

RETAIL FOR SALE

1851 S BROADWAY, GENEVA, OH 44041

1851 South Broadway, Geneva, OH 44041



PROPERTY DESCRIPTION

Check out this UNIQUE OPPORTUNITY!!! 3.21 acres of land in great location for redevelopment near Interstate 90 includes multiple businesses for sale. Automotive Truck Service and Wash, Commercial Drive-Thru Store and DW-3's Saloon and Bar.

PROPERTY HIGHLIGHTS

- Prime Location for Redevelopment
- Diverse Business Offerings
- Income Producing

OFFERING SUMMARY

Sale Price:	\$1,650,000
Lot Size:	3.21 Acres
Building Size:	8,864 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
Total Population	944	4,177	8,676
Average HH Income	\$78,091	\$60,573	\$58,659

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RICK OSBORNE JR.

Managing Director Of Commercial Real Estate
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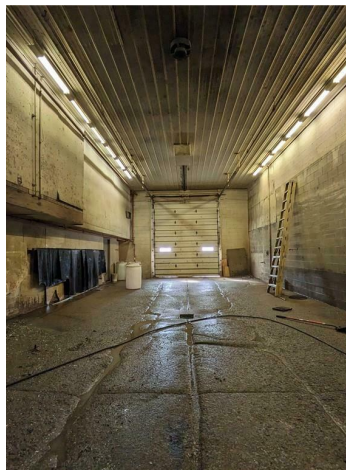
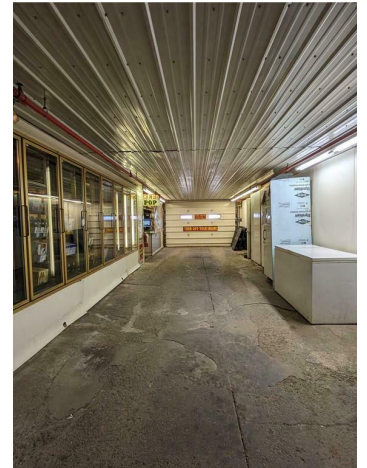
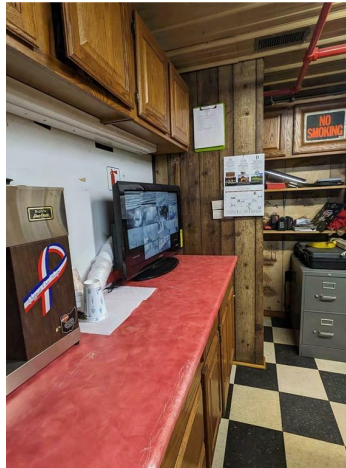
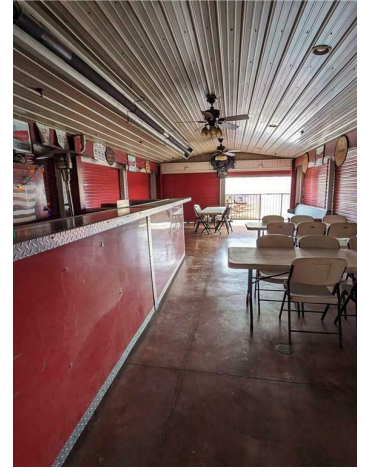
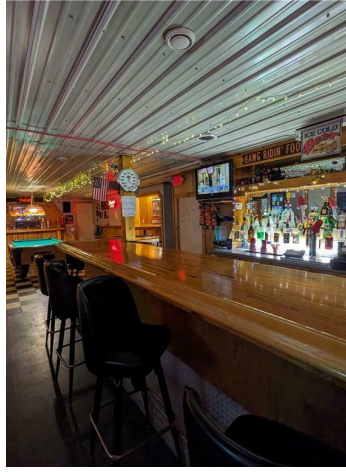
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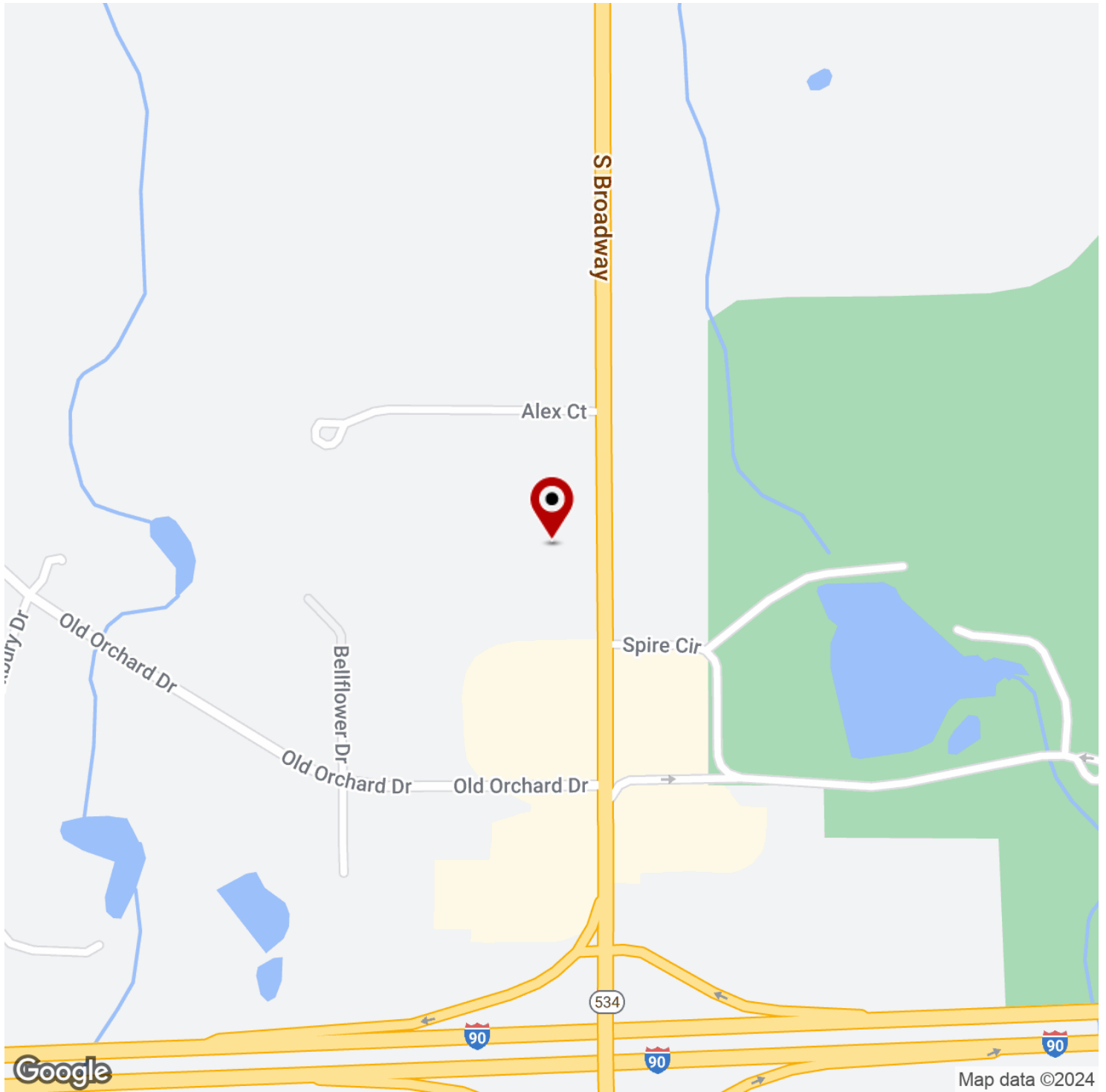
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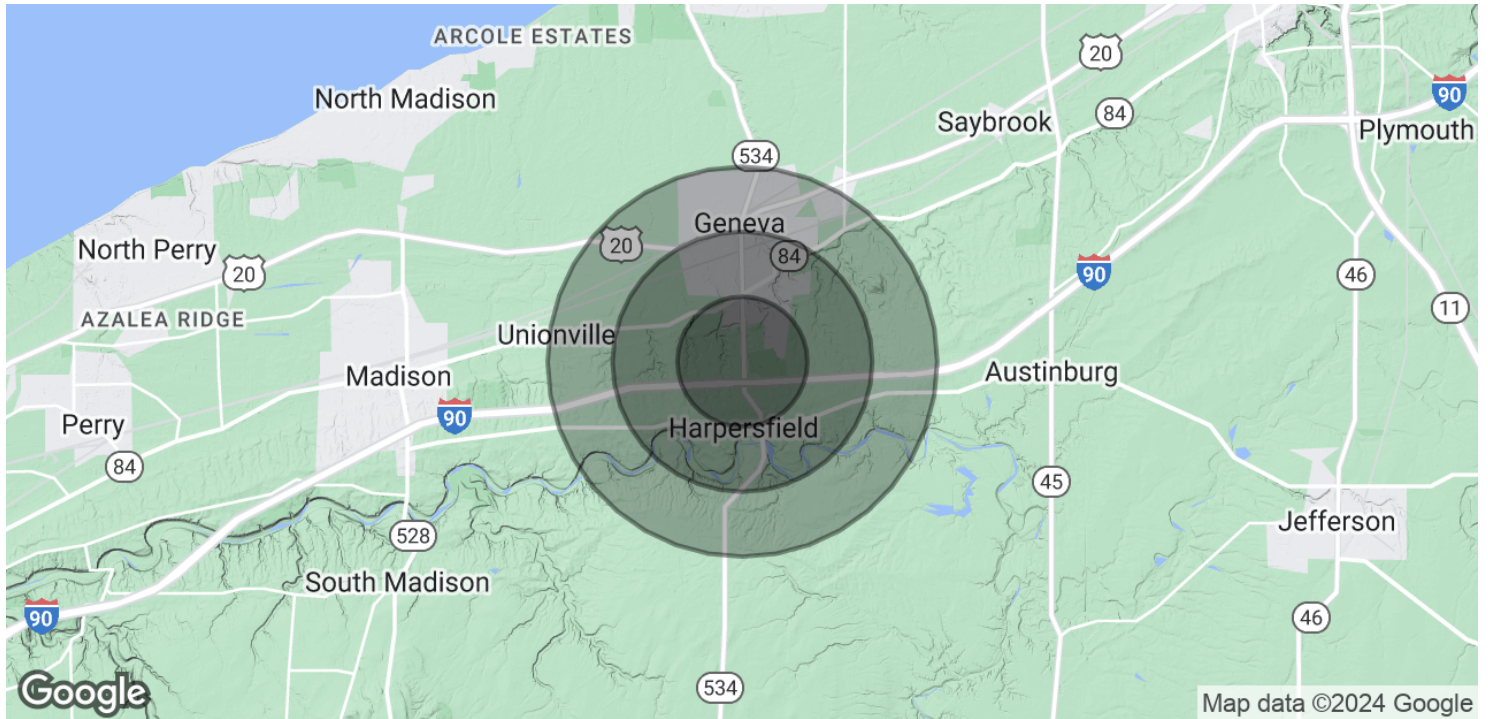
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	944	4,177	8,676
Average Age	48.2	43.5	44.2
Average Age (Male)	40.4	36.5	40.5
Average Age (Female)	49.6	47.8	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$78,091	\$60,573	\$58,659
Average House Value	\$170,215	\$135,285	\$127,098

2020 American Community Survey (ACS)

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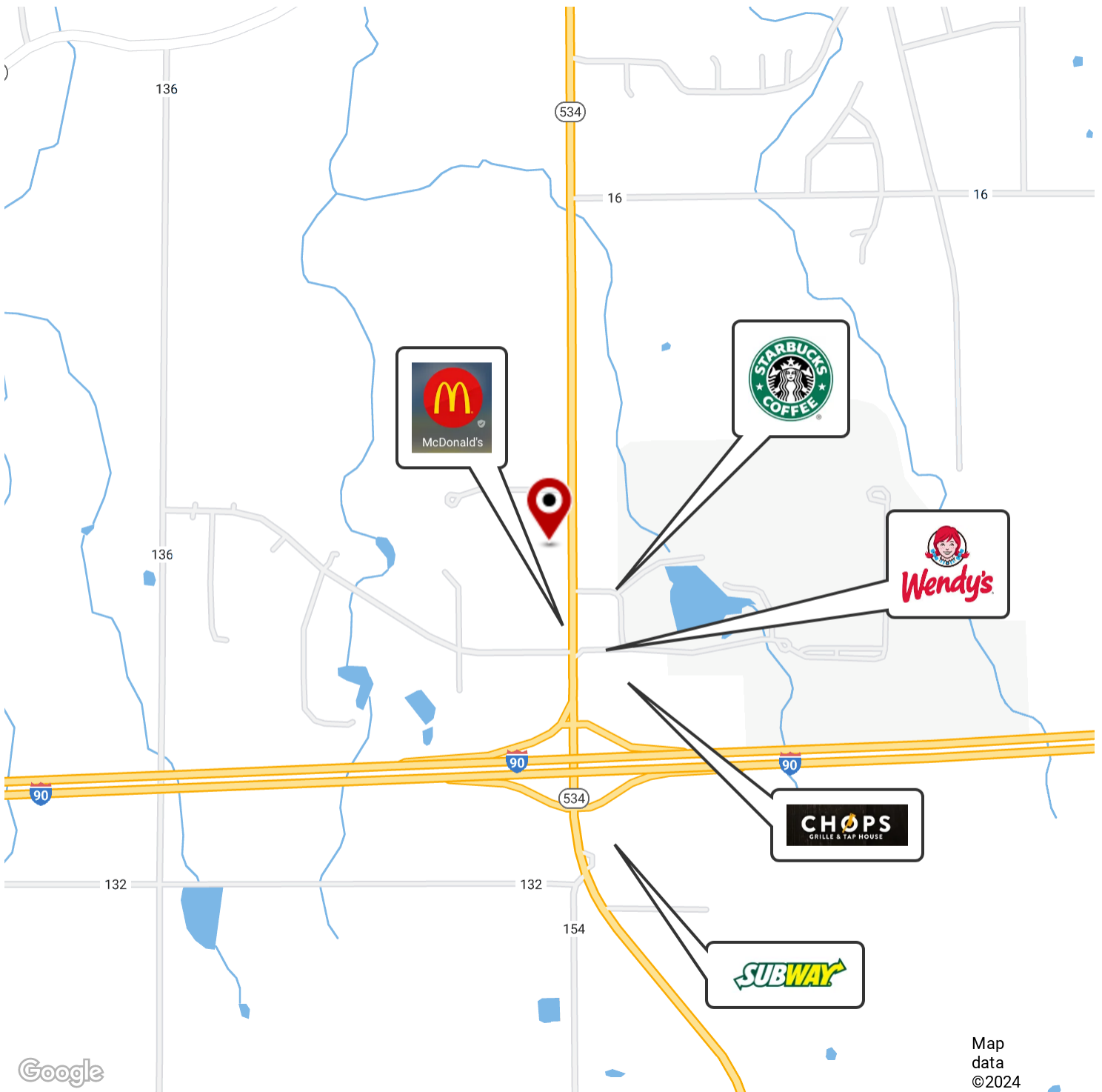
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Google

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and Mentor Chamber of Commerce. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail with logging over 2,000 trail miles to date.

Osborne Group - KW Commercial

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