

FORMER RITE AID AVAILABLE FOR SALE OR LEASE

8085 Broadview Rd, Broadview Heights, OH 44147



CONTACT US:

Vincenzo Calabrese

vincenzocalabrese@hannacre.com

(216) 861-5286

HANNA
COMMERCIAL REAL ESTATE

FORMER RITE AID – FOR SALE OR LEASE

PROPERTY OVERVIEW

8085 Broadview Rd, Broadview Heights, OH 44147

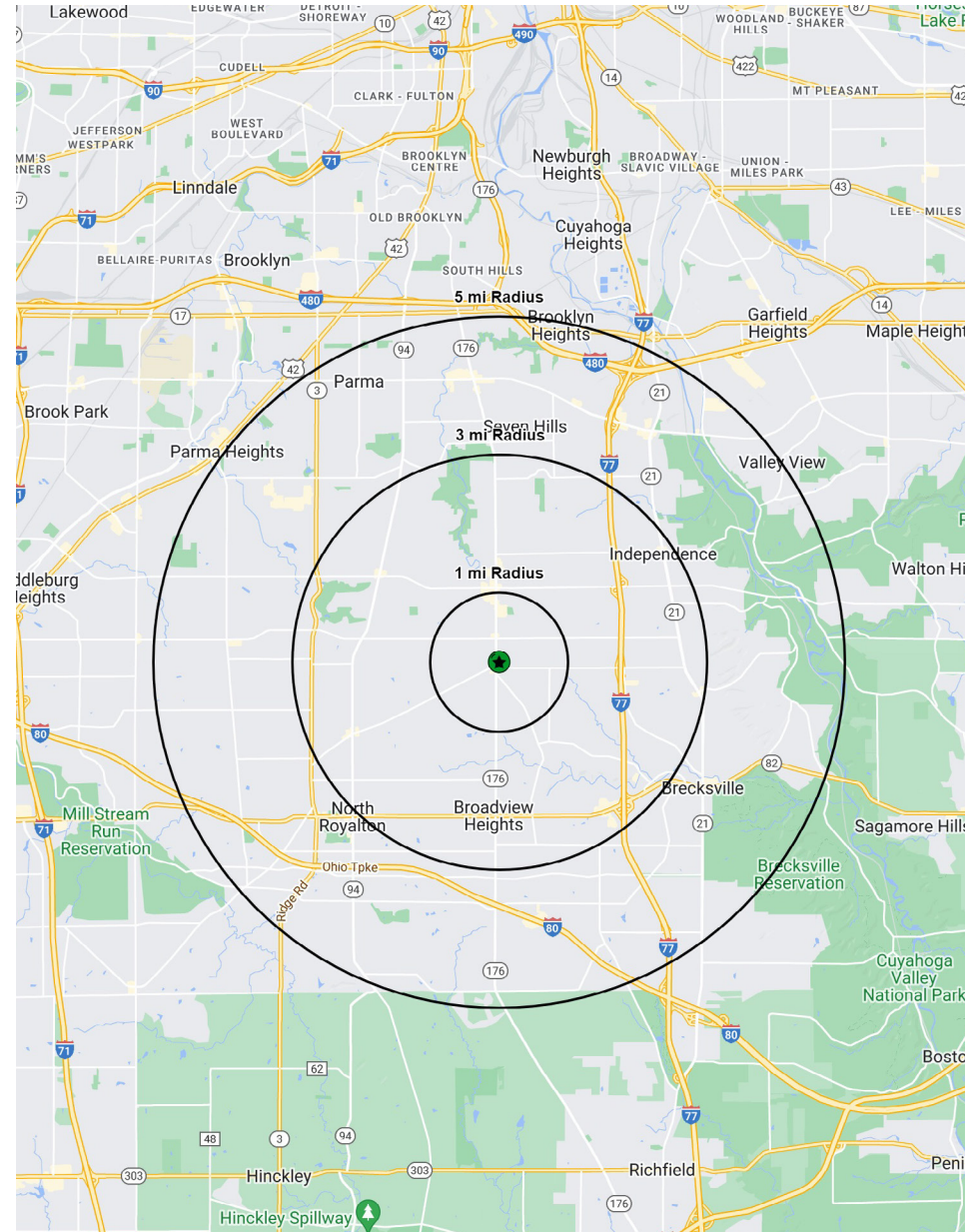
PROPERTY OVERVIEW

- High Quality All-Brick Building Located on a Hard Corner
- Combined Traffic Counts at Intersection Boast 26,540 VPD+
- Prototypical Free-Standing Building with Drive Thru
- Population within 5 Miles Exceeds 148,799
- Average Household Income in 1 Miles is \$149,158
- Vibrant and Growing Retail Corridor Surrounded by Dozens of National Retailers
- 20 Minutes to Cleveland Hopkins International Airport
- Current Zoning: Local Retail (C1)
- **Sale Price:** \$2,400,000
Lease Rate: \$18 SF NNN

2023 DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	6,122	52,023	148,799
Households	2,477	20,939	61,976
Median HH Income	\$105,370	\$94,078	\$82,618
Average HH Income	\$149,158	\$138,071	\$117,915
Daytime Population	1,383	15,385	71,922

[View in Google Maps](#)



FORMER RITE AID – FOR SALE OR LEASE

8085 Broadview Rd, Broadview Heights, OH 44147

PHOTOS



FORMER RITE AID – FOR SALE OR LEASE

DRONE AERIAL

8085 Broadview Rd, Broadview Heights, OH 44147



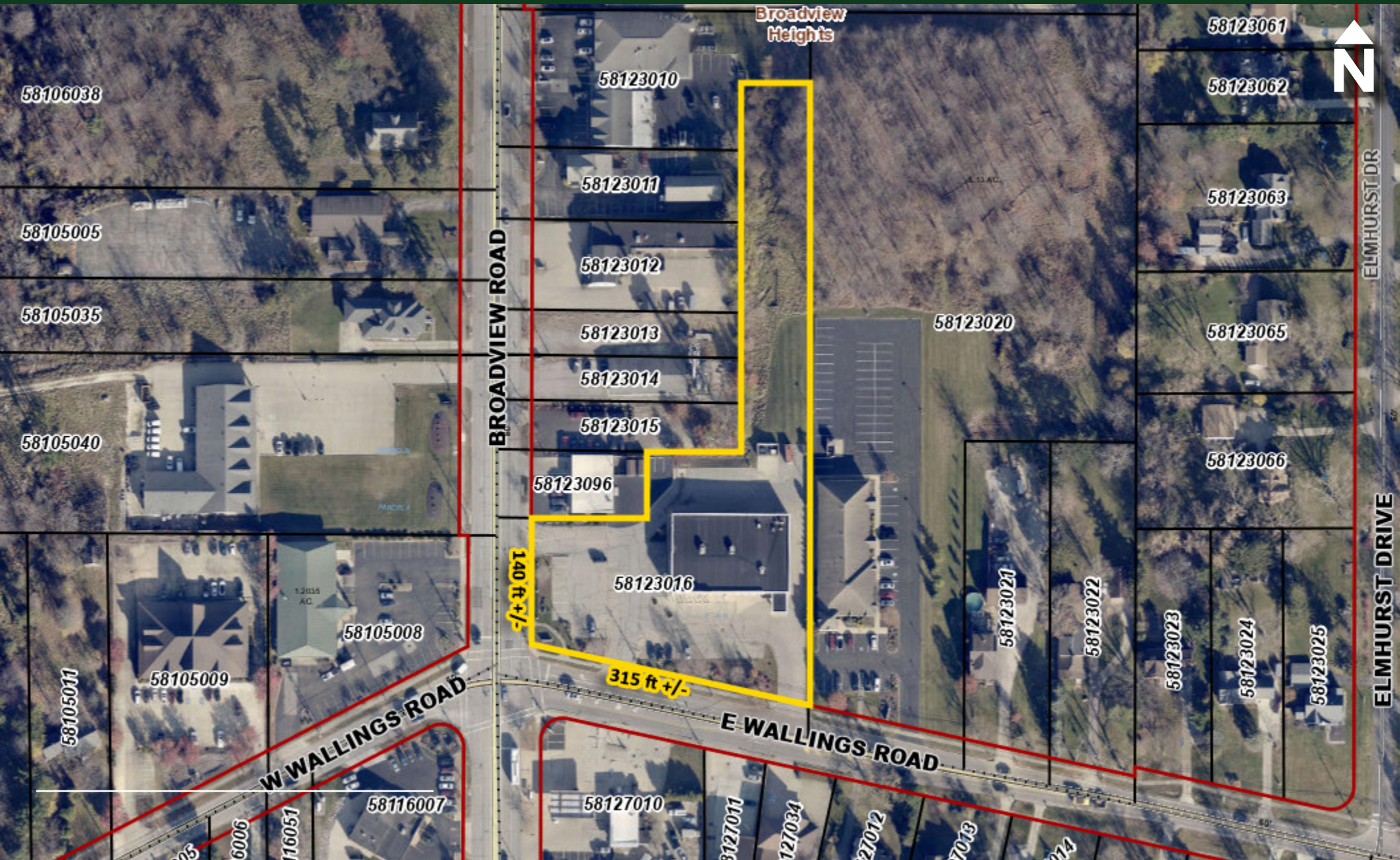
Vincenzo Calabrese
vincenzocalabrese@hannacre.com
(216) 861-5286

HANNA
COMMERCIAL REAL ESTATE

FORMER RITE AID – FOR SALE OR LEASE

8085 Broadview Rd, Broadview Heights, OH 44147

PARCEL MAP



Vincenzo Calabrese
vincenzocalabrese@hannacre.com
(216) 861-5286



FORMER RITE AID – FOR SALE OR LEASE

MICRO AERIAL

8085 Broadview Rd, Broadview Heights, OH 44147



BROADVIEW VILLAGE

Gionino's PIZZERIA
Marc's
H&R BLOCK
CHINA WOK
BIKE AUTHORITY

SITE
11,226 SF
2.59 ACRES

MORE-4-LESS FOOD & BEVERAGE
JO ANN'S DONUTS & ICE CREAM
CARLO'S BARBER SHOP
CABINETS & DESIGNS OF OHIO
TROPICAL BAY LATIN CUISINE

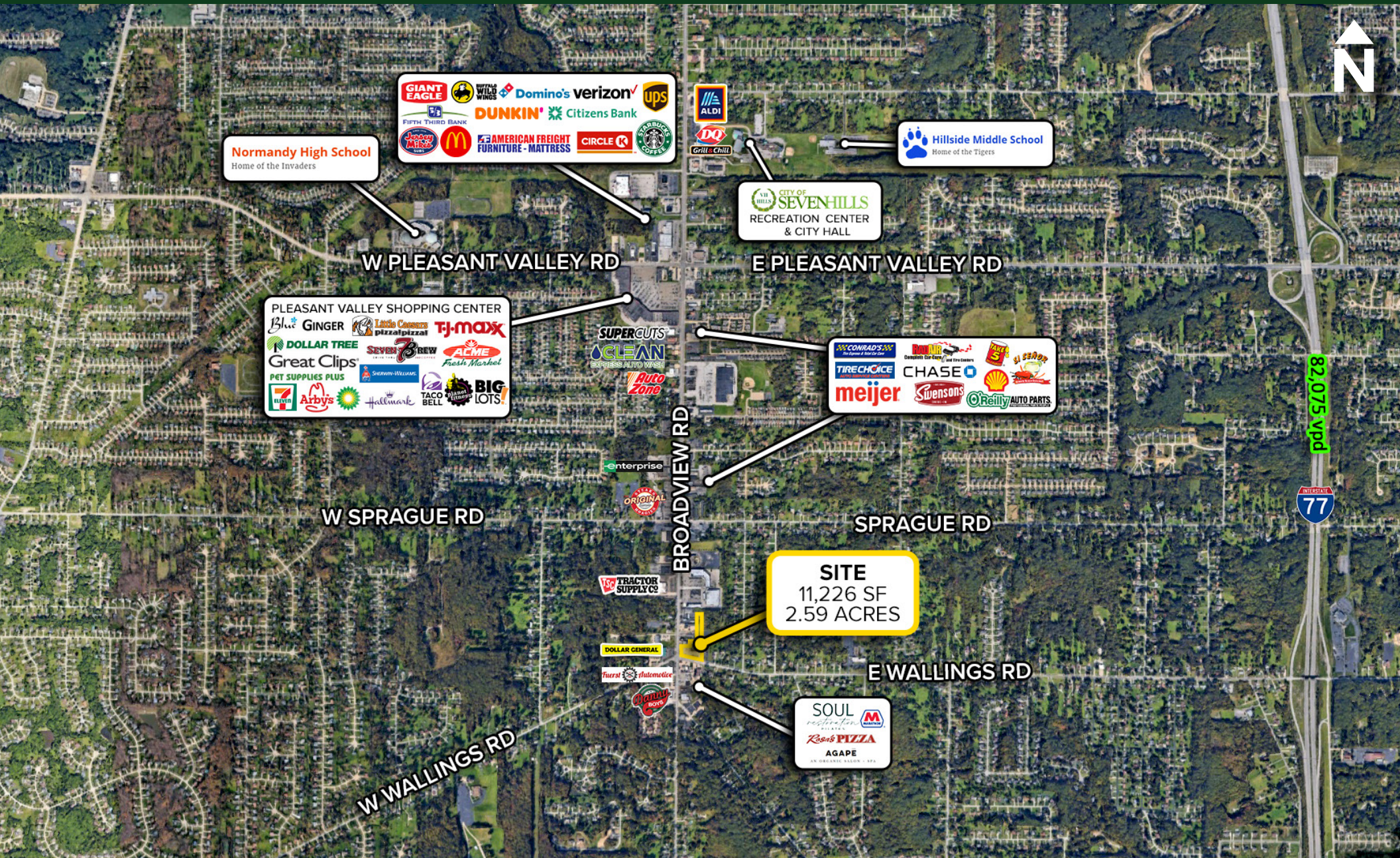
Vincenzo Calabrese
vincenzocalabrese@hannacre.com
(216) 861-5286

HANNA
COMMERCIAL REAL ESTATE

FORMER RITE AID – FOR SALE OR LEASE

MACRO AERIAL

8085 Broadview Rd, Broadview Heights, OH 44147



Normandy High School
Home of the Invaders

GIANT EAGLE, WILD WINGS, Domino's, verizon, UPS, FIFTH THIRD BANK, DUNKIN', Citizens Bank, Jockey, McDonald's, AMERICAN FREIGHT, FURNITURE - MATTRESS, CIRCLE K, STARBUCKS COFFEE

ALDI, DO, Grill - Chill

Hillside Middle School
Home of the Tigers

CITY OF SEVEN HILLS
RECREATION CENTER & CITY HALL

W PLEASANT VALLEY RD

E PLEASANT VALLEY RD

PLEASANT VALLEY SHOPPING CENTER
Blue GINGER, Little Caesars, pizza pizza, TJ-maxx, DOLLAR TREE, SEVEN BROS, ACME Fresh Market, Great Clips, PET SUPPLIES PLUS, Sherwin-Williams, 7-Eleven, Arby's, Hallmark, TACO BELL, BIG LOTS!

SUPERCUTS, CLEAN EXPRESS AUTO WASH, Auto Zone

CONRAD'S, TIRECHOCÉ, CHASE, meijer, Swensons, O'Reilly AUTO PARTS

W SPRAGUE RD

SPRAGUE RD

SITE
11,226 SF
2.59 ACRES

TRACTOR SUPPLY CO

DOLLAR GENERAL

FIRST AUTOMOTIVE

QUICK BOYS

SOUL restoration, ROSS'S PIZZA, AGAPE AN ORGANIC SALON & SPA

E WALLINGS RD

W WALLINGS RD

82,075 vpd



Vincenzo Calabrese
vincenzocalabrese@hannacre.com
(216) 861-5286



FORMER RITE AID AVAILABLE FOR SALE OR LEASE

8085 Broadview Rd, Broadview Heights, OH 44147

CONTACT US:

Vincenzo Calabrese

vincenzocalabrese@hannacre.com

(216) 861-5286

Listed in conjunction with Brandon
Hanna from Encore Real Estate
Investment Services

