

NAIPleasant Valley

FOR SUBLEASE

Last Available Unit



7991 Broadview Rd.
Broadview Heights, OH 44147

**NOW OFFERING
1-MONTH OF FREE RENT**

Property Features

- Available Space: 1,500 SF
- Signalized Intersection
- 12,694 VPD on Broadview Rd.
- Join Marc's, Gionino's Pizza, Palm Beach Tan & many more
- Nearby Tenants: Tractor Supply Co., Meijer, Michael Angelo's Bakery
- Sublease through August 31, 2027 with the ability to extend lease past expiration

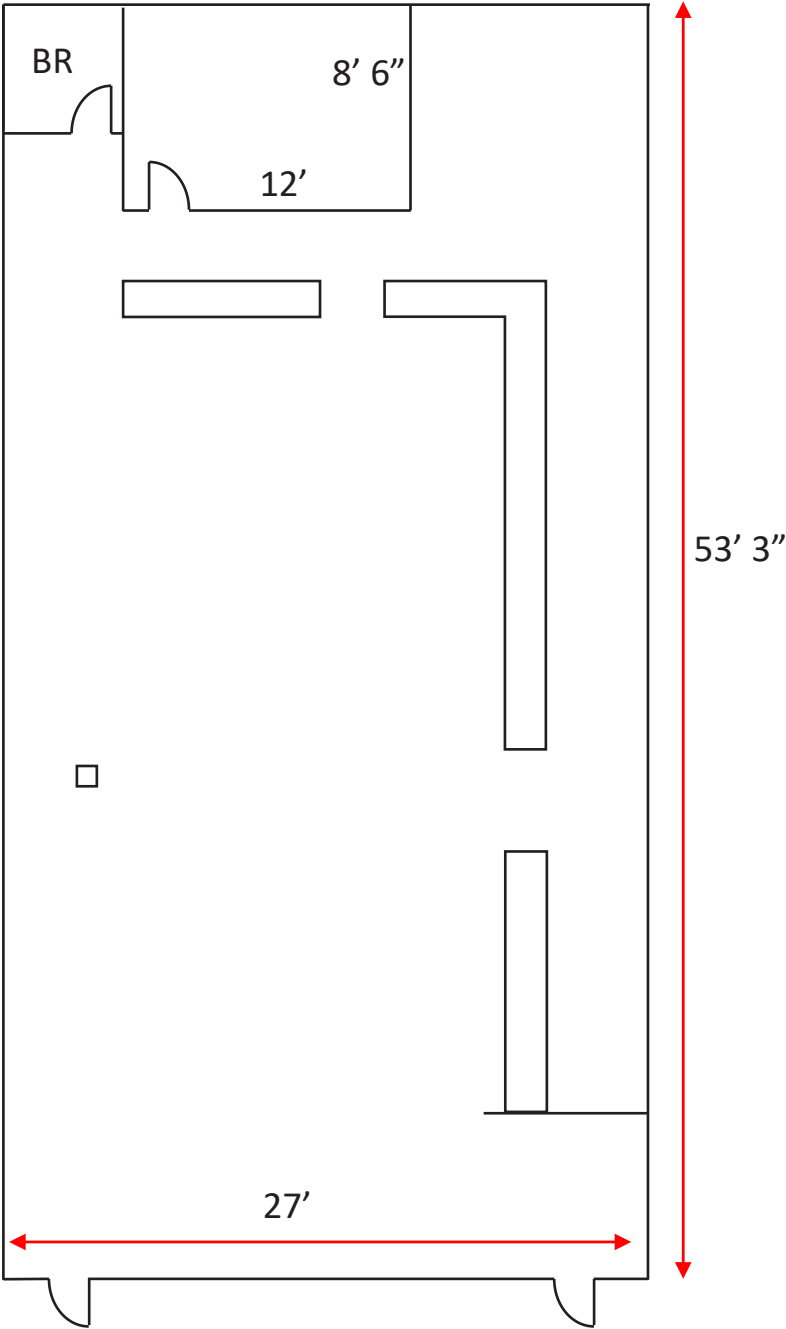


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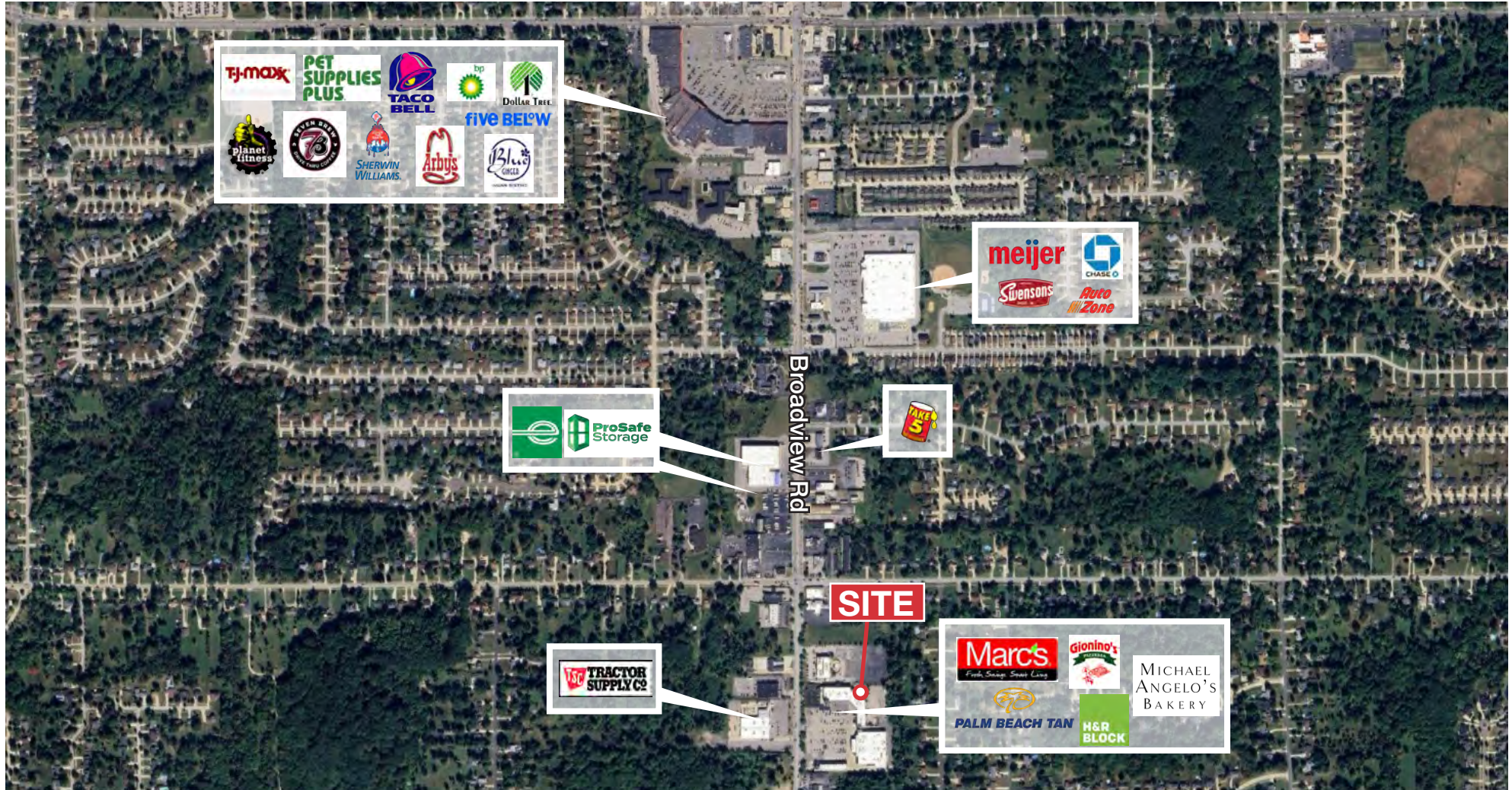


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Executive Summary

7991 Broadview Rd, Broadview Heights, Ohio, 44147

Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	6,219	54,024	153,372
2020 Population	6,107	53,729	154,498
2025 Population	5,920	52,146	150,535
2030 Population	5,826	51,322	148,630
2010-2020 Annual Rate	-0.18%	-0.05%	0.07%
2020-2025 Annual Rate	-0.59%	-0.57%	-0.49%
2025-2030 Annual Rate	-0.32%	-0.32%	-0.25%

Age			
2025 Median Age	49.2	46.6	44.7
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	90.1%	88.3%	85.9%
Black Alone	1.3%	2.0%	2.9%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	3.3%	3.6%	3.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	1.1%	1.7%
Two or More Races	4.4%	4.8%	5.8%
Hispanic Origin	3.4%	3.6%	5.1%
Diversity Index	23.7	26.9	32.8

Households			
2010 Total Households	2,560	21,632	63,995
2020 Total Households	2,622	22,174	65,708
2025 Total Households	2,585	21,860	65,071
2030 Total Households	2,571	21,726	64,841
2010-2020 Annual Rate	0.24%	0.25%	0.26%
2020-2025 Annual Rate	-0.27%	-0.27%	-0.19%
2025-2030 Annual Rate	-0.11%	-0.12%	-0.07%
2025 Average Household Size	2.29	2.36	2.29
Wealth Index	139	135	108

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Executive Summary | 7991 Broadview Rd, Broadview Heights, Ohio, 44147 | Rings: 1, 3, 5 mile radii

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	18.0%	17.5%	17.5%

Median Household Income			
2025 Median Household Income	\$93,088	\$96,113	\$83,096
2030 Median Household Income	\$109,449	\$111,252	\$97,061
2025-2030 Annual Rate	3.29%	2.97%	3.16%

Average Household Income			
2025 Average Household Income	\$126,546	\$127,974	\$112,073
2030 Average Household Income	\$147,419	\$147,020	\$128,142

Per Capita Income			
2025 Per Capita Income	\$54,206	\$53,770	\$48,440
2030 Per Capita Income	\$63,821	\$62,373	\$55,894
2025-2030 Annual Rate	3.32%	3.01%	2.90%

Income Equality			
2025 Gini Index	43.4	42.1	42.7

Socioeconomic Status			
2025 Socioeconomic Status Index	64.9	61.5	55.5

Housing Unit Summary			
Housing Affordability Index	113	116	116
2010 Total Housing Units	2,661	22,670	67,673
2010 Owner Occupied Hus (%)	87.3%	85.2%	78.7%
2010 Renter Occupied Hus (%)	12.7%	14.8%	21.3%
2010 Vacant Housing Units (%)	3.8%	4.6%	5.4%
2020 Housing Units	2,697	22,946	68,773
2020 Owner Occupied HUs (%)	86.2%	83.3%	76.5%
2020 Renter Occupied HUs (%)	13.8%	16.8%	23.5%
Vacant Housing Units	2.6%	3.6%	4.5%
2025 Housing Units	2,663	22,645	68,181
Owner Occupied Housing Units	87.2%	84.1%	77.5%
Renter Occupied Housing Units	12.8%	15.9%	22.5%
Vacant Housing Units	2.9%	3.5%	4.6%
2030 Total Housing Units	2,676	22,697	68,329
2030 Owner Occupied Housing Units	2,262	18,426	50,765
2030 Renter Occupied Housing Units	309	3,300	14,075
2030 Vacant Housing Units	105	971	3,488

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Traffic Count Profile

7991 Broadview Rd, Broadview Heights, Ohio, 44147

Rings: 1, 3, 5 mile radii



Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.10	Broadview Rd	E Sprague Rd	2001	21,897
0.20	Broadview Rd	Wallings Rd	2003	20,150
0.20	E Sprague Rd	Broadview Rd	2004	10,288
0.20	Wallings Rd	Broadview Rd	2003	11,900
0.20	W Sprague Rd	Richard Rd	2004	12,543
0.20	Broadview Rd	E Sprague Rd	2004	22,395
0.30	Broadview Rd	Avery Rd	2010	15,177
0.30	W Wallings Rd	Kimrose Ln	2003	12,250
0.40	Avery Rd	Woodmere Dr	2010	3,976
0.40	Broadview Rd	Avery Rd	2010	14,070
0.50	E Sprague Rd	McCreary Rd	2003	7,100
0.60	McCreary Rd	E Sprague Rd	2003	1,150
0.60	Wallings Rd	McCreary Rd	2003	12,850
0.60	McCreary Rd	E Sprague Rd	2003	2,500
0.60	McCreary Rd	Wallings Rd	2000	1,243
0.60	E Sprague Rd	McCreary Rd	2003	5,700
0.70	Wallings Rd	McCreary Rd	2003	13,300
0.80	McCreary Rd	Orchardview Rd	2012	2,792
0.80	Wyatt Rd	Wallings Rd	2000	3,284
0.80	East Wallings Road	Majestic Oaks Trl	2021	12,946
0.90	E Pleasant Valley Rd	Broadview Rd	2003	22,850
1.00	WALLINGS RD	Briarwood Dr	2020	11,860
1.00	Broadview Rd	Ridgeview Dr	2003	19,250
1.00	PLEASANT VALLEY RD	Lincolnshire Ln	2020	16,480
1.10	East Sprague Road	Daniel Dr	2021	5,116
1.20	E Pleasant Valley Rd	S Cricket Ln	2016	21,891
1.40	W Pleasant Valley Rd	Hoertz Rd	2013	22,871
1.40	Broadview Rd	Hillside Rd	2001	21,374

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