



FOR SALE

5703 Broadway Avenue
Cleveland, Ohio 44127



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Property Highlights

- 4,010 SF available for sale
- Located in the North Broadway Neighborhood
- Three (3) miles to Downtown Cleveland
- Easy access to I-77 and I-490
- Lot Size: 22,323 SF
- Parcel #: 125-26-007
- “A” credit bank tenant
- Five (5) year term w/ rent commencement August 1, 2017
- Absolute “NNN” lease
- Tenant performing complete retrofit
- Sale Price: \$399,000.00
- 8% cap rate

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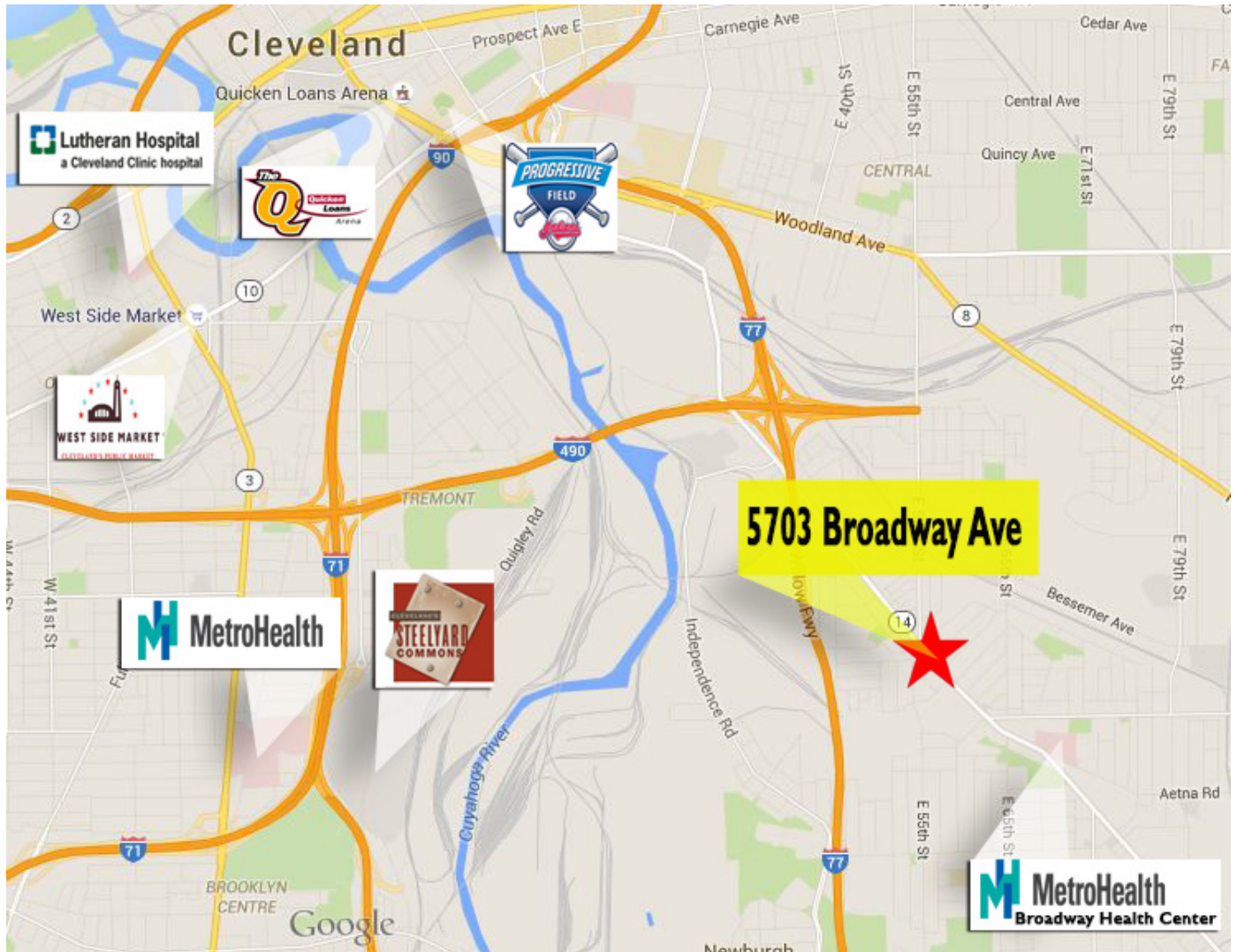
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Location Map



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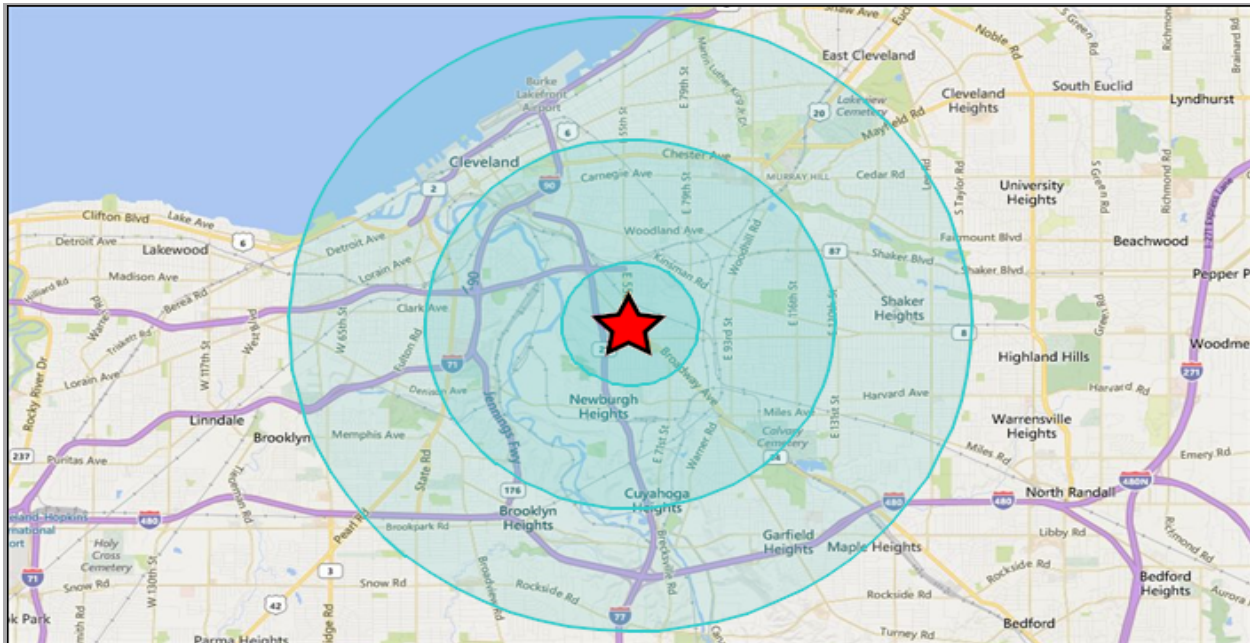
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Demographics



| Description | 1 Mile | 3 Mile | 5 Mile |
|---|----------|-----------|-----------|
| Area & Density : | | | |
| Area (Square Miles) : | 3.875572 | 28.043139 | 70.394724 |
| Density(Population Per Square Mile) : | 3,793.8 | 3,875.4 | 4,798.2 |
| Population By Year | | | |
| Population (1990) : | 20,588 | 149,122 | 423,993 |
| Population (2000) : | 21,146 | 138,844 | 402,971 |
| Population (2010) : | 14,745 | 109,173 | 338,826 |
| Population (Current) : | 14,703 | 108,677 | 337,770 |
| Population (5 Yr. Forecast) : | 14,082 | 104,136 | 323,705 |
| Percent Growth (Current Yr./Previous Yr.) : | -0.27 | -0.45 | -0.35 |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | -4.23 | -4.16 | -4.16 |
| Households By Year | | | |
| Households (1990) : | 8,667 | 57,579 | 165,788 |
| Households (2000) : | 8,060 | 53,114 | 159,311 |
| Households (2010) : | 5,870 | 45,169 | 141,434 |
| Households (Current) : | 5,852 | 44,961 | 140,982 |
| Households (5 Yr. Forecast) : | 5,762 | 44,254 | 138,771 |
| Percent Growth (Current Yr./Previous Yr.) : | -0.26 | -0.44 | -0.34 |
| Percent Forecast (5 Yr. Forecast/Current Yr.) : | -1.56 | -1.57 | -1.57 |

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Demographics

| Description | 1 Mile | 3 Mile | 5 Mile |
|---|-------------|---------------|---------------|
| General Population Characteristics | | | |
| Male : | 6,810 | 51,447 | 159,817 |
| Female : | 7,893 | 57,230 | 177,953 |
| Density : | 3,793.8 | 3,875.4 | 4,798.2 |
| Urban : | 14,703 | 108,677 | 337,770 |
| Rural : | | | |
| General Household Characteristics | | | |
| Households (Current) : | 5,852 | 44,961 | 140,982 |
| Families : | 3,279 | 25,029 | 77,250 |
| Average Size of Household : | 2.48 | 2.35 | 2.38 |
| Median Age of Householder : | 47 | 48 | 48 |
| Median Value Owner Occupied (\$) : | 59,794.38 | 86,923.33 | 104,173.16 |
| Median Rent (\$) : | 437.03 | 424.45 | 508.74 |
| Median Vehicles Per Household : | 1 | 1 | 2 |
| General Housing Characteristics | | | |
| Housing Units : | 8,359 | 58,240 | 175,248 |
| Owner Occupied Units : | 2,385 | 18,268 | 66,702 |
| Renter Occupied Units : | 3,467 | 26,693 | 74,280 |
| Vacant Units : | 2,507 | 13,279 | 34,266 |
| Population By Race | | | |
| White Alone : | 5,178 | 30,553 | 135,625 |
| Black Alone : | 8,644 | 70,910 | 172,219 |
| Asian Alone : | 39 | 721 | 8,151 |
| Native American and Alaska Native Alone : | 55 | 312 | 984 |
| Other Race Alone : | 337 | 3,624 | 12,220 |
| Two or More Races : | 450 | 2,557 | 8,571 |
| Population By Ethnicity | | | |
| Hispanic : | 824 | 8,631 | 29,350 |
| White Non-Hispanic : | 4,905 | 27,146 | 123,472 |
| General Income Characteristics | | | |
| Median Household Income (\$) : | 26,008.17 | 28,150.30 | 37,304.68 |
| Total Household Income (\$) : | 187,752,922 | 1,622,621,012 | 6,516,213,634 |
| Average Household Income (\$) : | 32,084 | 36,090 | 46,220 |
| Per Capita Income (\$) : | 12,770 | 14,931 | 19,292 |
| Consumer Expenditures | | | |
| Total Consumer Expenditures (\$) : | 200,438 | 1,541,262 | 5,487,560 |
| Total Retail Sales (\$) : | 20,634 | 984,087 | 3,073,483 |
| Employment By Place Of Business | | | |
| Total Employees : | 950 | 82,677 | 211,752 |
| Total Establishments : | 89 | 3,180 | 9,114 |

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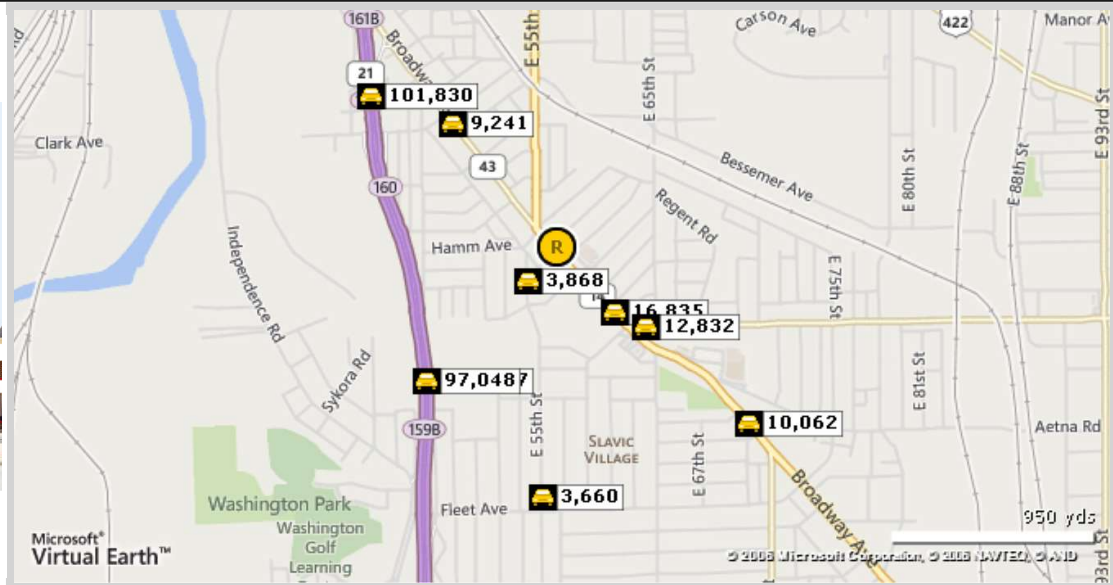
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Traffic Count



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-----------------|--------------|----------------|------------|------------------|-------------|-------------------------|
| 1 E 55th St | Blanche Ave | 0.07 S | 2014 | 3,868 | MPSI | .12 |
| 2 Broadway Ave | Morton Ave | 0.01 NW | 2014 | 16,835 | MPSI | .24 |
| 3 Union Ave | E 65th St | 0.03 E | 2014 | 12,832 | MPSI | .33 |
| 4 Broadway Ave | Pershing Ave | 0.02 NW | 2014 | 9,241 | MPSI | .44 |
| 5 I-77 | Chard Ave | 0.08 S | 2011 | 112,207 | MPSI | .51 |
| 6 I-77 | Chard Ave | 0.08 S | 2014 | 97,048 | MPSI | .51 |
| 7 I-77 | Pershing Ave | 0.11 S | 2011 | 110,145 | MPSI | .65 |
| 8 I-77 | Pershing Ave | 0.11 S | 2014 | 101,830 | MPSI | .65 |
| 9 E 55th St | Fleet Ave | 0.04 S | 2014 | 3,660 | MPSI | .68 |
| 10 Broadway Ave | Forman Ave | 0.04 SE | 2014 | 10,062 | MPSI | .71 |

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