

RETAIL SPACE FOR LEASE

**NOW OPEN: PIZZA FIRE, T-MOBILE, SPORT
CLIPS, JERSEY MIKE'S & CLUB PILATES
COMING SOON: PULP JUICE AND SMOOTHIE
BAR & WAYBACK BURGER**



RETAIL SPACE
4101 E Royalton Road SR 82
Broadview Heights, Ohio

Property Highlights

- Only 2,000 SF of retail space available for lease
- Great site for a bank, restaurant or coffee house; patio availability
- Easily accessible from high growth suburban communities; Brecksville, Broadview Heights, North Royalton, Richfield, Seven Hills and Hinckley
- Average Household Income \$126,149
- Easy access to Interstate 77 & great visibility from SR 82
- Nearby retailers include Giant Eagle, GetGo, Bob Evans, Chipotle, AT&T, BP Gas Station, McDonald's & Jimmy John's
- Metro Health Center and University Hospital branch NOW OPEN!
- Strong Daytime Demographics

Demographics:

Estimated Population	Daytime Employees	Average HH Income
3 Miles: 32,689	3 Miles: 1,480	3 Miles: \$126,149
5 Miles: 80,705	5 Miles: 3,011	5 Miles: \$111,772
7 Miles: 174,435	7 Miles: 7,525	7 Miles: \$94,725



Contact Agent:

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RETAIL SPACE FOR LEASE AVAILABLE SPACE

Retail Space For Lease
4101 E Royalton Road SR 82
Broadview Heights, Ohio



KOWIT & COMPANY
REAL ESTATE GROUP

6009 Landerhaven Drive, Suite B
Mayfield Heights, Ohio 44124
P: 216.514.1400 | www.kowitrealestate.com

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RETAIL SPACE FOR LEASE SITE PLAN

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RETAIL SPACE FOR LEASE AERIAL

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RETAIL SPACE FOR LEASE DEMOGRAPHICS

Retail Space For Lease
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Broadview Heights, Ohio

4101 E Royalton Rd Broadview Heights, OH 44147		3 mi radius	5 mi radius	7 mi radius
POPULATION	2018 Estimated Population	32,689	80,705	174,435
	2023 Projected Population	31,531	78,115	168,367
	2010 Census Population	33,002	81,530	176,620
	2000 Census Population	29,171	77,585	172,044
	Projected Annual Growth 2018 to 2023	-0.7%	-0.6%	-0.7%
	Historical Annual Growth 2000 to 2018	0.7%	0.2%	0.1%
	2018 Median Age	43.2	45.2	44.4
HOUSEHOLDS	2018 Estimated Households	13,479	33,865	75,152
	2023 Projected Households	13,243	33,414	73,935
	2010 Census Households	13,097	32,932	73,313
	2000 Census Households	11,412	29,930	68,541
	Projected Annual Growth 2018 to 2023	-0.4%	-0.3%	-0.3%
	Historical Annual Growth 2000 to 2018	1.0%	0.7%	0.5%
RACE AND ETHNICITY	2018 Estimated White	88.6%	90.9%	89.8%
	2018 Estimated Black or African American	3.7%	3.2%	4.5%
	2018 Estimated Asian or Pacific Islander	5.8%	4.1%	3.6%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
	2018 Estimated Other Races	1.8%	1.6%	2.1%
	2018 Estimated Hispanic	2.2%	2.0%	2.7%
INCOME	2018 Estimated Average Household Income	\$126,149	\$111,772	\$94,725
	2018 Estimated Median Household Income	\$93,444	\$85,364	\$73,392
	2018 Estimated Per Capita Income	\$52,105	\$46,990	\$40,903
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.7%	2.1%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.9%	4.2%
	2018 Estimated High School Graduate	21.3%	25.8%	29.1%
	2018 Estimated Some College	18.9%	19.8%	21.0%
	2018 Estimated Associates Degree Only	8.5%	9.0%	9.2%
	2018 Estimated Bachelors Degree Only	27.4%	24.4%	21.3%
	2018 Estimated Graduate Degree	20.4%	16.3%	13.1%
BUSINESS	2018 Estimated Total Businesses	1,480	3,011	7,525
	2018 Estimated Total Employees	15,712	32,532	95,855
	2018 Estimated Employee Population per Business	10.6	10.8	12.7
	2018 Estimated Residential Population per Business	22.1	26.8	23.2



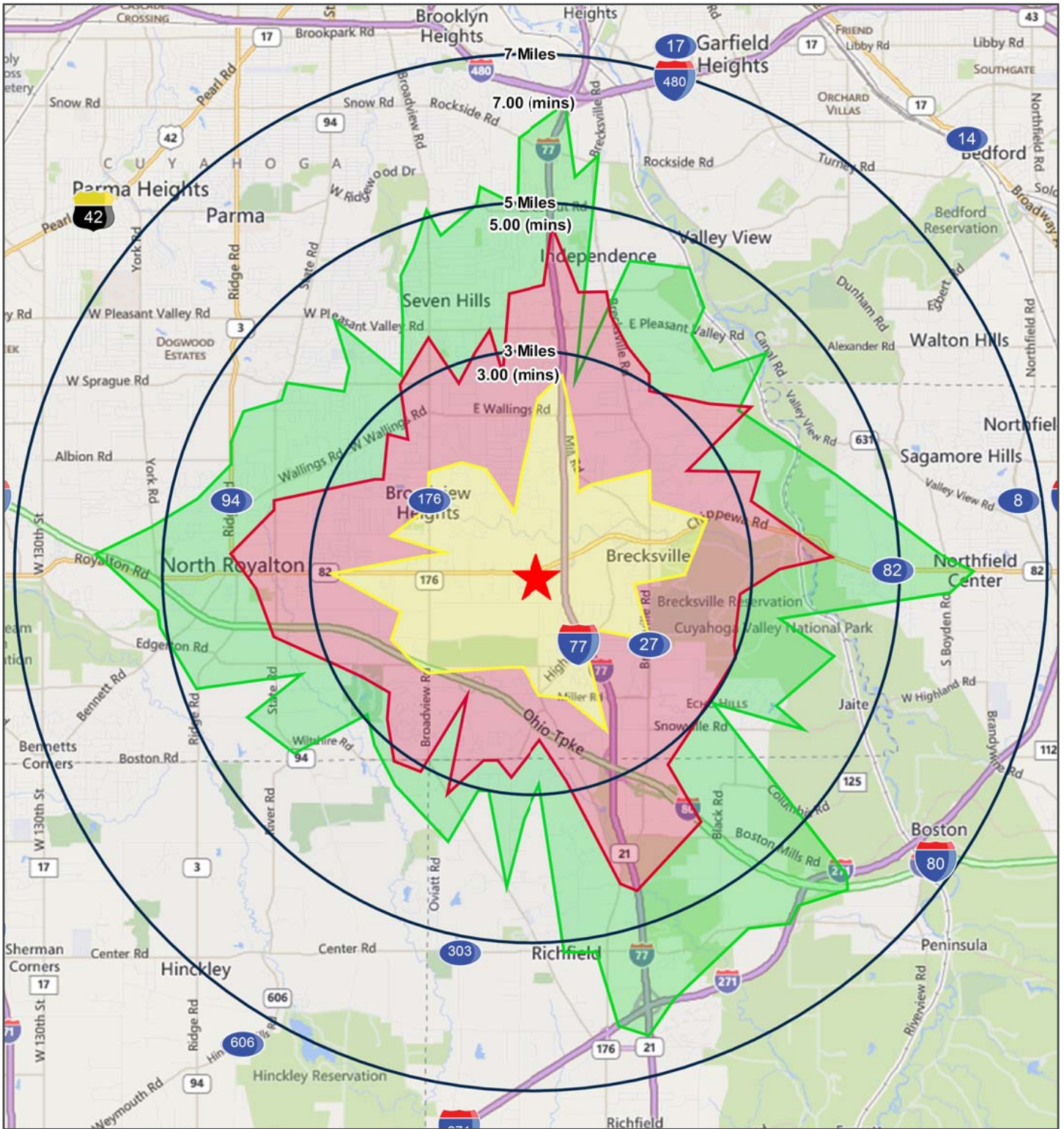
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RETAIL SPACE FOR LEASE AREA MAP

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