

MAPLE HEIGHTS, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



15500 BROADWAY AVE., MAPLE HEIGHTS, OHIO 44137 (STORE 21290) Commerce Real Estate Services



PROPERTY OVERVIEW

- Parking Spaces: 26 spaces
- Drive Thru: Yes
- Square Footage: 2,300
- Asking Price: \$16.00 per sq. ft.
- Notes: Excellent Location on the NWC of Broadway Avenue and Libby Road. Outstanding Visibility, and Curb Appeal, Fully Signalized Intersection, Monument Sign, Within close proximity to I-480, Easy access Broadway Avenue, Densely Populated Trade Area, Sublease Term Through 06/30/30 .

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DEMOGRAPHICS

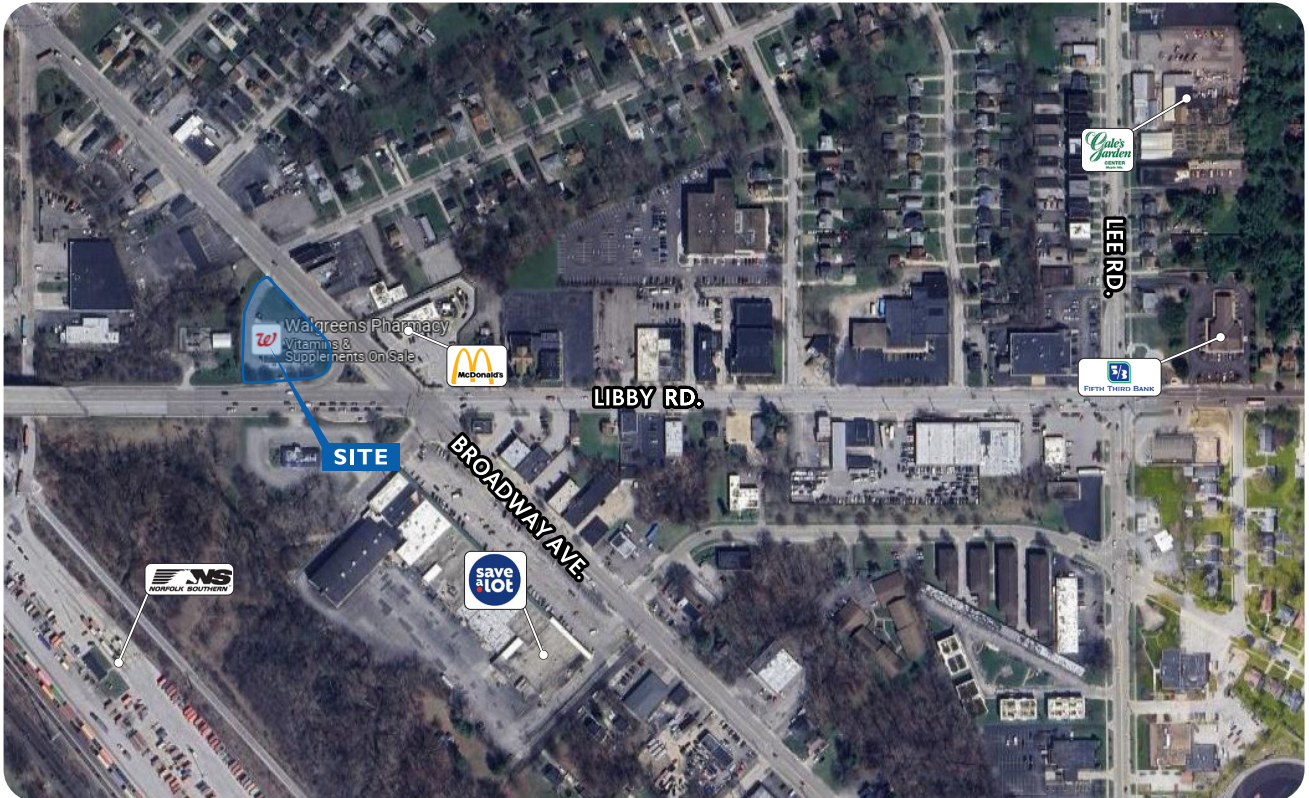
	1 Mile	2 Miles	3 Miles
Population:	11,304	49,567	102,304
Average HH Income:	\$53,922	\$55,188	\$53,799
Households:	4,839	21,449	44,299

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION HIGHLIGHTS

- Property is located within close proximity to I-480
- Easy access to Broadway Avenue
- Signalized Intersection
- Plenty of Parking
- Subject property is located at the NWC of Broadway Avenue and Libby Road
- Monument Sign
- Outstanding Visibility, and Curb Appeal



TRAFFIC COUNTS:

Drive by traffic of 13,500 cars per day on Broadway Avenue and 14,200 cars per day on Libby Road

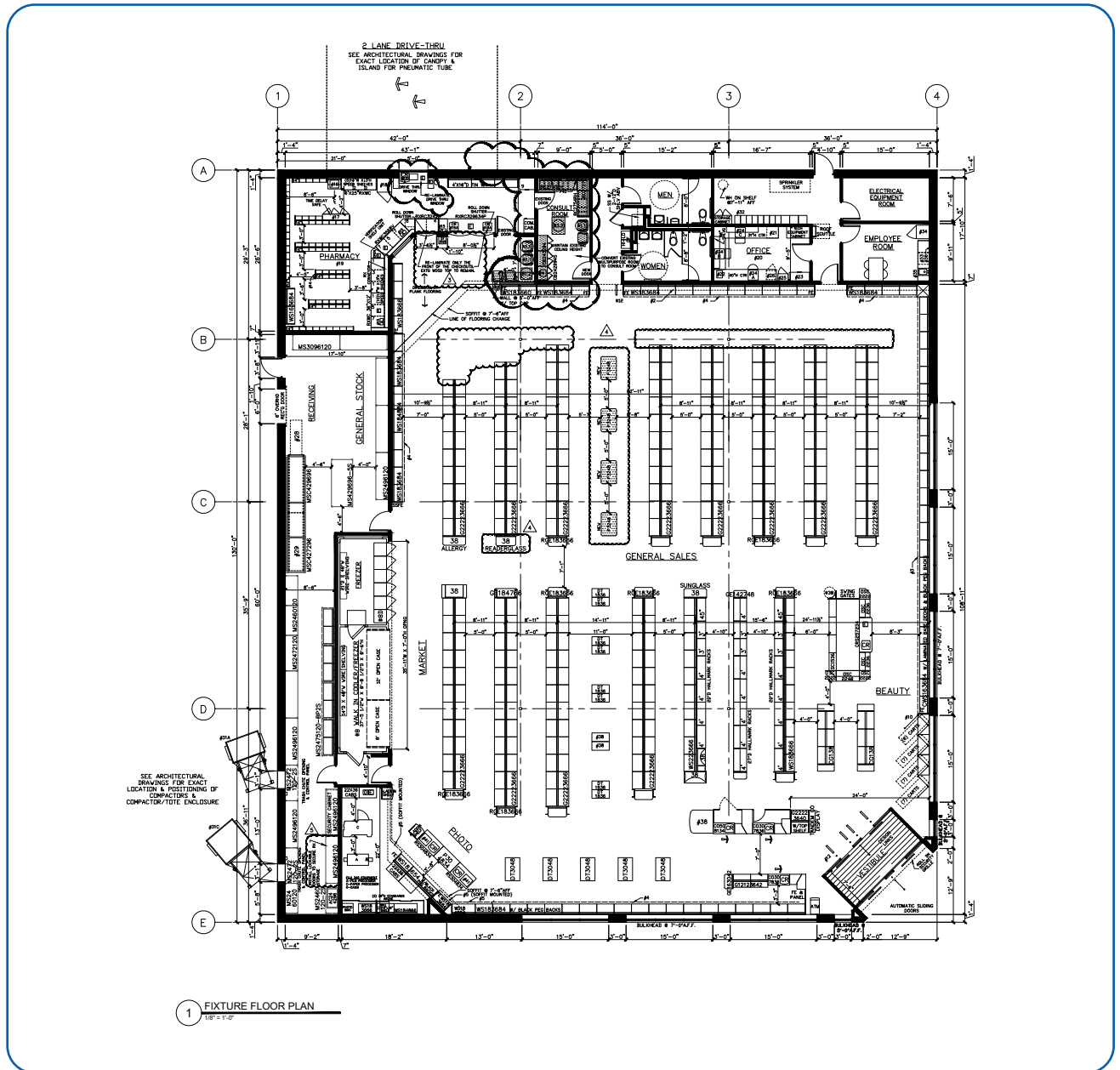
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SITE PLAN



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