

FREESTANDING SELF SERVICE CAR WASH ON 1.83 AC

16601 BROADWAY AVENUE, MAPLE HEIGHTS, OHIO 44137

FOR SALE
OPPORTUNITY ZONE



Lee Rd - 6,554 VPD

Broadway Ave - 11,600 VPD

SITE

279.11'

285.35'

285.35'

279.11'

MAPLE HEIGHTS
HIGH SCHOOL
1,000+ ENROLLMENT

OPERATING CAR WASH INVESTMENT
OR 1.83 ACRE REDEVELOPMENT

Exclusive Contact:

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CBRE, Inc.
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THE OPPORTUNITY



- For Sale: \$649,000
- 1.83 AC redevelopment site on Broadway Avenue in front of Maple Heights high school
- High traffic counts of 11,600 VPD on Broadway Ave (source ODOT TIMS)
- Dimension: 285' x 279'
- Zoned: GC - Broadway Overlay District
- Dense market of 87,249 people in a 3 mile radius
- Located minutes from the Southgate retail corridor and Bedford Auto mile

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

210,071



2024
POPULATION

190,043



2024
HOUSEHOLDS

83,971



2024
POPULATION
25 & OVER

134,104



2024
AVG. HOUSEHOLD
INCOME

\$78,775

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EXTERIOR PICTURES



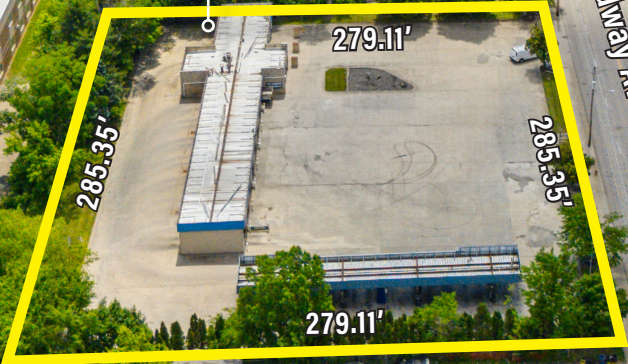
AERIAL VIEW

AUTO DEALERS

A collection of nine automotive brand logos arranged in two rows. The top row includes Mercedes-Benz, KIA, HYUNDAI, and Toyota. The bottom row includes HONDA, Dodge, Jeep, RAM, ACURA, and SUBARU.

**MAPLE HEIGHTS
HIGH SCHOOL**
1,000+ ENROLLMENT

SITE



14

Broadway Ave - 11,600 VPD

RETAIL TRADE MAP

Mayfield-Garfield Heights RETAIL TRADE AREA

TRADE AREA INFO

Turney & Granger Rd
(3 Miles)

- Population: 83,202
- Daytime Population: 82,730
- Total Households: 35,276
- Median HH Income: 43,696
- Total Businesses: 2,906
- Total Employees: 41,635

MAJOR OFFICE BUILDINGS

212,888 Total SF

1. Crown Centre 2 - 226,182 SF



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Updated: April 10, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	12,678	87,249	190,043
2024 Daytime Population	9,859	74,511	210,071
2024 Households - Current Year Estimate	5,373	38,872	83,971
2024 Average Household Income	\$64,315	\$63,899	\$78,775
2029 Average Household Income Projection	\$76,954	\$75,792	\$93,065
2024 Median Household Income	\$50,651	\$50,945	\$52,621
2024 Population 25 and Over	8,512	61,469	134,104

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