

FOR LEASE

Two Spaces Remaining 7490 Broadview Rd., Parma, OH 44134



PROPERTY OVERVIEW

- Neighborhood shopping center located at the NW quadrant of Broadview Road and Pleasant Valley Road
- Two Spaces Available:
 - Unit 1: 24,660 SF
 - Unit 4: 4,200 SF
- Good Traffic counts:
 - 24,000 VPD Pleasant Valley Road
 - 15,000 VPD Broadview Road
- High Income Levels

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MIN
Population	7,599	62,114	173,402	64,818
Households	3,291	26,264	75,691	27,245
Median HH Income	\$74,396	\$83,931	\$74,792	\$84,757
Average HH Income	\$97,809	\$113,630	\$102,181	\$117,194
Daytime Population	2,221	25,236	89,998	32,386

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Vincenzo Calabrese

📞 216.861.5286

✉ vincenzocalabrese@HannaCRE.com

Greg Slyman

📞 216.861.5290

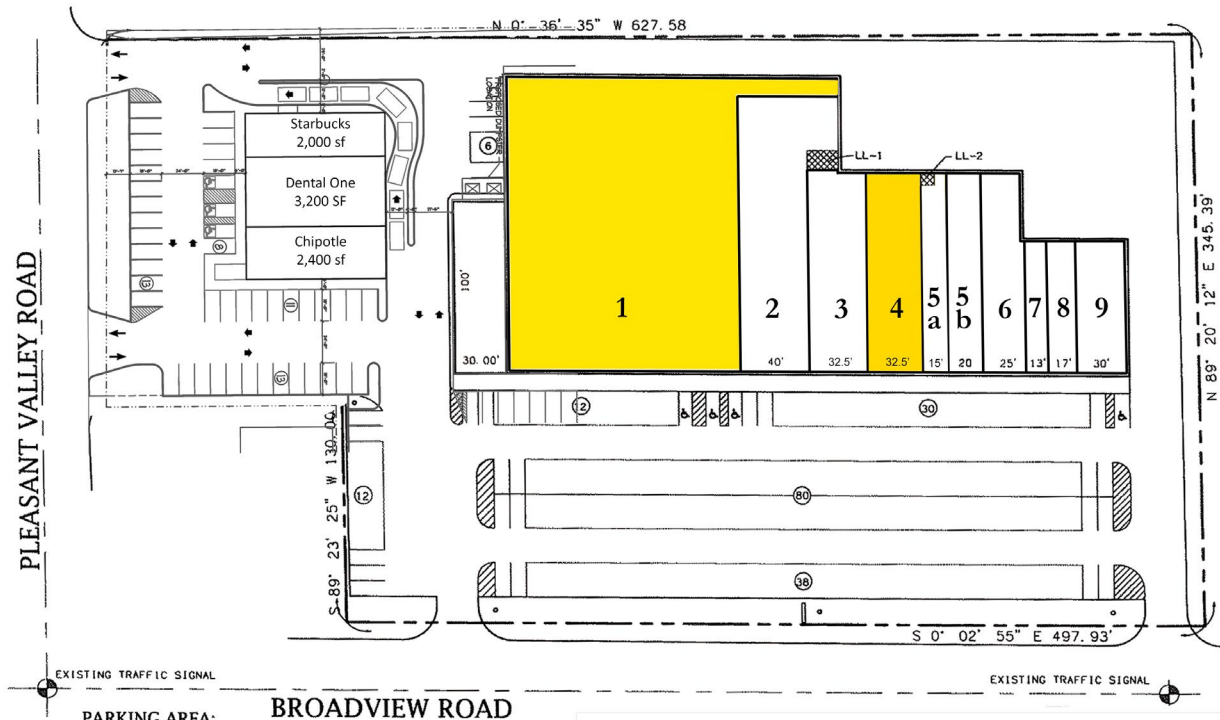
✉ gregslyman@HannaCRE.com

FOR LEASE

Two Spaces Remaining 7490 Broadview Rd., Parma, OH 44134

Sears Plaza

Broadview Road and Pleasant Valley Road, Parma, Ohio



PARKING AREA:
267 SPACES
PARKING RATIO:
4.88 SP/1000 S.F.

DENOTES
LANDLORD'S
METER
ROOM

LL - DENOTES
LANDLORD'S
AREAS

BROADVIEW ROAD

UNIT #	STREET #	%	LEASABLE AREA	DIMENSIONS	LESSEE (TRADE NAME)
1	7490	47.97	24,660	(132.42 x 175) + (60 x 12.5)	AVAILABLE
		Excl'd	Excl'd	30 x 100	(Garden Center -- 3,000 SF)
2	7484	13.80	7,130	(40 x 162.5) + (31.5 x 20)	Burn Boot Camp
3	7480	15.08	3,600	32.5 x 120	Athletico
4	7480	15.08	4,200	32.5 x 120	AVAILABLE
5a	7474	3.33	1,719	15 x 120	Wingstop
5b	7468	4.73	2,445	20 x 120	Jersey Mike's
6	7462	5.80	3,000	25 x 120	Leo's Nail Salon
7	7456	2.01	1,040	13 x 80	Pizza Hut
8	7452	2.63	1,360	17 x 80	UPS Store
9	7450	4.64	2,400	30 x 80	Citizens Bank
TOTAL:		100.00%	41,694 SF		
LL-1		Excluded	Excluded	10.75 x 20	Meter Room (210 SF)
LL-2		Excluded	Excluded	8 x 5	Meter Room (40 SF)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Vincenzo Calabrese

216.861.5286

vincenzocalabrese@HannaCRE.com

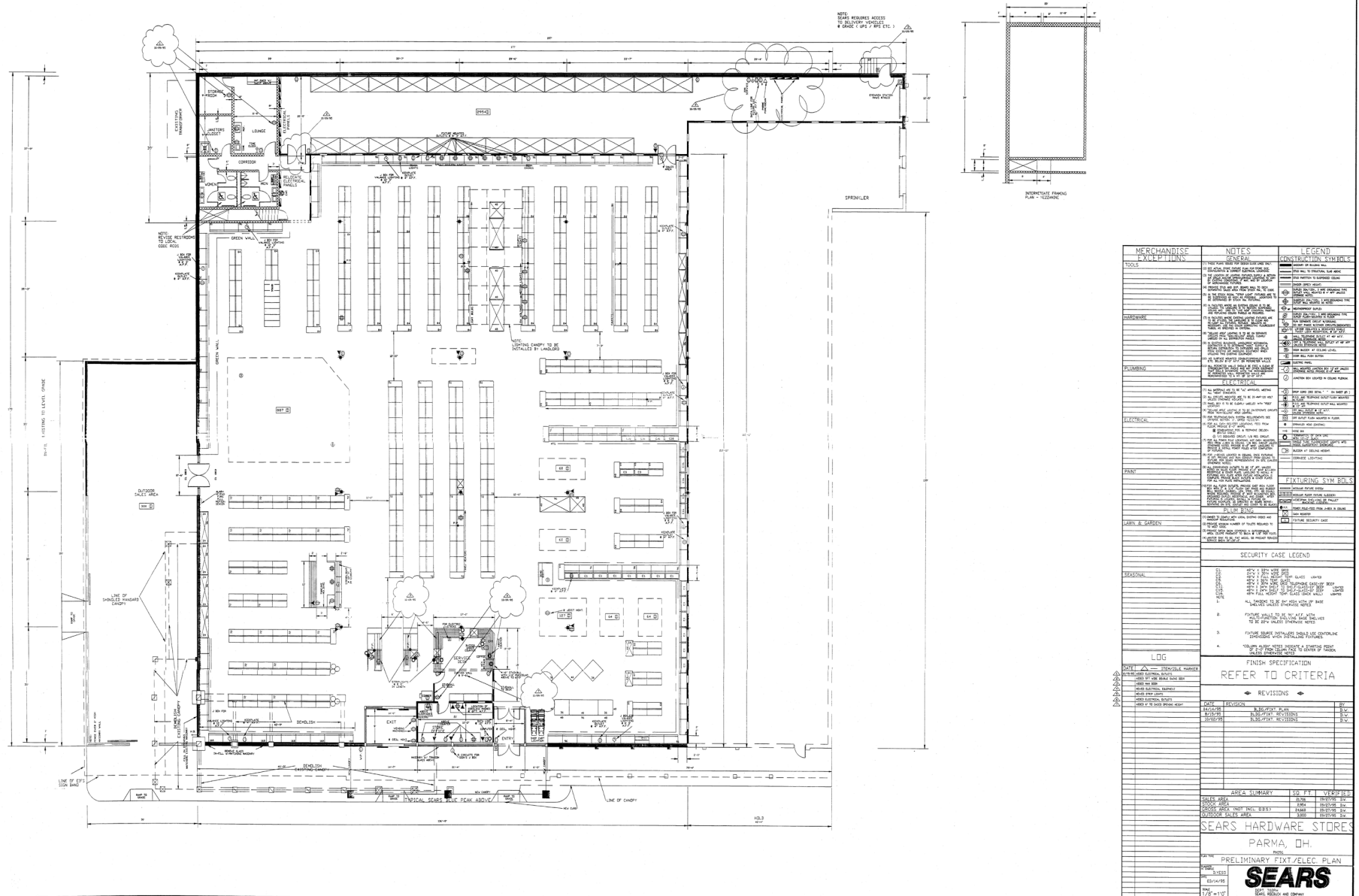
Greg Slyman

216.861.5290

gregslyman@HannaCRE.com

FOR LEASE

Two Spaces Remaining 7490 Broadview Rd., Parma, OH 44134



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Vincenzo Calabrese

216.861.5286

vincenzocalabrese@HannaCRE.com

Greg Slyman

216.861.5290

gregslyman@HannaCRE.com

FOR LEASE

Two Spaces Remaining 7490 Broadview Rd., Parma, OH 44134



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Vincenzo Calabrese

📞 216.861.5286

✉ vincenzocalabrese@HannaCRE.com

Greg Slyman

📞 216.861.5290

✉ gregslyman@HannaCRE.com

FOR LEASE

Two Spaces Remaining 7490 Broadview Rd., Parma, OH 44134



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Vincenzo Calabrese

216.861.5286

vincenzocalabrese@HannaCRE.com

Greg Slyman

216.861.5290

gregslyman@HannaCRE.com