

## RETAIL FOR SALE

# 1851 S BROADWAY, GENEVA, OH 44041

1851 South Broadway, Geneva, OH 44041



### PROPERTY DESCRIPTION

Check out this UNIQUE OPPORTUNITY!!! 3.21 acres of land in great location for redevelopment near Interstate 90 includes multiple businesses for sale. Automotive Truck Service and Wash, Commercial Drive-Thru Store and DW-3's Saloon and Bar.

### PROPERTY HIGHLIGHTS

- Prime Location for Redevelopment
- Diverse Business Offerings
- Income Producing

### OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	3.21 Acres
Building Size:	8,864 SF

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
Total Population	944	4,177	8,676
Average HH Income	\$78,091	\$60,573	\$58,659

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### RICK OSBORNE JR.

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### KW COMMERCIAL

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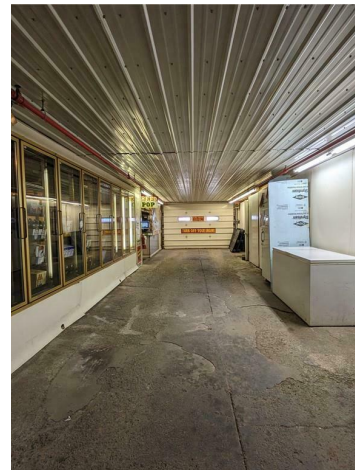
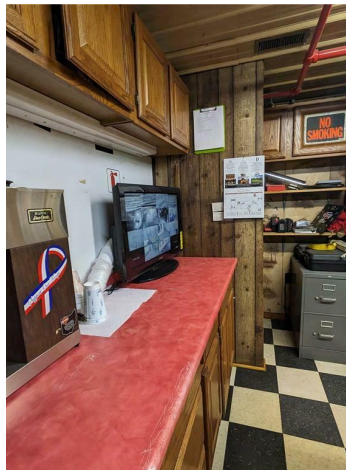
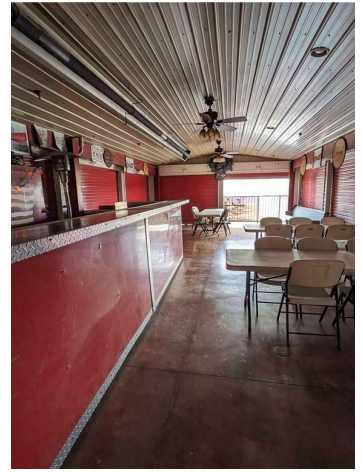
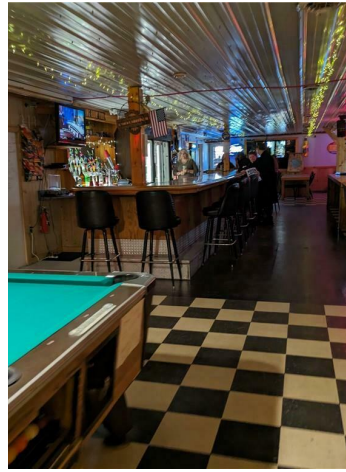
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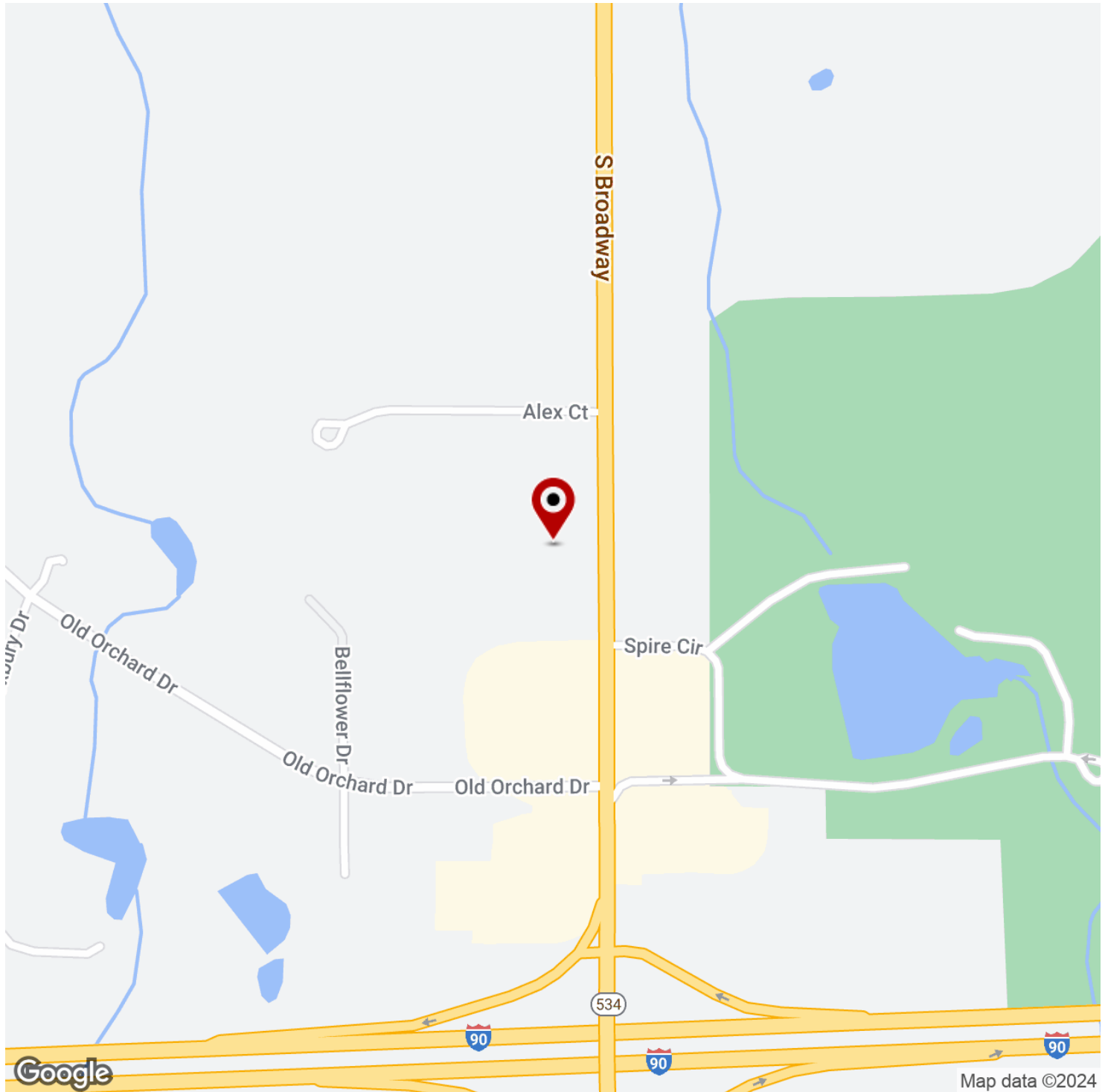
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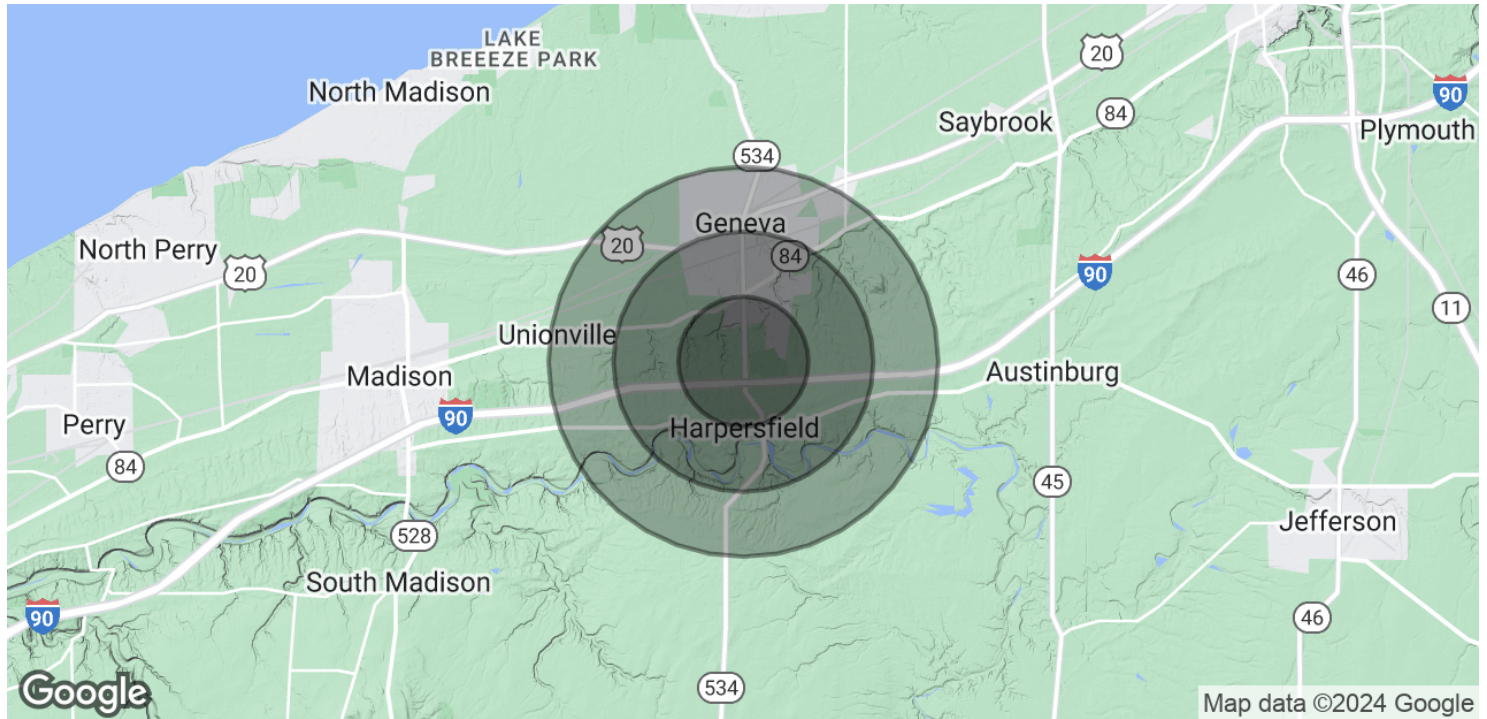
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	944	4,177	8,676
Average Age	48.2	43.5	44.2
Average Age (Male)	40.4	36.5	40.5
Average Age (Female)	49.6	47.8	45.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	400	1,910	3,921
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$78,091	\$60,573	\$58,659
Average House Value	\$170,215	\$135,285	\$127,098

\* Demographic data derived from 2020 ACS - US Census

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