



WWW.GOODMANREALESTATE.COM
216.381.8200

THE CROSSINGS

Broadview Heights, Ohio



HIGHLIGHTS

- **AVAILABLE:**
 - 1,815 to 2,281 SF
 - 0.99 AC
- Retail opportunity with excellent visibility and access with frontage on West Royalton Road and proximity to Broadview Road
- Surrounded by recent retail and residential growth, including ALDI, Brew Wall, and Primrose School
- Convenient access to I-77 and I-80
- Located in a highly desirable suburban community known for strong schools and stable demographics
- Daytime population of 45,000
- Traffic counts exceed 24,000 at the intersection
- Ideal for restaurant, medical, service retail, or specialty users seeking high-income suburban exposure

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	40,209	99,763	204,403
2026 Estimate	40,236	100,530	207,037
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$145,353	\$132,566	\$119,974
2026 Median	\$111,099	\$100,221	\$91,196
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	9,056	24,291	65,528

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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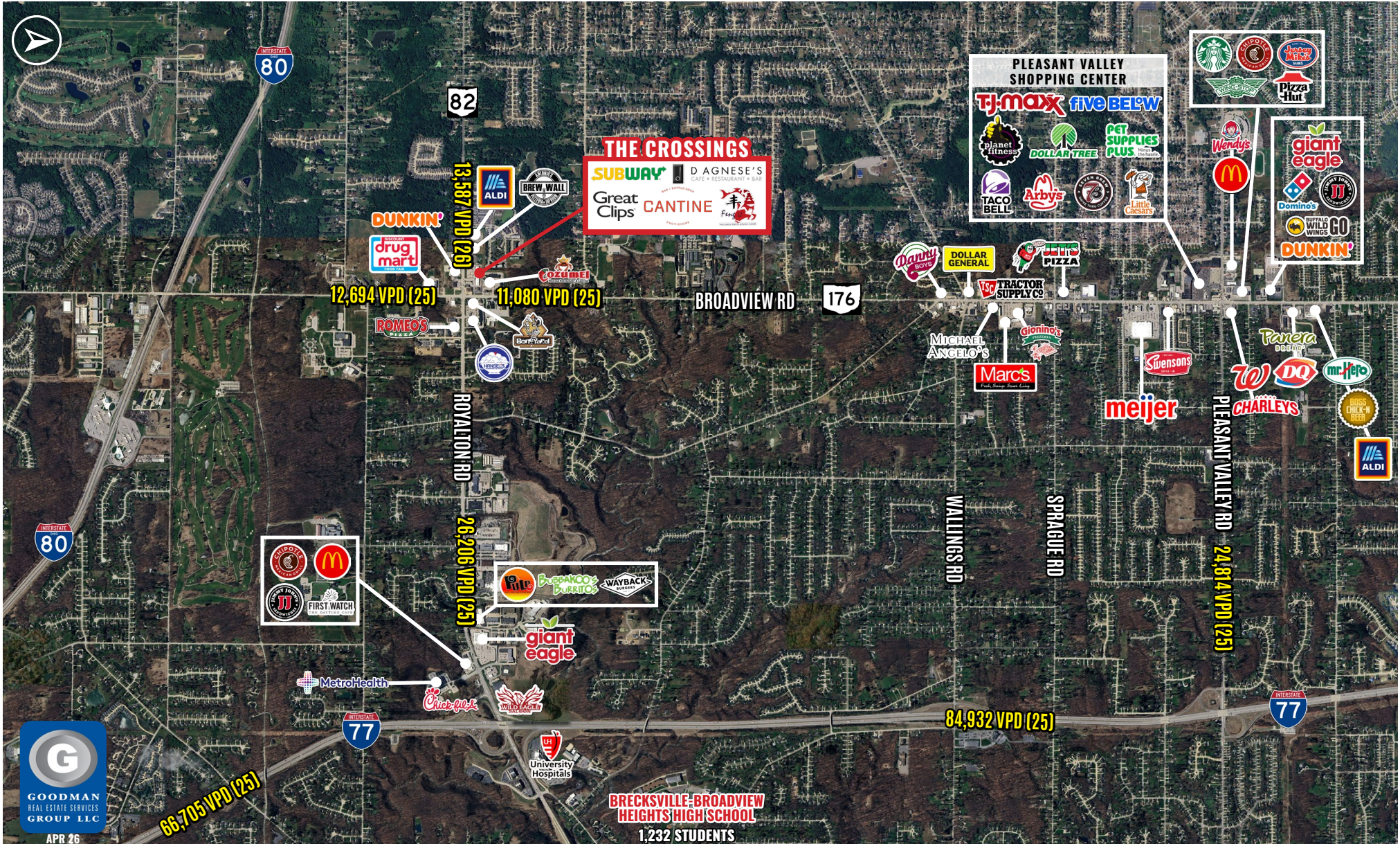
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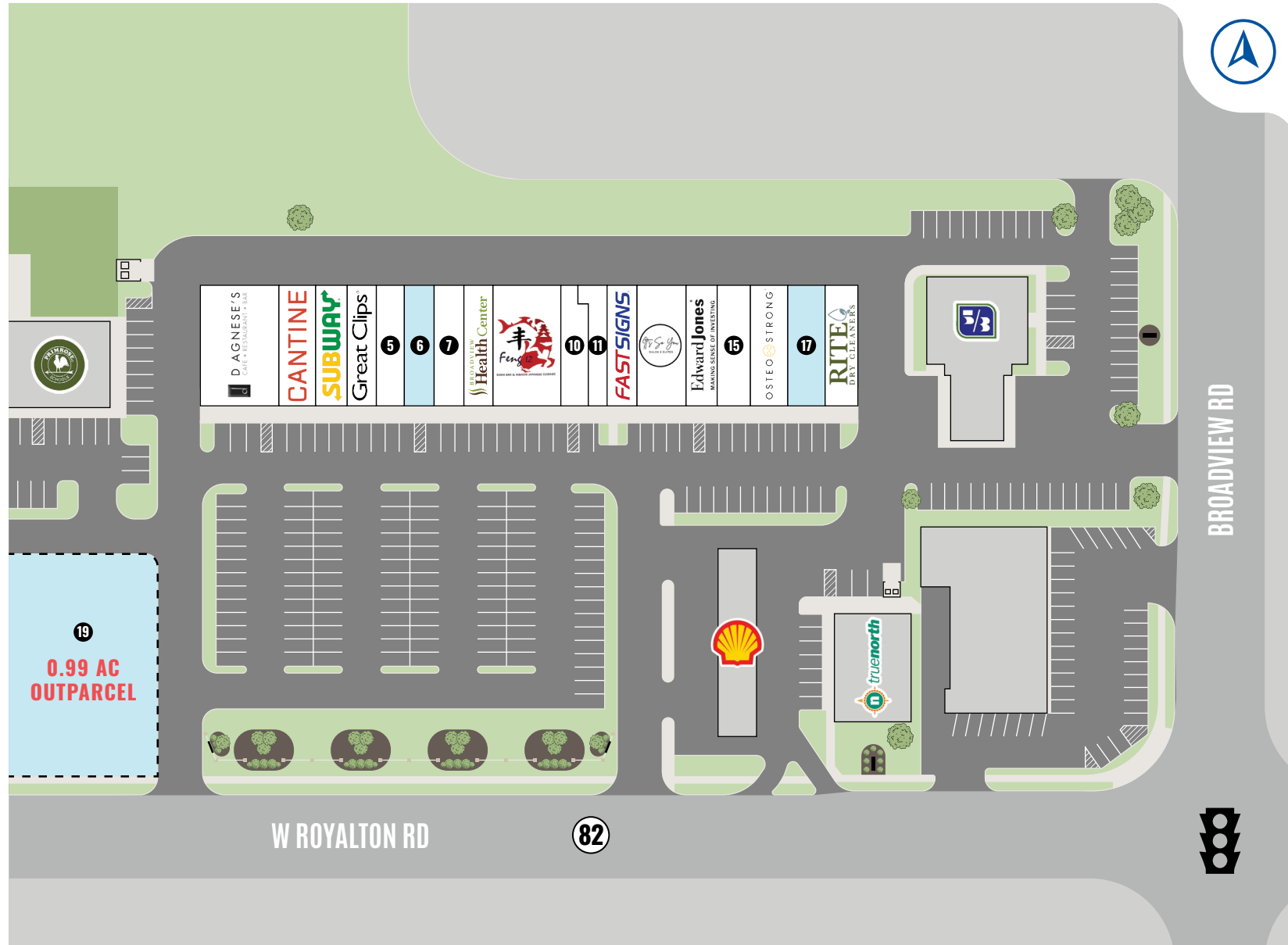
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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	D Agnese's Restaurant	
2	Cantine Bottle Shop	
3	Subway	
4	Great Clips	
5	Multi Cook	
6	Available	1,815
7	Chiropractic	
8	Broadview Health Center	
9	Feng Lz Hibachi	
10	VIP Nails & Spa	
11	House of Vapes	
12	FASTSIGNS	
13	It's So You Salon & Suites	
14	Edward Jones	
15	Relevant Boutique	
16	Osteo Strong	
17	Available	2,281
18	Rite Dry Cleaners	
19	Available	0.99 AC



BROADVIEW RD

W ROYALTON RD

82

0.99 AC
OUTPARCEL