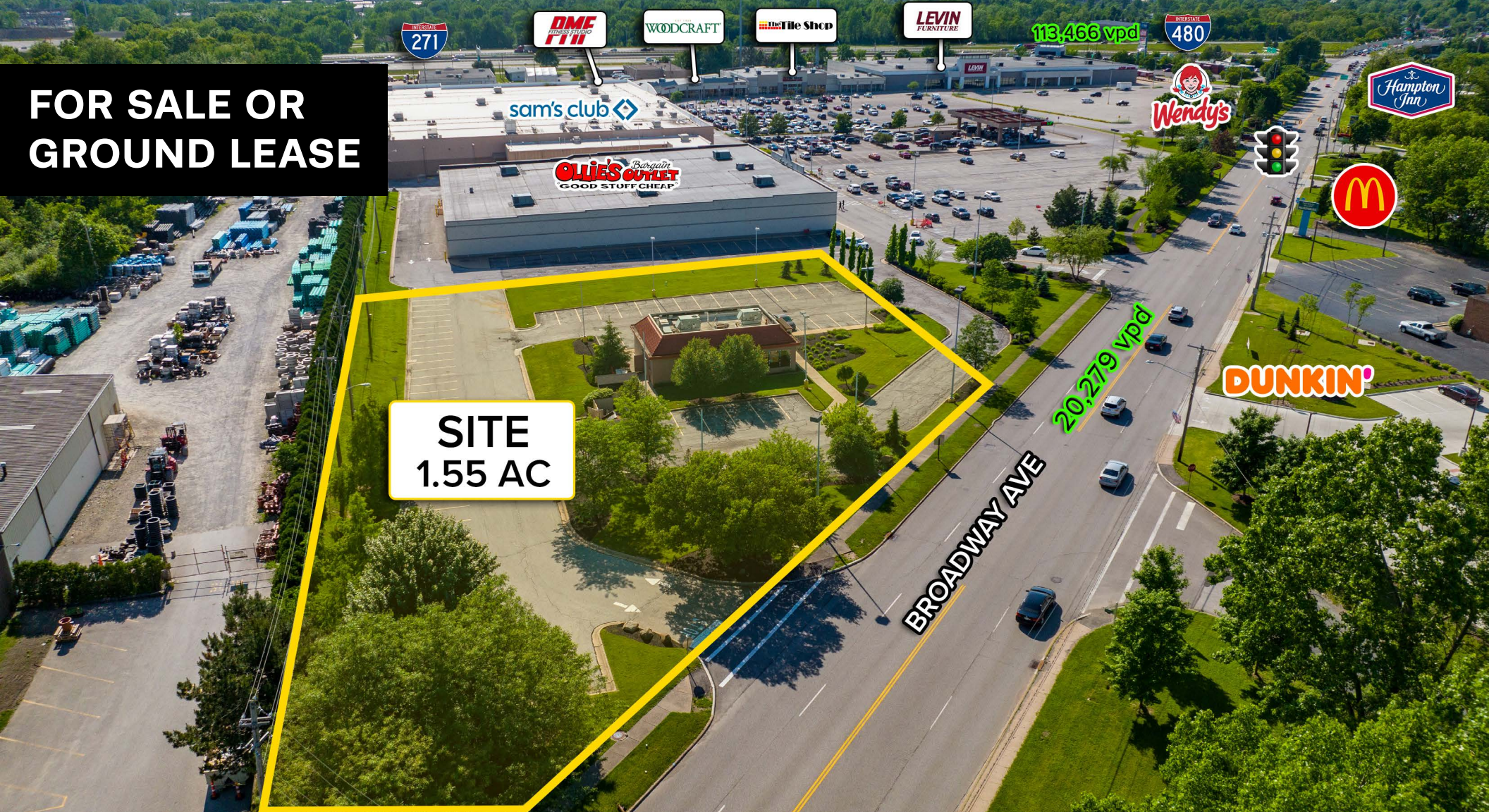


**FOR SALE OR
GROUND LEASE**



**1.55 AC RESTAURANT OUTPARCELS FOR SALE
OR GROUND LEASE AT OAKWOOD VILLAGE**
23840 BROADWAY AVE, BEDFORD, OH 44146

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RESTAURANT OUTPARCELS FOR SALE OR GROUND LEASE

23840 BROADWAY AVE, BEDFORD, OH 44146

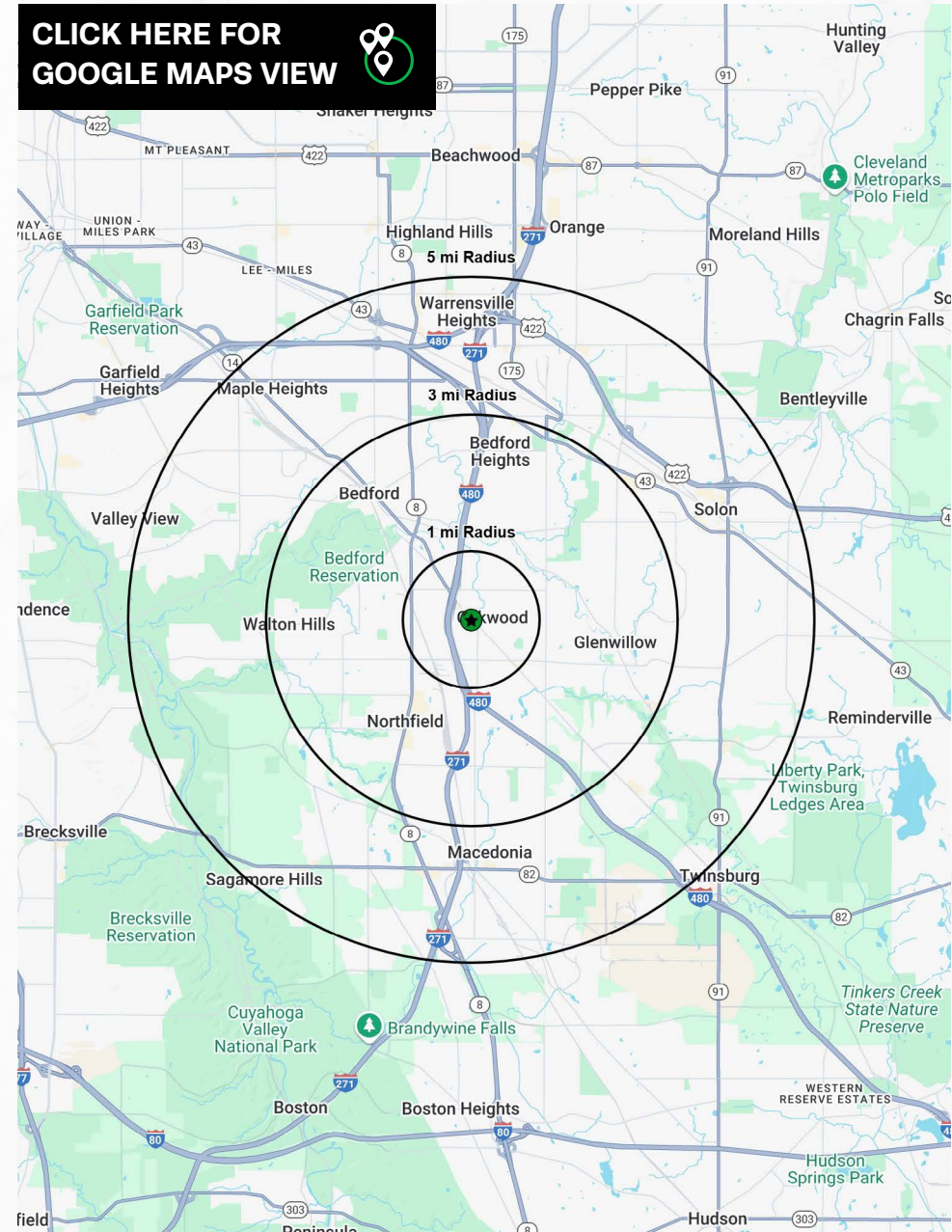
PROPERTY OVERVIEW

PROPERTY SUMMARY

- **1.55 AC / 1,974 SF Restaurant outparcel** available for sale, lease or ground lease at Hawthorne Valley Power Center
- Join major retailers: Sams Club, Levin Furniture, Ollies, The Tile Shop, Woodcraft, Wendys and more
- Existing tenant currently paying rent with Landlord option to terminate lease on 30 days' notice—offering immediate cash flow and flexibility for a buyer to cover carry costs while securing a long-term user
- Dense 5 mile population of 125,318 people and average household income of \$111,797
- Traffic counts of 20,279 VPD and located just off I-271/I-480 with traffic counts of 113,466 VPD

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	3,676	36,863	125,318
HOUSEHOLDS	1,660	16,560	54,214
AVERAGE HH INCOME	\$86,669	\$107,854	\$111,797
MEDIAN HH INCOME	\$63,058	\$77,340	\$81,537
DAYTIME POPULATION	5,130	41,102	128,599

CLICK HERE FOR
GOOGLE MAPS VIEW



RESTAURANT OUTPARCELS FOR SALE OR GROUND LEASE

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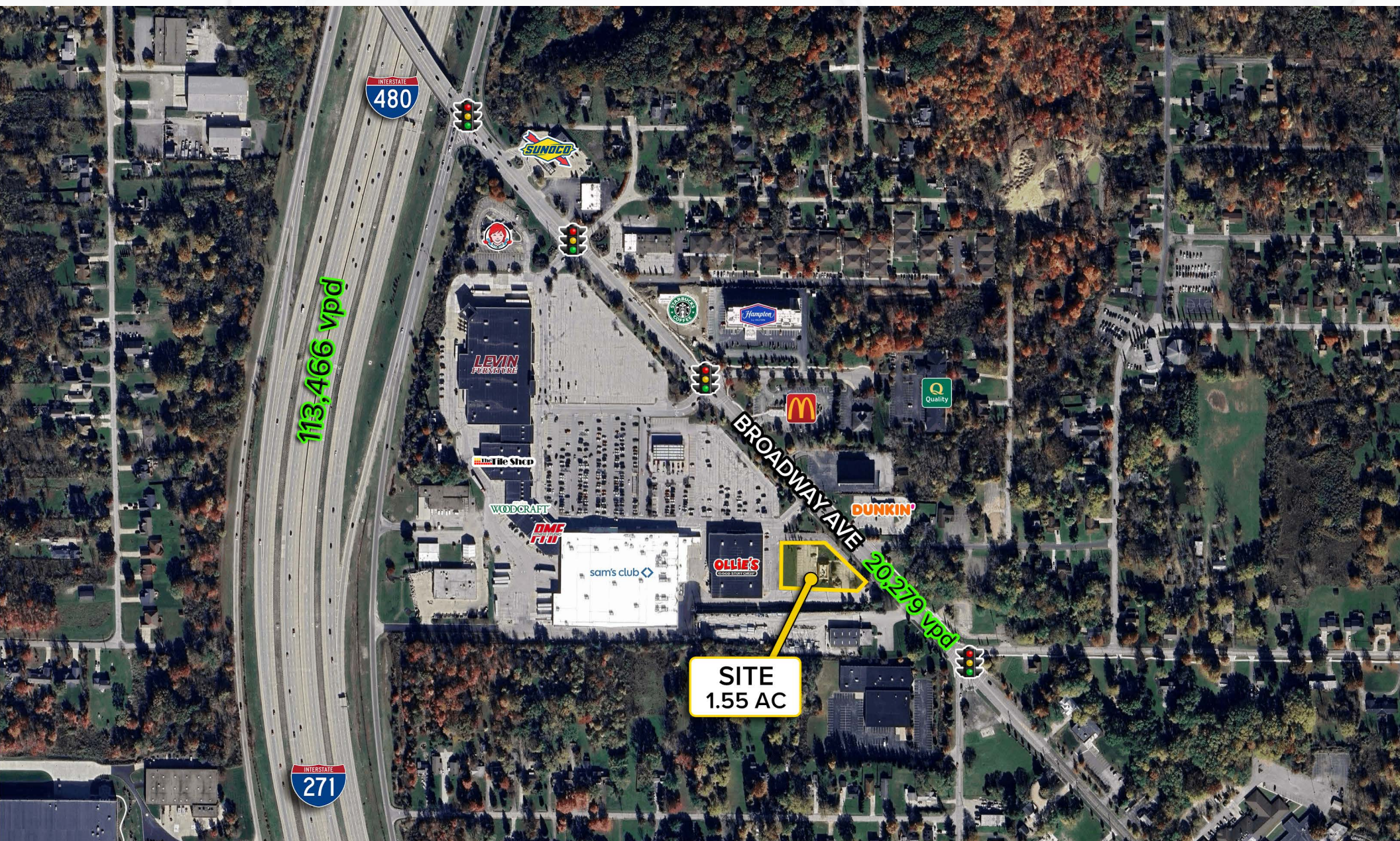
DRONE AERIAL



RESTAURANT OUTPARCELS FOR SALE OR GROUND LEASE

23840 BROADWAY AVE, BEDFORD, OH 44146

MICRO AERIAL



RESTAURANT OUTPARCELS FOR SALE OR GROUND LEASE

23840 BROADWAY AVE, BEDFORD, OH 44146

MACRO AERIAL

