.2'

98.7'

122.4'

South Ridge Rd West

3,851 VPD



DUNKIN'

EXCLUSIVE CONTACT:

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Senior Vice President

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CBRE

THE OPPORTUNITY

- For Sale: \$429,000
- 1 AC Signalized Development site at Geneva's busiest intersection with over 20,000 VPD
- Dimensions: 183' x 294'
- Zoned: B-2 Limited Service District
- Located minutes from SPIRE Institute (1m annual visitors), Geneva on The Lake, and in the heart of wine country
- Ideal for fast food, gas station, auto related, etc.



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
15,126



POPULATION
16,601



HOUSEHOLDS
6,995



POPULATION
25 & OVER
12,159



AVG. HOUSEHOLD
INCOME
\$80,549

AERIAL VIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	3,379	10,025	16,601
2024 Daytime Population	3,308	9,236	15,126
2024 Households - Current Year Estimate	1,412	4,275	6,995
2024 Average Household Income	\$75,371	\$74,456	\$80,549
2029 Average Household Income Projection	\$87,557	\$85,434	\$93,190
2024 Median Household Income	\$53,871	\$52,593	\$57,025
2024 Population Over 25	2,440	7,287	12,159

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