



RETAIL OPPORTUNITY FOR SALE OR LEASE

328 BASSETT ROAD BAY VILLAGE, OH 44140



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PASSOV GROUP
COMMERCIAL BROKERAGE

PROPERTY HIGHLIGHTS

- Great neighborhood location in desirable Bay Village
- Convenient to all westside suburbs as well as downtown Cleveland
- Ideal foot traffic
- Excellent demographics with average household incomes of \$213,169 within a 1 mile radius
- Great owner user opportunity with walk-up apartment on second floor
- Move-in deli, coffee or ice cream in good condition
- Ample parking



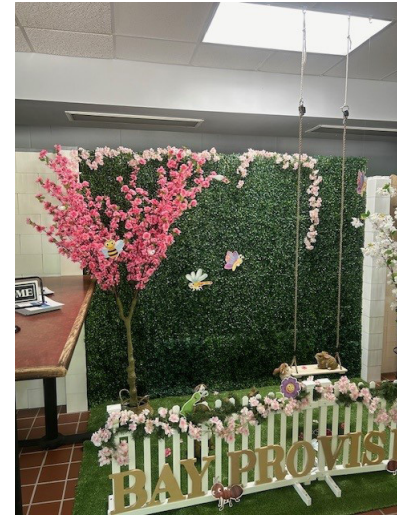
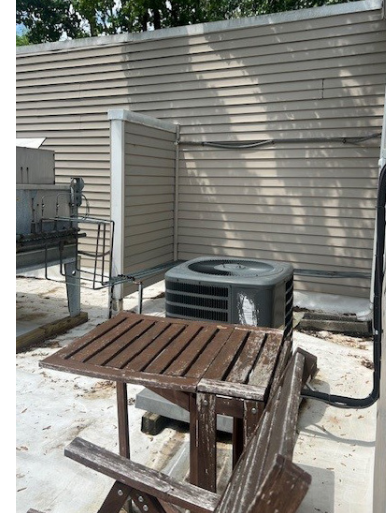
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimate	6,703	41,001	100,371
BUSINESS	1 MILE	3 MILE	5 MILE
2023 Estimated Total Businesses	100	1,741	3,935
2023 Estimated Total Employees	705	21,094	43,487
INCOME	1 MILE	3 MILE	5 MILE
2023 Estimated Average Household Income	\$213,169	\$161,956	\$164,353
2023 Estimated Median Household Income	\$136,261	\$120,440	\$113,230



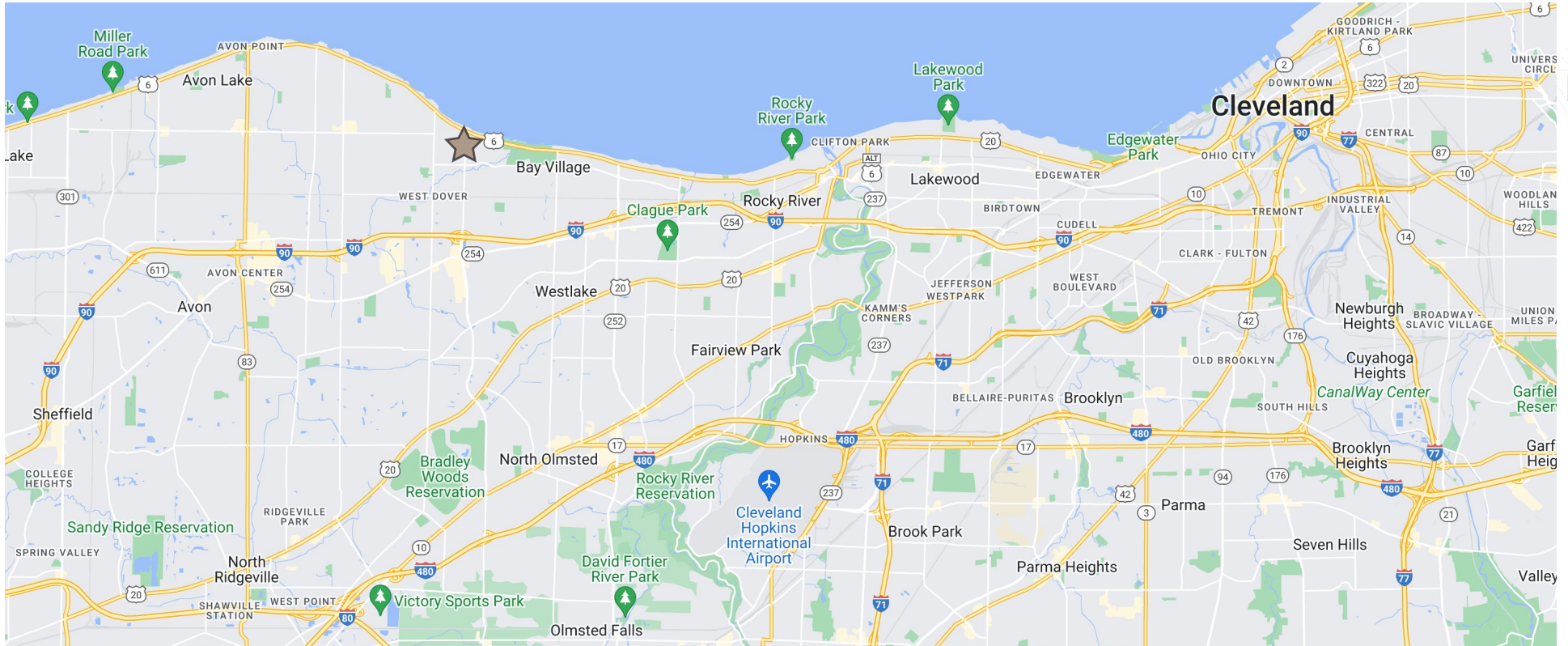
328 BASSETT ROAD, BAY VILLAGE, OH

PROPERTY PHOTOS



328 BASSETT ROAD, BAY VILLAGE, OH

LOCATION



Bay Village, Ohio, nestled along the shores of Lake Erie, offers an idyllic setting for both residents and entrepreneurs alike. With its charming neighborhoods, excellent schools, and vibrant community spirit, Bay Village provides a nurturing environment for families seeking a wholesome lifestyle. The city boasts a range of recreational amenities, from picturesque parks and nature reserves to scenic beaches, fostering a strong sense of connection to the outdoors. Its proximity to Cleveland ensures access to urban conveniences while maintaining a peaceful suburban atmosphere, making it an ideal location for those who value both tranquility and accessibility.

For aspiring business owners, Bay Village presents a wealth of opportunities. The community's supportive atmosphere encourages entrepreneurship, with residents eager to embrace and patronize local establishments. With its affluent population and steady economic growth, the city offers a stable consumer base for new ventures. Additionally, Bay Village's strategic location along major transportation routes facilitates commerce, ensuring visibility and accessibility for businesses. Whether launching a boutique storefront, a cozy cafe, or a service-oriented enterprise, entrepreneurs can thrive in Bay Village's welcoming environment, supported by a network of fellow business owners and engaged community members.