

For Sale

1055 W Royalton Rd.
Broadview Heights, OH 44147

COLUMBUS
RETAIL TEAM

Samantha Starkoff

Brokerage Associate
440.799.2356
samantha.starkoff@colliers.com

Gilli Zofan

First Vice President
614.593.6023
gilli.zofan@colliers.com

Andrew White

Brokerage Vice President
614.582.7500
andrew.s.white@colliers.com

Greater Columbus Region
2 Miranova Place
Columbus, OH 43215
P: +1 614 436 9800
columbusretailteam.com



Table of Contents

PROPERTY INFORMATION

3

LOCATION INFORMATION

7

DEMOGRAPHICS

11

ADVISOR BIOS

13

Disclaimer and Notice to Buyer

The information herein is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this property profile. Unless provided to the buyer under separate cover, no environmental study has been done for this property. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

Confidentiality Statement

The following information is furnished solely for the purpose of a review by a prospective purchaser of the property and is not to be used for any other purpose or made available to any other person without the prior written consent of Colliers International Columbus, Ohio. This property profile and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this profile may be copied or otherwise reproduced or disclosed without the prior written authorization of Colliers International Columbus, Ohio.

1

Property Information

COLUMBUS RETAIL TEAM

Samantha Starkoff

Brokerage Associate

+1 440 799 2356

samantha.starkoff@colliers.com

Andrew White

Brokerage Vice President

+1 614 582 7500

andrew.s.white@colliers.com

Gilli Zofan

First Vice President

+1 614 593 6023

gilli.zofan@colliers.com

Greater Columbus Region

2 Miranova Place

Columbus, OH 43215

P: +1 614 436 9800

columbusretailteam.com



Property Summary

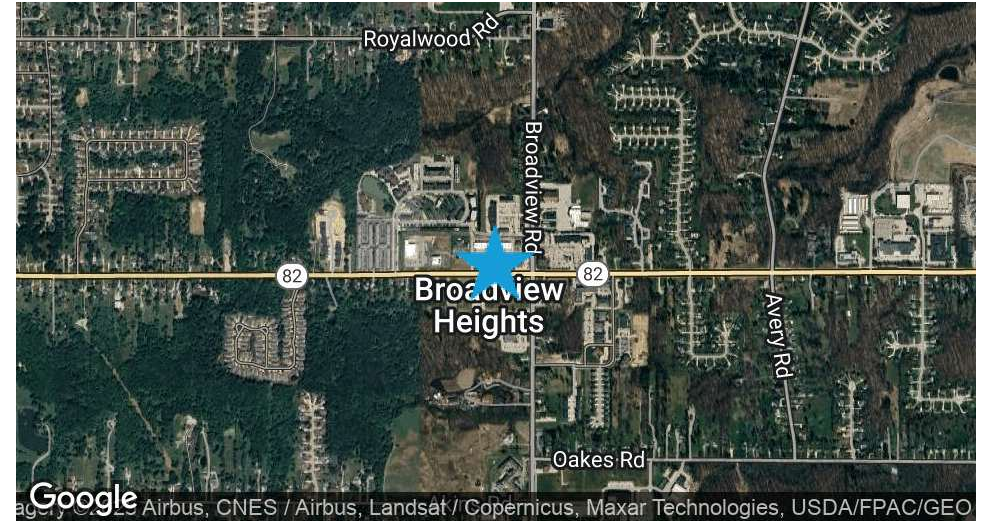


Property Description

Columbus Retail Team is pleased to present a prime retail opportunity in Broadview Heights, OH. This modern 4,550 SF building was constructed in 2018 and is ideal for a variety of end users or investors looking for a value-add opportunity. One half of the space is move-in-ready medical space at 2,275 SF and was once used as an Urgent Care facility. The other suite is a 2,275 SF shell space and is ideal for a variety of uses.

1055 W Royalton Road is strategically located in the premier retail node of Broadview Heights, a suburb of the Cleveland Metropolitan area. The property boasts strong traffic counts upwards of 31,700 VPD off of W Royalton Road. The site also offers fantastic visibility from the roadway and comes with a double-sided two-tenant monument sign.

Executive Summary



Offering Summary

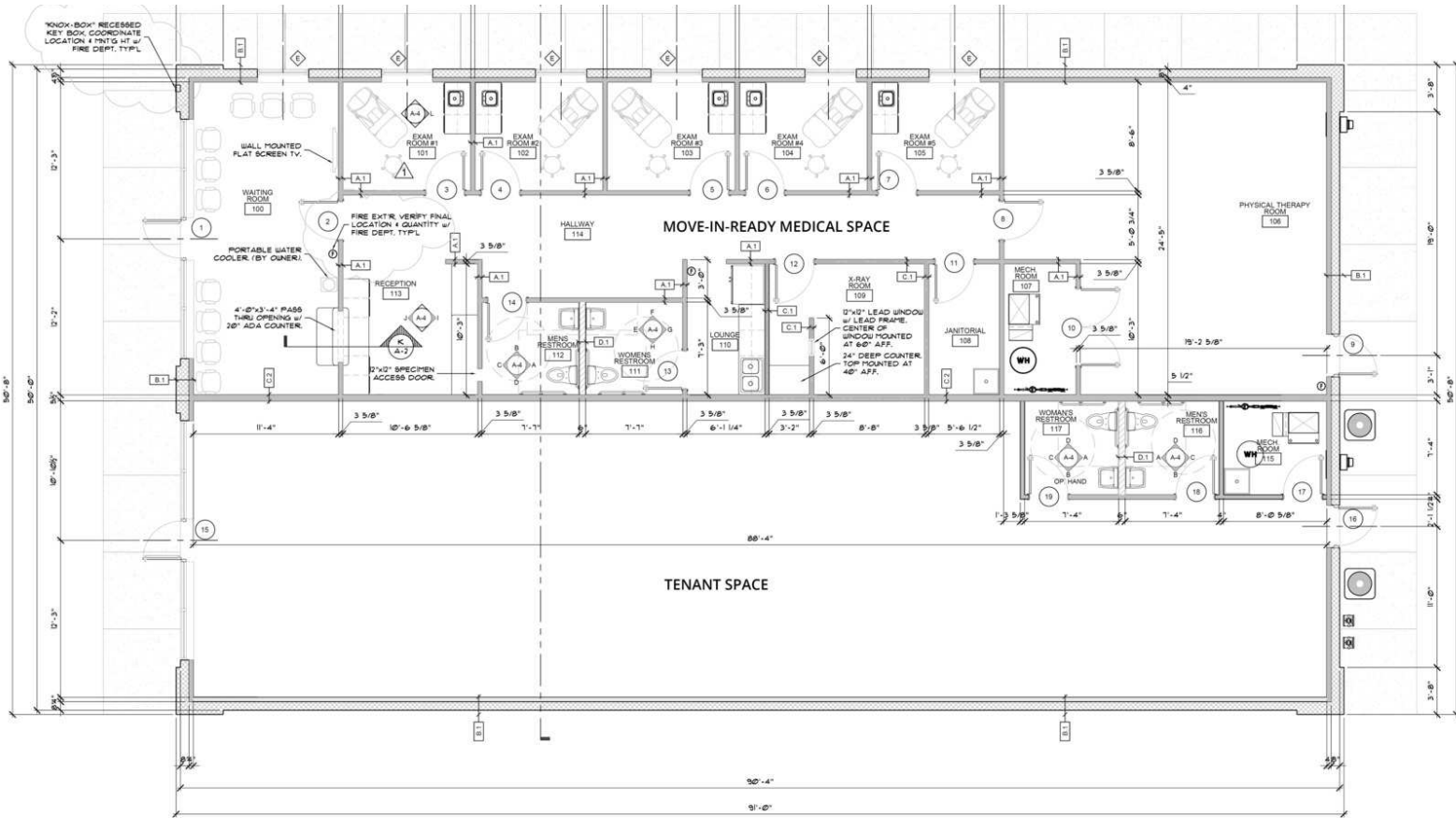
Sale Price:	\$1,299,000
Building Size:	4,550 SF
Available SF:	4,550 SF
Lot Size:	.57 AC
Price / SF:	\$285.49
Year Built:	2018

Location Overview

Broadview Heights is an affluent suburb in Cuyahoga County, Ohio. The city is just twenty minutes away from downtown Cleveland and is considered one of the best places to live in the Greater Cleveland area for families due to its highly ranked public school system and reasonable cost of living. The city is an ideal place to own property due to its growing household incomes and economic growth. 1055 W Royalton Rd. is situated within a strong retail corridor of Broadview Heights, with high traffic counts along Royalton Rd. and adjacent Broadview Rd. This recently constructed property offers great visibility from the roadway and monument signage.

Property Highlights

- Rare standalone building available in Broadview Heights, Ohio
- Property is available for sale and is ideal for a variety of end users and value-add investors
- One half of the space is move-in-ready medical space, the other half is shell space
- Site is situated next door to Dunkin Donuts and directly across the street from a new Aldi
- Other nearby businesses include Cleveland Clinic, Handels Ice Cream, Antonio's Pizzeria, Fifth Third Bank, Citizen Bank, Primrose School, Goddard School, Shell Gas Station, and more



FRONT / ENTRANCE

WALL LEGEND:

- A.1** 3-5/8" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" TYPE "X" DRYWALL ON EACH SIDE @ 10'-0" A.F.F. VERIFY DRYWALL TYPE w/ SCHEDULE.
- B.1** 2x4 WOOD STUDS @ 16" O.C. AGAINST 8" & 12" CMU BLOCK WALL. SEE WALL SECTION. w/ R-13 RAFT FACED FIBERGLASS INSUL. & 5/8" TYPE "X" DRYWALL ON ONE SIDE. VERIFY DRYWALL TYPE w/ SCHEDULE. INSULATION NOT TO TOUCH MASONRY WALL.
- C.1** 3-5/8" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" THICK TYPE "X" LEAD LINED DRYWALL ON EXAM ROOM SIDE & 5/8" THICK TYPE "X" ON OTHER SIDE @ 10'-0" A.F.F. VERIFY LEAD THICKNESS REQUIRED. VERIFY DRYWALL TYPE w/ SCHEDULE.
- C.2** 6" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" TYPE "X" DRYWALL ON EACH SIDE TIGHT TO DN CEILING. (1HR DEMISING WALL - UL #1465)

RESTROOM ACCESSORIES:

- 1** CLASSIC SERIES. CONCEALED MOUNTING 36" STAINLESS STEEL GRAB BAR (BOBRICK #B-8906-06) MOUNTED 33"-36" A.F.F.
- 2** CLASSIC SERIES. CONCEALED MOUNTING 42" STAINLESS STEEL GRAB BAR (BOBRICK #B-8906-42) MOUNTED 33"-36" A.F.F.
- 3** CLASSIC SERIES. CONCEALED MOUNTING 18" STAINLESS STEEL GRAB BAR (BOBRICK #B-8906-18) MOUNTED 33"-41" A.F.F.
- 4** CLASSIC SERIES. 16x30 STAINLESS STEEL TILT MIRROR (BOBRICK #B-293 1630) AVG. MOUNT HGT. 69" TOP OF UNIT FOR H.C.
- 5** CLASSIC SERIES. SURFACE MOUNTED SOAP DISPENSER (BOBRICK #B-155) AVG. MOUNT HGT. 51" TOP OF UNIT FOR H.C.
- 6** CLASSIC SERIES. RECESS MOUNTED PAPER TOWEL / WASTE RECEPTACLE (BOBRICK #B-388) AVG. MOUNT HGT. 50" TOP OF UNIT FOR H.C.
- 7** CLASSIC SERIES. SURFACE MOUNTED MULTI-ROLL TISSUE DISPENSER (BOBRICK #B-389) AVG. MOUNT HGT. 38" TOP OF UNIT FOR H.C.
- 8** CLASSIC SERIES. SURFACE MOUNTED TOILET SEAT COVER DISPENSER (BOBRICK #B-221) AVG. MOUNT HGT. 48" MAX. TOP OF UNIT FOR H.C.



BROADVIEW HEIGHTS PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL ASSEMBLY R-VALUE:	
COMPONENT	R-VALUE
WALL - OUTSIDE AIR FILM (WINTER)	0.17
8" CMU BLOCK w/ AVG 115 BLOCK DENSITY INSULATED w/ PERLITE INSULATION	5.80
3-1/2" WOOD STUDS	1
3-1/2" FIBERGLASS BATT.	13.0
5/8" TYPE "X" DRYWALL	0.45

BE MADE WITHOUT THE EXPRES WRITTEN CONSENT OF MAYER ARCHITECTURAL GROUP. ALL RIGHTS ARE HEREBY PROTECTED. REGISTERED. MAYER ARCHITECTURAL GROUP. COPYRIGHT YEAR 2014.

THE ABOVE SHOWN PLAN IS A PRELIMINARY PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE DESIGNER HAS BEEN 7.17.2014.

DATES & REVISIONS:

NO.	DATE	REVISION
1	01.13.14	PLANNING/SCA
2	02.13.14	SAFETY REVIEW
3	11.18.14	PERMITS
4	12.18.14	REVISION 1
5	02.20.14	CIVIL REV. #1
6	10.09.15	REV #2

REGISTERED STATES:
**OHIO
PENNSYLVANIA
MICHIGAN
ILLINOIS
IOWA
MISSOURI
WISCONSIN**

- TRAVIS P. MAYER -
863 BATTERY ROAD
LOREAIN, OHIO 44043
PHONE : 216.789.8292
FAX : 440.233.7781
mayerarchgrp@aol.com



PROPOSED FLOOR PLAN
NEW BUILDING FOR
**BROADVIEW HEIGHTS
WALK-IN URGENT CARE**
1065 ROYAL TON ROAD
BROADVIEW HEIGHTS, OHIO 44147

2

Location Information

COLUMBUS RETAIL TEAM

Samantha Starkoff

Brokerage Associate

+1 440 799 2356

samantha.starkoff@colliers.com

Andrew White

Brokerage Vice President

+1 614 582 7500

andrew.s.white@colliers.com

Gilli Zofan

First Vice President

+1 614 593 6023

gilli.zofan@colliers.com

Greater Columbus Region

2 Miranova Place

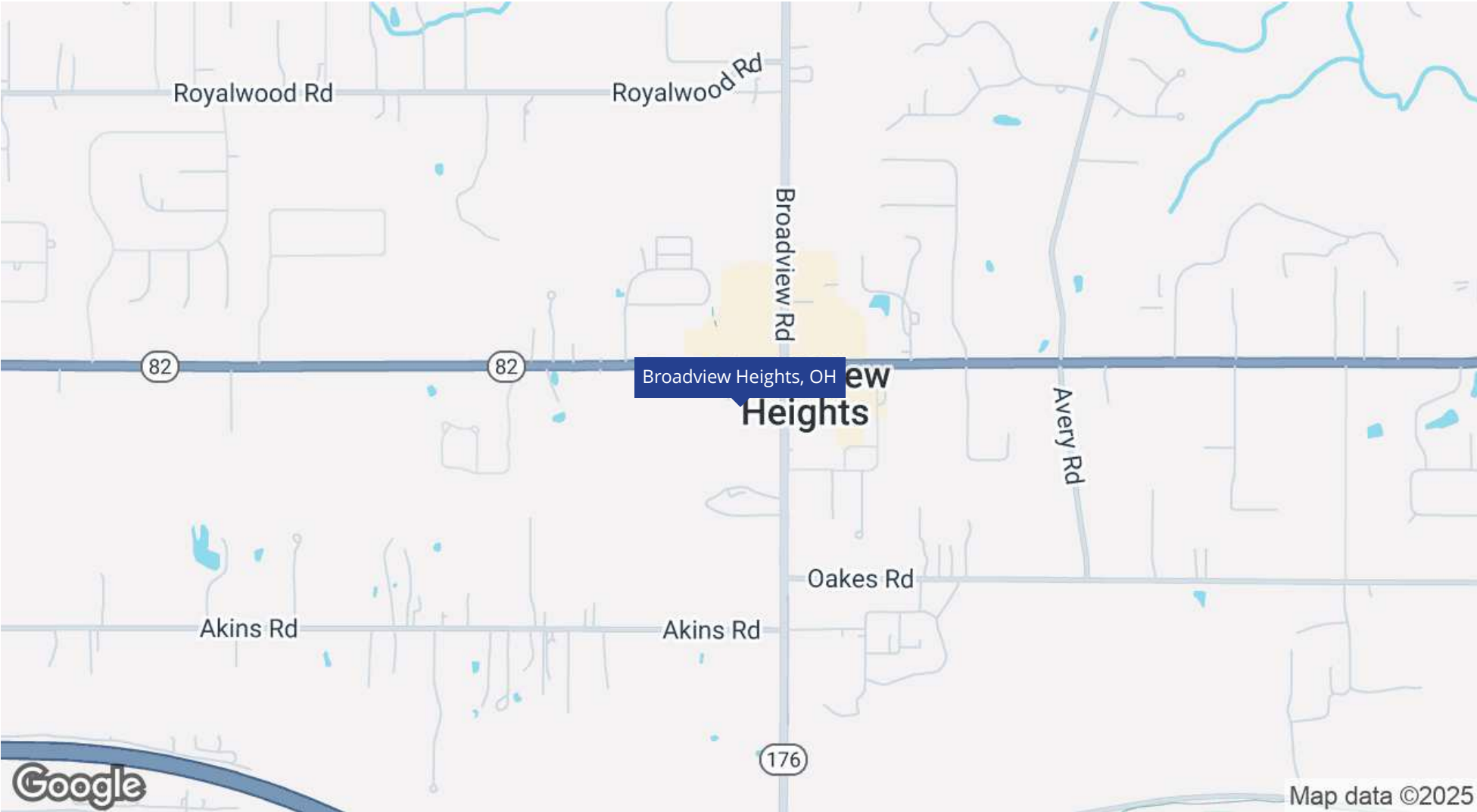
Columbus, OH 43215

P: +1 614 436 9800

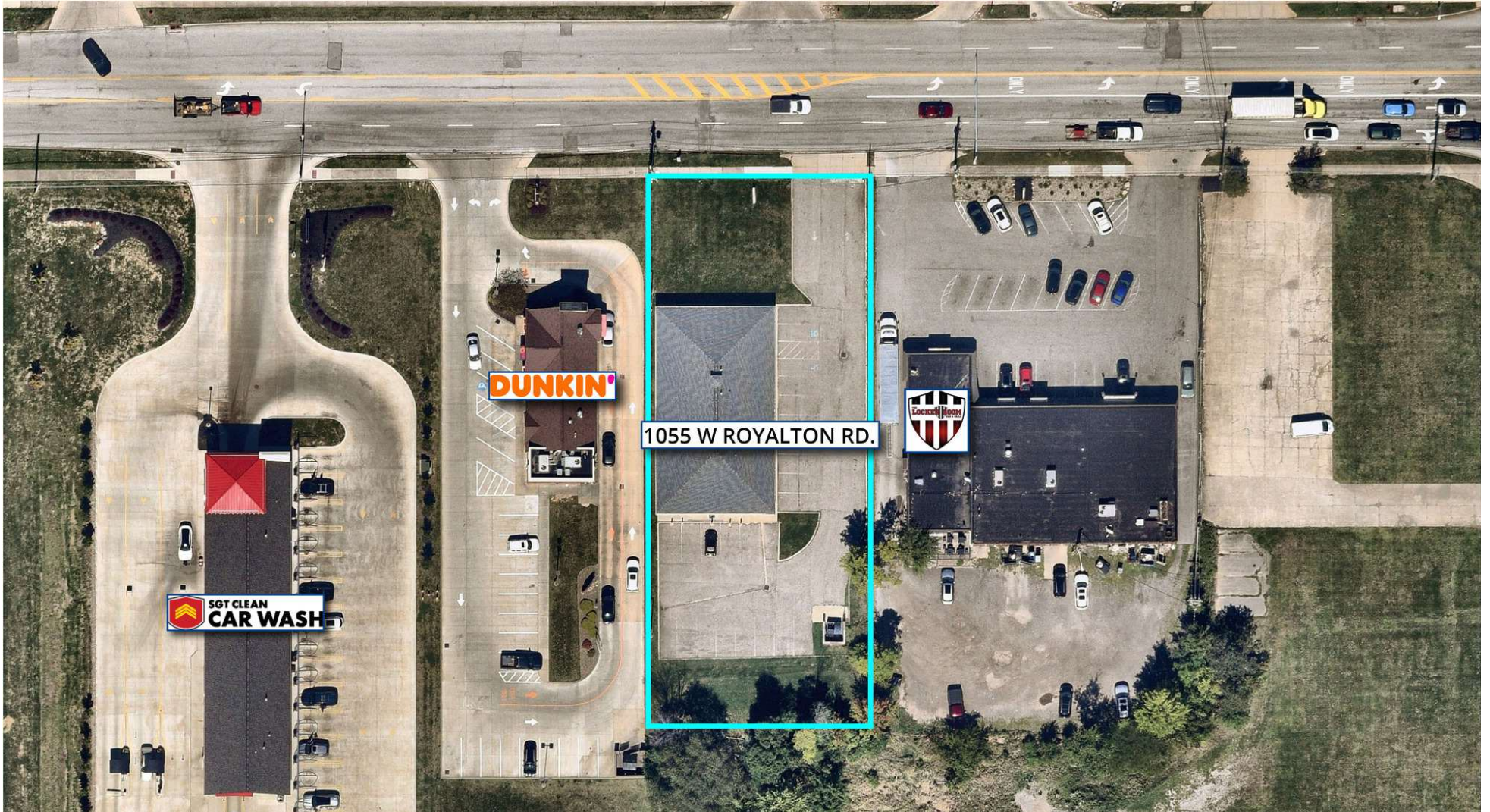
columbusretailteam.com



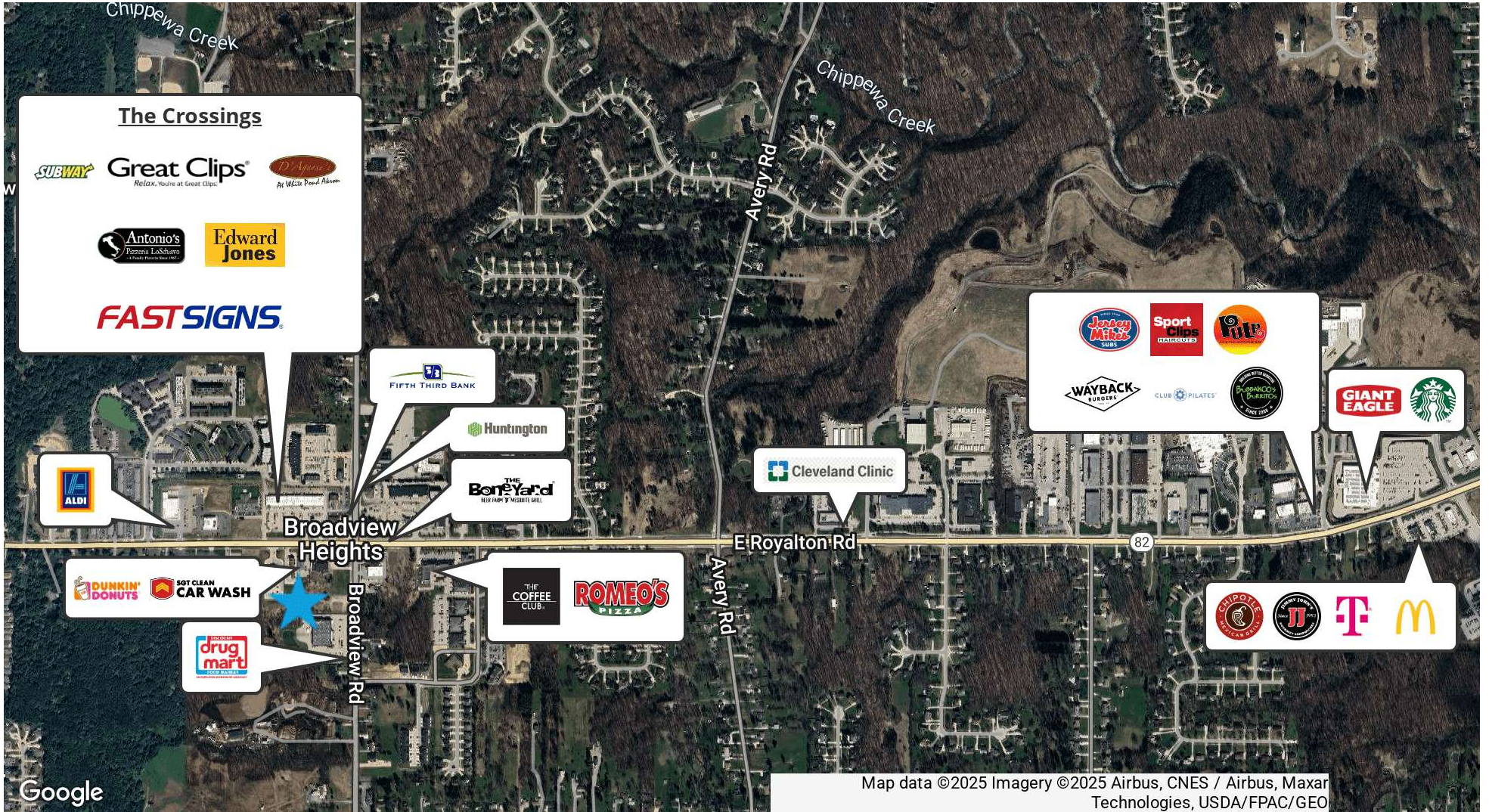
Regional Map



Aerial Map



Retailer Map



3

Demographics

COLUMBUS RETAIL TEAM

Samantha Starkoff

Brokerage Associate

+1 440 799 2356

samantha.starkoff@colliers.com

Andrew White

Brokerage Vice President

+1 614 582 7500

andrew.s.white@colliers.com

Gilli Zofan

First Vice President

+1 614 593 6023

gilli.zofan@colliers.com

Greater Columbus Region

2 Miranova Place

Columbus, OH 43215

P: +1 614 436 9800

columbusretailteam.com



Demographics Map & Report

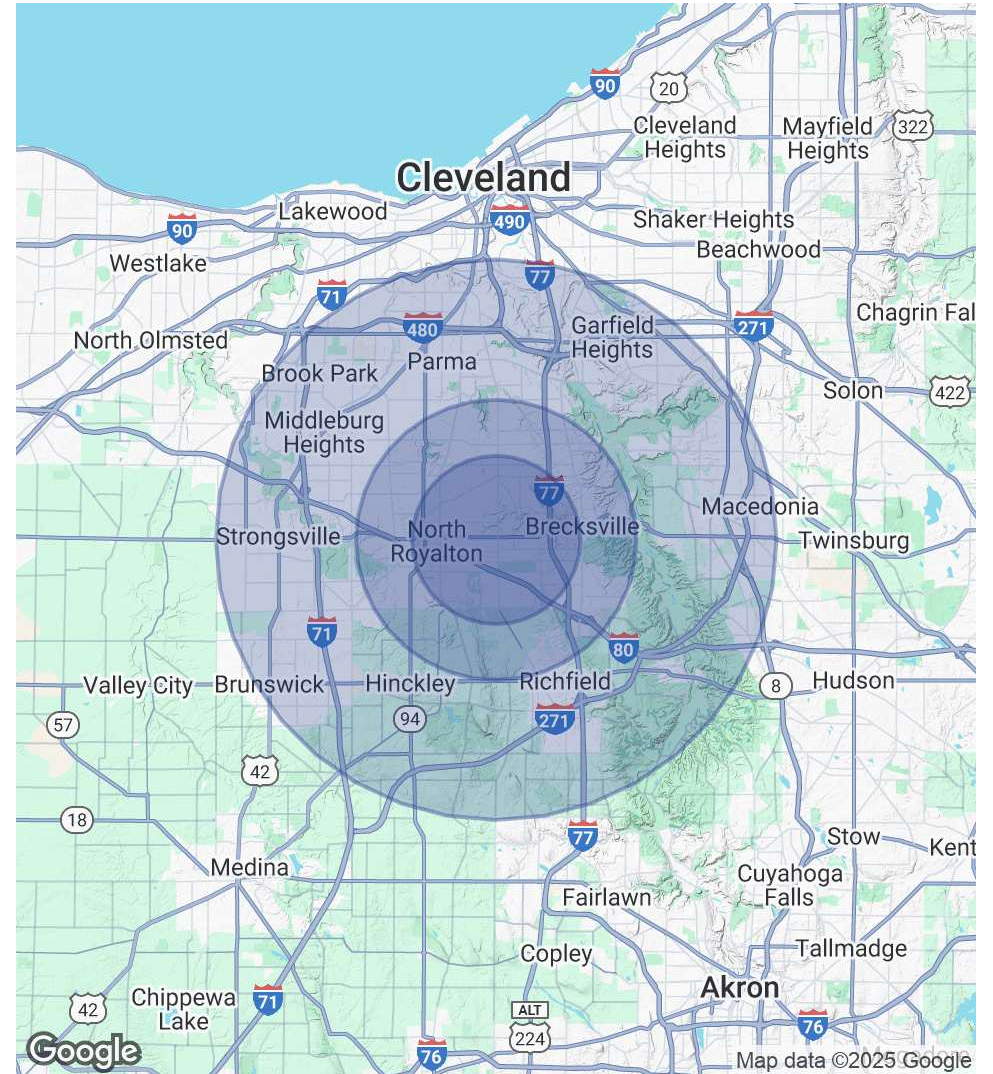
Population	3 Miles	5 Miles	10 Miles
Total Population	39,184	94,504	505,871
Average Age	44	45	43
Average Age (Male)	43	44	42
Average Age (Female)	45	46	44

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	16,236	39,913	215,066
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$138,921	\$125,617	\$98,379
Average House Value	\$361,777	\$335,551	\$240,433

Demographics data derived from AlphaMap

Traffic Counts

Royalton Rd.	31,734 VPD
Broadview Rd.	23,476 VPD



4

Advisor Bios

COLUMBUS RETAIL TEAM

Samantha Starkoff

Brokerage Associate
+1 440 799 2356
samantha.starkoff@colliers.com

Andrew White

Brokerage Vice President
+1 614 582 7500
andrew.s.white@colliers.com

Gilli Zofan

First Vice President
+1 614 593 6023
gilli.zofan@colliers.com

Greater Columbus Region
2 Miranova Place
Columbus, OH 43215
P: +1 614 436 9800
columbusretailteam.com



Advisor Bio 1

**Samantha Starkoff**

Brokerage Associate

samantha.starkoff@colliers.com

Direct: **440.799.2356****Professional Background**

Samantha attended The Fisher College of Business at The Ohio State University from 2017-2021. Prior to joining Colliers, Samantha spent the summer of 2018 interning in New York City with the multi-family investment sales team at Meridian Capital Group. Samantha returned to Meridian Capital Group summer 2019 to intern with Meridian's corporate marketing team. Samantha started as an intern with the Colliers | Columbus Retail Team in the Fall of 2020. Upon graduating from Ohio State, Samantha joined Columbus Retail Team as a full-time associate in June 2021.

Samantha specializes in commercial retail leasing with a primary focus on landlord representation in the Central Ohio area. Since joining the team full time, Samantha has assisted in and led leasing and capital market transactions up to \$10.34M. Samantha's market knowledge and varied real estate experience enable her to develop creative and effective real estate solutions for her landlord, tenant, buyer, and seller clients.

Education

Ohio State University | Bachelor of Science
Ohio Real Estate Sales License

Memberships

ICSC
AEPHI
Chabad House

Columbus Retail Team

2 Miranova Place
Columbus, OH 43215
614.436.9800

Advisor Bio 2

**Gilli Zofan**

First Vice President

gilli.zofan@colliers.com

Direct: **614.593.6023****Professional Background**

Gilli is co-founder of the Columbus Retail Team and along with Andrew White, lead the team's efforts in both business development and client representation. As a broker at Colliers, Gilli helps clients in both tenant & landlord representation along with purchase and dispositions of retail assets.

Gilli has held various retail leasing positions over the course of his career. He was the regional leasing manager at RPT Realty (formerly Ramco Gershenson Property Trust) where his primary role was leasing a multi-state territory consisting of over 2.8 million SF of retail property. His vast experience working at a REIT curated his abilities to work on strategic planning of short and long-term shopping center redevelopments.

Gilli is multi-year recipient of CoStar's Power Broker of the Year in 2019, 2020 & 2021 along with many Quarterly Power Broker Awards including the first, second and third quarters of 2024.

Education

Indiana University Bachelor of Science, Communications & Culture

Memberships

ICSC

Columbus Nex Gen

Columbus Retail Team

2 Miranova Place
Columbus, OH 43215
614.436.9800

Advisor Bio 3

**Andrew White**

Brokerage Vice President

andrew.s.white@colliers.com

Direct: **614.582.7500****Professional Background**

With over a decade of experience in commercial real estate, Andrew has built a diverse career across multiple sectors. He began his journey at Clear Channel Outdoor in Chicago, where he spent six years overseeing real estate opportunities for out-of-home advertising assets. Following his time there, he managed a luxury residential brokerage firm for four years and served as an Area Sales Manager for Groupon's Getaways division. In 2013, Andrew relocated to Columbus, joining The Gilbert Group as a Senior Associate, and in November 2020, joined Colliers to co-lead the Columbus Retail Team.

Andrew specializes in both landlord/seller and tenant/buyer representation, focusing on regional and national retailers as well as local to institutional landlords. His impressive client portfolio includes tenant-side work with brands like Crunch Fitness, Roosters Wings, 7 Brew Coffee, Kids Empire, Domino's, Paris Baguette, Twin Peaks, Fat Rosies, The W Nail Bar, Si Senior, Penn Station, Ivybrook Daycare, and locally, Yogi's Bar & Grill and Harvest Pizza. On the landlord side, Andrew represents many industry leaders, including One Liberty, Kimco, Sonesta, and Goshen Enterprises.

A multi-year recipient of the CoStar Power Broker Award and multiple CoStar Quarterly Power Broker Awards, Andrew is known for his industry expertise, strategic insight, and commitment to delivering optimal real estate solutions for his clients.

Education

The Ohio State University | Bachelor of Arts
Hondros College

Columbus Retail Team

2 Miranova Place
Columbus, OH 43215
614.436.9800



COLUMBUS
— RETAIL TEAM

Samantha Starkoff

Brokerage Associate
+1 440 799 2356
samantha.starkoff@colliers.com

Gilli Zofan

First Vice President
+1 614 593 6023
gilli.zofan@colliers.com

Andrew White

Brokerage Vice President
+1 614 582 7500
andrew.s.white@colliers.com

Greater Columbus Region
2 Miranova Place
Columbus, OH 43215
P: +1 614 436 9800
columbusretailteam.com



The information herein is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this property profile. Unless provided to the buyer under separate cover, no environmental study has been done for this property. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.