



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

**AVAILABLE
FOR SALE**



1 EAGLE VALLEY COURT BROADVIEW HEIGHTS, OHIO 44147

FOR MORE INFORMATION, PLEASE CONTACT:

RICO A. PIETRO, SIOR

Principal

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Vice President

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3 Summit Park Drive • Suite 200 • Cleveland, Ohio 44131

216-520-1200 • Fax: 216-520-1828 crescorealestate.com

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1 EAGLE VALLEY COURT BROADVIEW HEIGHTS, OHIO 44147

- 71,665 SF building available for sale
- Unique mix of office, medical and fitness space
- Excellent opportunity to create an all-inclusive wellness site with expansion opportunities
- Located in the heart of Broadview Heights with easy access to I-77 and Royalton Road (Rt 82) via exit 17
- 4,500 SF of fitness space with men's and women's showers and locker rooms
- 30,000 SF lighted indoor tennis courts
- 4 court, tournament size outdoor sand volley ball with lighting for night games and a full bar
- 25 meter, 5 lane outdoor pool with lots of deck space and separate showers & bathrooms



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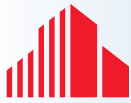
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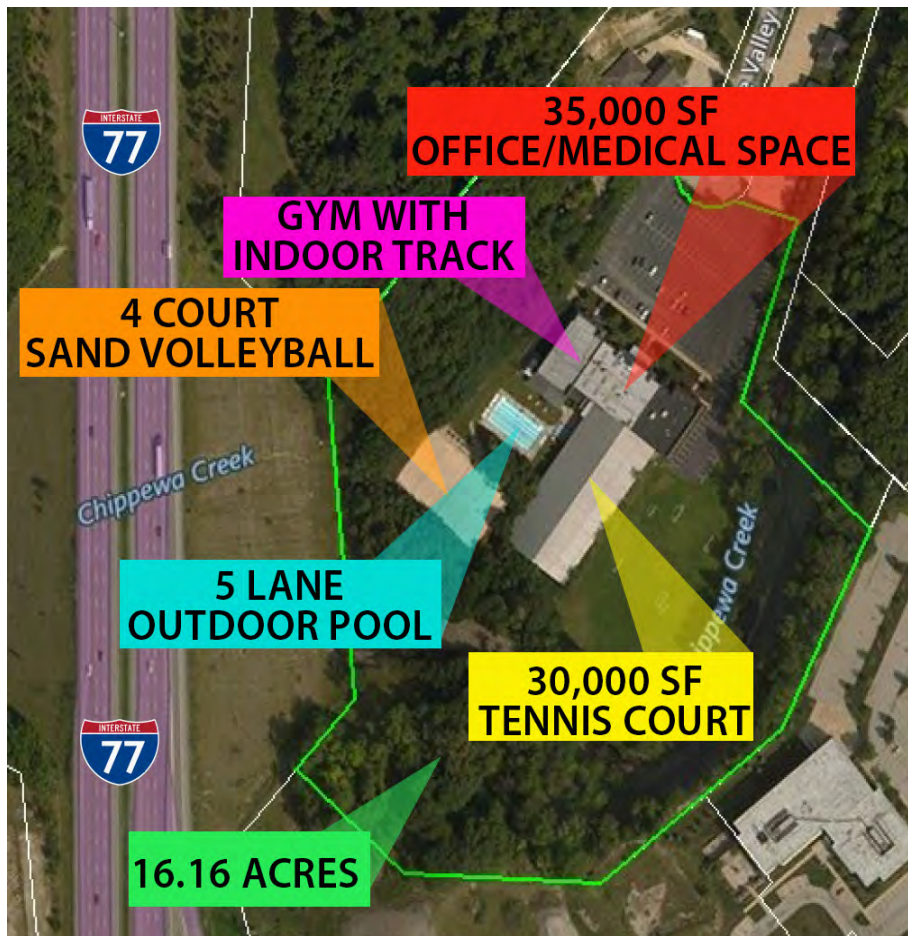


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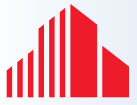
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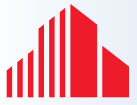
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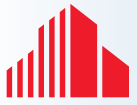
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Building Type: **Class B Office**

Class: **B**

RBA: **71,665 SF**

Typical Floor: **35,832 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2020 Projection	3,145	30,837	78,851
2015 Estimate	3,170	31,114	79,752
2010 Census	3,183	31,344	81,393
Growth 2015 - 2020	-0.79%	-0.89%	-1.13%
Growth 2010 - 2015	-0.41%	-0.73%	-2.02%
2015 Population by Hispanic Origin	47	566	1,347
2015 Population By Race	3,170	31,114	79,752
White	2,951 93.09%	28,731 92.34%	74,871 93.88%
Black	58 1.83%	619 1.99%	1,323 1.66%
Am. Indian & Alaskan	2 0.06%	31 0.10%	75 0.09%
Asian	127 4.01%	1,376 4.42%	2,639 3.31%
Hawaiian & Pacific Island	0 0.00%	2 0.01%	11 0.01%
Other	33 1.04%	355 1.14%	832 1.04%
Households			
2020 Projection	1,275	12,237	31,454
2015 Estimate	1,286	12,349	31,844
2010 Census	1,290	12,440	32,600
Growth 2015 - 2020	-0.86%	-0.91%	-1.22%
Growth 2010 - 2015	-0.31%	-0.73%	-2.32%
Owner Occupied	1,123 87.33%	10,287 83.30%	27,349 85.88%
Renter Occupied	162 12.60%	2,063 16.71%	4,495 14.12%
2015 Households by HH Income	1,284	12,350	31,843
Income: <\$25,000	152 11.84%	1,389 11.25%	4,063 12.76%
Income: \$25,000 - \$50,000	202 15.73%	2,065 16.72%	5,779 18.15%
Income: \$50,000 - \$75,000	174 13.55%	1,724 13.96%	5,287 16.60%
Income: \$75,000 - \$100,000	187 14.56%	1,950 15.79%	5,112 16.05%
Income: \$100,000 - \$125,000	147 11.45%	1,338 10.83%	3,635 11.42%
Income: \$125,000 - \$150,000	115 8.96%	1,079 8.74%	2,633 8.27%
Income: \$150,000 - \$200,000	131 10.20%	1,097 8.88%	2,322 7.29%
Income: \$200,000+	176 13.71%	1,708 13.83%	3,012 9.46%
2015 Avg Household Income	\$114,012	\$112,952	\$99,452
2015 Med Household Income	\$90,240	\$87,782	\$78,876

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