

PARMA SHOPPES

1,600 SF AVAILABLE FOR LEASE

7402-7410 BROADVIEW RD, PARMA, OH 44134



DJ HOBSON

VICE PRESIDENT

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PASSOV GROUP
COMMERCIAL BROKERAGE

7402-7410 BROADVIEW RD, PARMA, OH 44134

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- 1,600 SF second-generation retail space available directly in front of Giant Eagle
- Strong national co-tenancy including Buffalo Wild Wings GO, Jimmy John’s, Domino’s & Bank of America
- Convenient signalized access along the established Broadview Road retail corridor
- 20,661 VPD along Broadview Road
- \$107,852 average household income within a 3-mile radius
- \$2.23B+ in consumer spending within a 5-mile radius
- 2.8M visits to the surrounding the Broadview Road retail node YTD
- Broadview Road retail node visitation up 11% over the past three years, demonstrating growing consumer traffic
- Established retail trade area surrounded by national brands including Meijer, TJ Maxx, ALDI, Planet Fitness, Chipotle, Starbucks, Panera, Bonchon, Layne’s & Jersey Mike’s

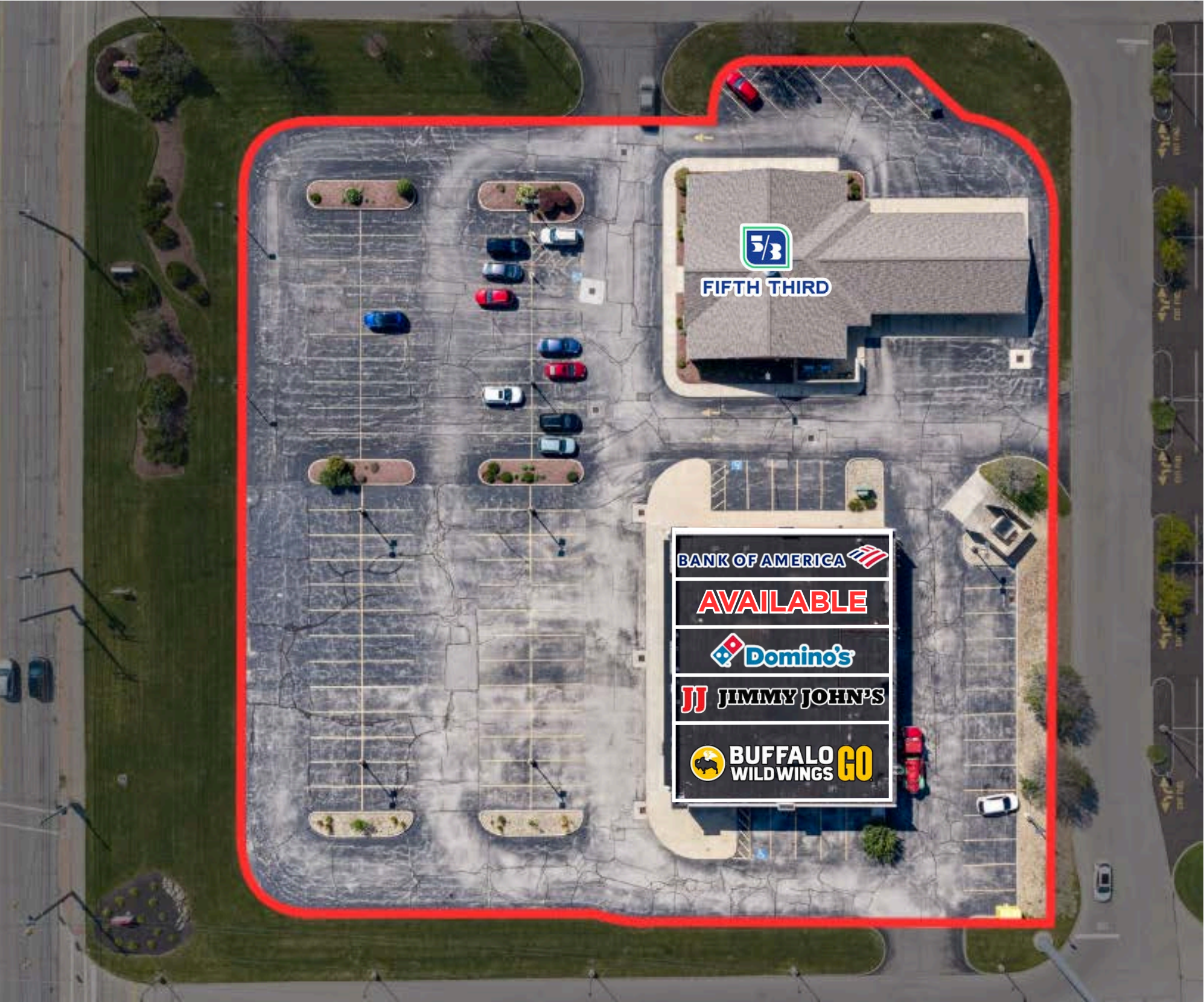
PROPERTY INFORMATION

Address	7402-7410 Broadview Rd, Parma, OH 44134
Availability (Existing)	1,600 SF
Parking Spaces	76 Spaces (9.5 Spaces per 1,000 SF)
Primary St	Broadview Road
Secondary St	West Pleasant Valley Road
Primary Frontage	186’ (Broadview Road)
Ingress/Egress	2 Points of Access (Fully Lighted Intersection)
Primary Traffic	20,661 VPD
Secondary Traffic	24,453 VPD
GLA	8,000 SF

AVAILABILITY	SIZE	PRICING
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Suite 7408	1,600 SF	Upon Request
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SITE PLAN



TENANT INDEX		
SUITE	TENANT	SIZE (SF)
7402	BUFFALO WILD WINGS GO	2,400
7404	JIMMY JOHN'S	1,200
7406	DOMINO'S	1,200
7408	AVAILABLE	1,600
7410	BANK OF AMERICA	1,600

TRADE AERIAL



PROPERTY PHOTOS

PARMA SHOPPES
PARMA, OH 44134



7402 Broadview Road is strategically positioned as an outparcel to Giant Eagle within an established retail corridor serving Parma, Seven Hills and the surrounding southwest Cleveland communities. The property benefits from approximately 20,661 vehicles per day along Broadview Road, excellent visibility and two points of ingress/egress, including signalized access through the Giant Eagle-anchored center. The site benefits from the consistent daily-needs traffic generated by Giant Eagle while being surrounded by dense residential neighborhoods and established commercial development, providing retailers with convenient access to a substantial customer base.

The property benefits from strong national co-tenancy including Buffalo Wild Wings GO, Jimmy John's, Domino's and Bank of America, while nearby retailers and restaurants include Giant Eagle, Meijer, TJ Maxx, ALDI, Planet Fitness, Chipotle, Starbucks, Panera, Bonchon, Swensons and Jersey Mike's. The surrounding trade area is supported by an average household income of \$107,852 within three miles and more than \$2.23 billion in consumer spending within five miles. Consumer traffic is further demonstrated by approximately 2.8 million visits to the surrounding retail node YTD, with visitation increasing 11% compared to three years ago.

The broader Parma and Seven Hills trade area continues to benefit from new residential, retail and infrastructure investment. Major projects including The 7 Hills District and The Bluffs, South Pointe residential development, continued investment at the nearby Meijer, Broadview Road corridor improvements and the West Creek Greenway expansion are adding new housing, amenities and investment throughout the surrounding area. The Southwest Cleveland retail submarket encompasses approximately 25.2 million SF of retail inventory, while only 13,320 SF is currently under construction, demonstrating limited new retail supply within this established market. The submarket has also averaged approximately 106,084 SF of annual net absorption, reinforcing the Broadview Road corridor as an established retail destination within the southwest Cleveland market.

PARMA, OHIO



AVG. ANNUAL NET ABSORPTION

106,084 SF



2026 VACANCY RATE
PARMA SUBMARKET

4.40%



2026 NEW CONSTRUCTION

13,320 SF



3-YEAR RETAIL VISIT GROWTH

11.00%



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,439	62,275	172,390
Households	3,217	26,055	74,196
Average Household Income	\$103,490	\$107,852	\$96,958
Median Household Income	\$82,742	\$83,363	\$73,855
Consumer Spending	\$102,714,357	\$851,604,061	\$2,231,172,619

CONTACT

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