



500 E ROYALTON RD, BROADVIEW HEIGHTS, OH 44147



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**PASSOV GROUP**  
COMMERCIAL BROKERAGE

# TURNKEY SALON AND SPA

## PROPERTY HIGHLIGHTS

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- Over 800+ Businesses reside in Broadview Hts.
- 5 Minutes / 1.9 Miles from 77
- Within walking distance to City Hall and the Rec Center
- Nearby Ohio Caterpillar, University Hospitals, Soteo Health
- **2,160 SF Available**

### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	4,282	36,475	89,519
2029 Projection	4,156	35,314	86,999
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	306	1,394	3,219
2024 Estimated Total Employees	3,010	14,634	31,548
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$166,007	\$151,938	\$139,043
2024 Estimated Median Household Income	\$99,047	\$104,991	\$98,414



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PHOTOS



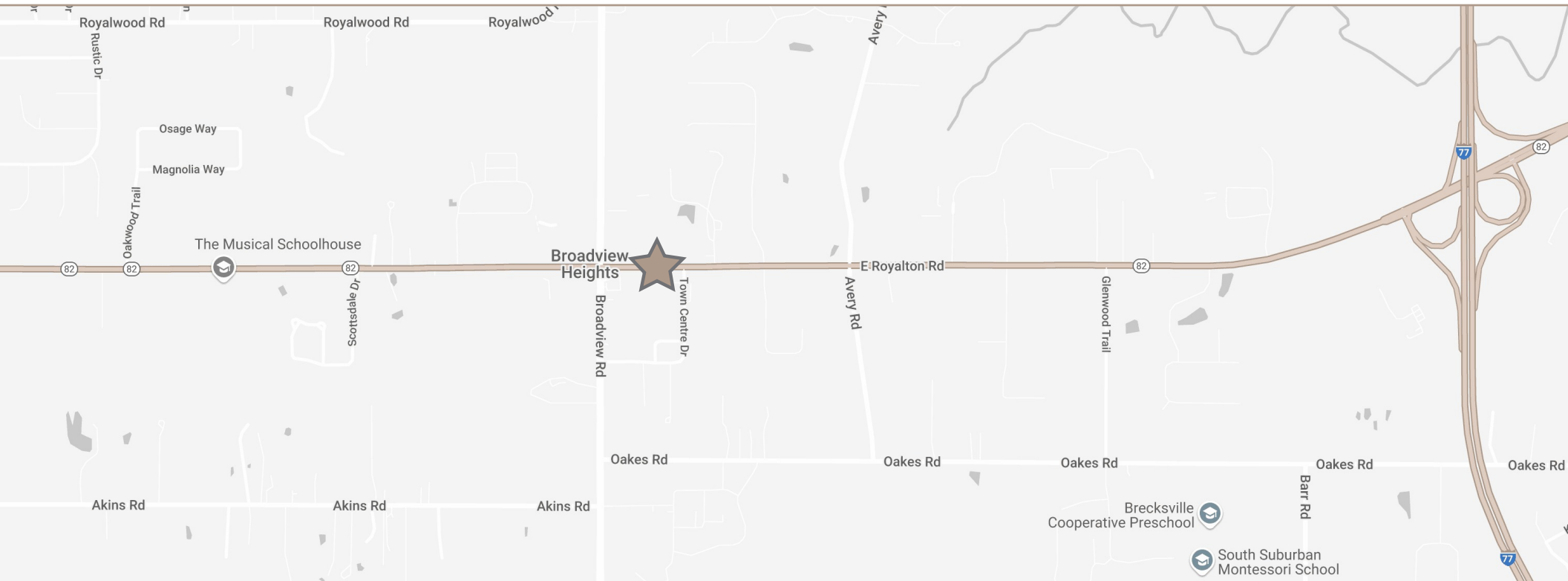
# TURNKEY SALON AND SPA

TRADE AERIAL



# TURNKEY SALON AND SPA

## LOCATION OVERVIEW



Broadview Heights, Ohio, is a vibrant suburban city in Cuyahoga County, strategically positioned between Cleveland and Akron. With a population of over 19,000, the city offers a blend of residential charm and commercial opportunity, making it an attractive destination for businesses and investors. Its location along I-77 provides easy access to downtown Cleveland, Hopkins International Airport, and other key business hubs, enhancing its appeal for commercial development.

The local economy is diverse, with strong representation in healthcare, professional services, retail, and small businesses. Broadview Heights continues to experience growth, leading to increased demand for office space, retail centers, and mixed-use developments. The city's commitment to economic expansion is evident through infrastructure improvements, new business incentives, and zoning strategies that encourage commercial investment.

Opportunities in commercial real estate include retail spaces along high-traffic corridors like Route 82, office developments catering to corporate and medical tenants, and light industrial properties benefiting from highway proximity. The city has also embraced mixed-use projects, blending retail, office, and residential spaces to support its growing population and business community.

Broadview Heights fosters a business-friendly environment with strong community support, making it a prime location for entrepreneurs and investors. Its ongoing development projects and strategic location position it as a key player in Northeast Ohio's commercial real estate market. Whether for retail, office, or industrial space, Broadview Heights presents a wealth of opportunities for those looking to capitalize on a thriving suburban economy.

