



JOIN BUBBAKOO'S BURRITOS,  
PAINT NAIL BAR & ALL PUFFS SMOKE SHOP

**4101 E. ROYALTON ROAD**

BROADVIEW HEIGHTS, OHIO

## THE PROPERTY

- 4,000 SF Available with Dock; End Cap Space
- Exposed Ceilings Throughout
- 2,040 SF Retail Space for Lease
- 23,000+ VPD on E. Royalton Road
- Average Household Income \$158,496
- Nearby Tenants Include Metro Health Center, Giant Eagle, GetGo, Chipotle, AT&T, Club Pilates and More

## DEMOGRAPHICS

### ESTIMATED POPULATION

3 Miles: 32,883  
5 Miles: 82,201  
7 Miles: 175,329

### DAYTIME EMPLOYEES

3 Miles: 16,250  
5 Miles: 31,517  
7 Miles: 86,809

### AVERAGE HH INCOME

3 Miles: \$158,496  
5 Miles: \$143,306  
7 Miles: \$122,214

Contact Agent:

Carla Massara (216) 514-1400 ext 108 [cmassara@kowitzrealstate.com](mailto:cmassara@kowitzrealstate.com)

Kowit & Company Real Estate Group | 216.514.1400 | [www.kowitzrealstate.com](http://www.kowitzrealstate.com)

# SITE PLAN

4101 E. ROYALTON RD, BROADVIEW HTS, OHIO

- A: Bubbakoo's Burritos
- B: Paint Nail Bar
- C: Sport Clips
- D: AVAILABLE 4,000 SF**
- E: All Puffs Smoke Shop
- F: Jersey Mike's
- G: Club Pilates
- H: Pulp Juice & Smoothie Bar
- I: AVAILABLE 2,040 SF**
- J: Wayback Burger



**23,621 VPD**

**ROAD WIDENING RECENTLY COMPLETED**

Contact Agent:

Carla Massara (216) 514-1400 ext 108 cmassara@kowitzrealstate.com

Kowitz & Company Real Estate Group | 216.514.1400 | www.kowitzrealstate.com

# AERIAL

4101 E. ROYALTON RD, BROADVIEW HTS, OHIO



# DEMOGRAPHICS

4101 E. ROYALTON RD, BROADVIEW HTS, OHIO

4101 E Royalton Rd Broadview Heights, OH 44147	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	32,883	82,201	175,329
2028 Projected Population	31,970	80,092	170,508
2020 Census Population	33,494	83,852	178,605
2010 Census Population	32,937	82,809	176,734
Projected Annual Growth 2023 to 2028	-0.6%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	43.6	45.2	44.1
<b>Households</b>			
2023 Estimated Households	13,558	34,249	75,174
2028 Projected Households	12,764	32,361	70,926
2020 Census Households	13,654	34,531	75,724
2010 Census Households	13,060	33,403	73,366
Projected Annual Growth 2023 to 2028	-1.2%	-1.1%	-1.1%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	83.7%	85.5%	82.9%
2023 Estimated Black or African American	6.7%	6.2%	8.5%
2023 Estimated Asian or Pacific Islander	5.0%	3.9%	3.6%
2023 Estimated American Indian or Native Alaskan	0.1%	-	0.1%
2023 Estimated Other Races	4.5%	4.4%	4.9%
2023 Estimated Hispanic	3.6%	3.8%	4.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$158,496	\$143,306	\$122,214
2023 Estimated Median Household Income	\$107,224	\$99,017	\$86,159
2023 Estimated Per Capita Income	\$65,413	\$59,831	\$52,521
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.4%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.7%	3.5%
2023 Estimated High School Graduate	19.5%	23.7%	28.1%
2023 Estimated Some College	18.8%	18.6%	19.3%
2023 Estimated Associates Degree Only	5.8%	8.1%	8.8%
2023 Estimated Bachelors Degree Only	32.4%	28.3%	24.3%
2023 Estimated Graduate Degree	20.6%	17.1%	14.1%
<b>Business</b>			
2023 Estimated Total Businesses	1,444	2,901	6,936
2023 Estimated Total Employees	16,250	31,517	86,809
2023 Estimated Employee Population per Business	11.3	10.9	12.5
2023 Estimated Residential Population per Business	22.8	28.3	25.3

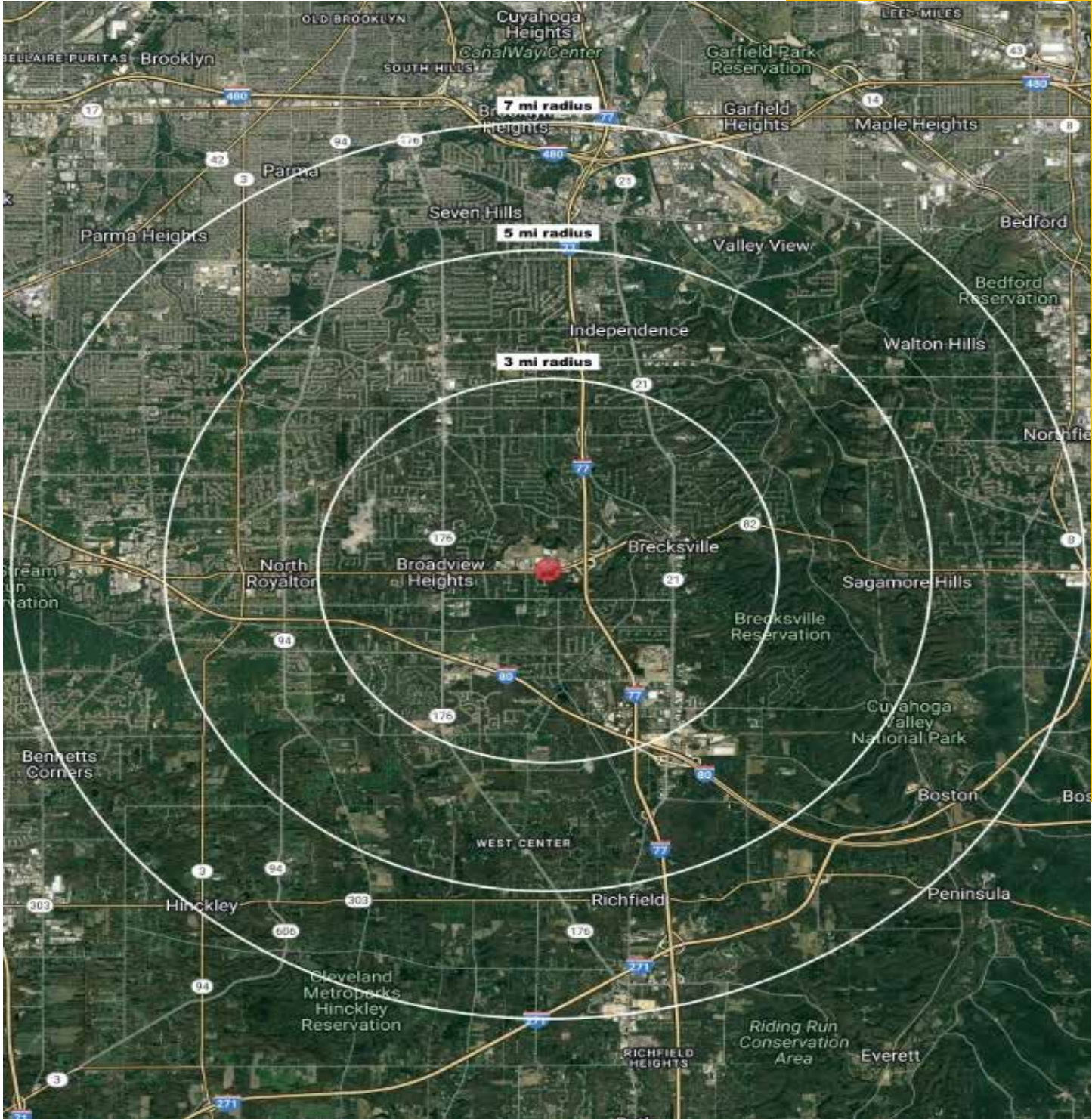
Contact Agent:

Carla Massara (216) 514-1400 ext 108 [cmassara@kowitzrealstate.com](mailto:cmassara@kowitzrealstate.com)

Kowit & Company Real Estate Group | 216.514.1400 | [www.kowitzrealstate.com](http://www.kowitzrealstate.com)

# AREA MAP

4101 E. ROYALTON RD, BROADVIEW HTS, OHIO



Contact Agent:

Carla Massara (216) 514-1400 ext 108 [cmassara@kowitzrealestate.com](mailto:cmassara@kowitzrealestate.com)

Kowitz & Company Real Estate Group | 216.514.1400 | [www.kowitzrealestate.com](http://www.kowitzrealestate.com)