

For Lease

1055 W Royalton Rd.
Broadview Heights, OH 44147

COLUMBUS
RETAIL TEAM

Samantha Starkoff

Brokerage Associate
440.799.2356
samantha.starkoff@colliers.com

Gilli Zofan

First Vice President
614.593.6023
gilli.zofan@colliers.com

Andrew White

Brokerage Vice President
614.582.7500
andrew.s.white@colliers.com

Greater Columbus Region
2 Miranova Place
Columbus, OH 43215
P: +1 614 436 9800
columbusretailteam.com



Property Summary

Colliers



Property Highlights

- Join Walk-In Urgent Care in this newly constructed, end-cap opportunity
- Neighboring retailers include new Aldi, Dunkin Donuts, Antonio's Pizza, Huntington Bank, Discount Drug Mart, Subway, Fifth Third Bank, The Bone Yard, and more
- Fantastic visibility with over 30,000 VPD on Royalton Rd.
- High average household income within a five mile radius

Offering Summary

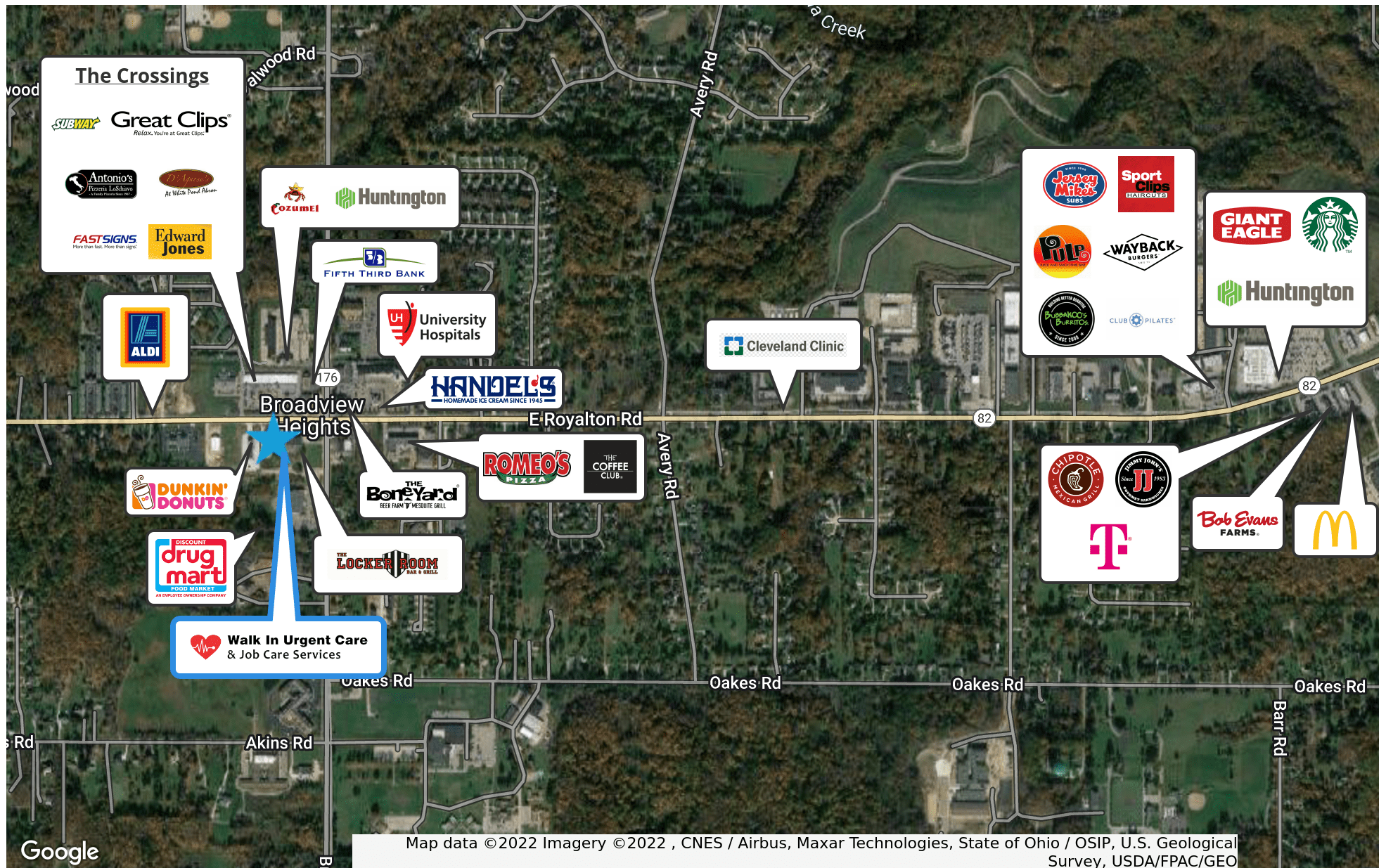
Lease Rate	Negotiable
Available SF	2,250 SF
Building Size	2,250 SF
County	Cuyahoga

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,706	14,487	39,298
Total Population	4,361	38,286	101,469
Average HH Income	\$94,897	\$91,807	\$84,065

Traffic Counts

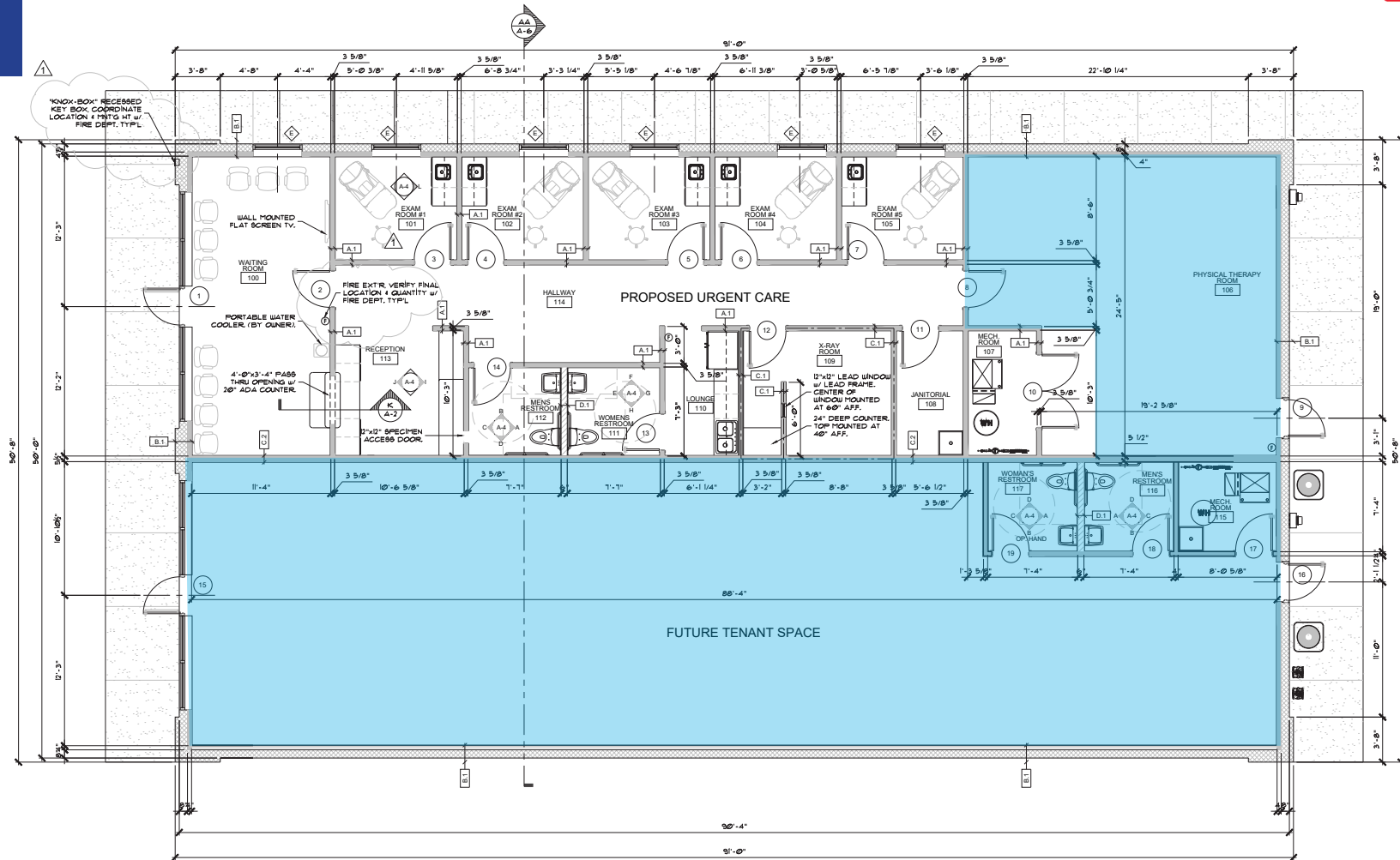
Royalton Rd.	31,734 VPD
Broadview Rd.	12,476 VPD

Retailer Map



Site Plan

Colliers

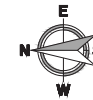


WALL LEGEND:

- A-1 3-5/8" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" TYPE "X" DRYWALL ON EACH SIDE @ 10'-0" A.F.F. VERIFY DRYWALL TYPE W/ SCHEDULE.
- B-1 2x4 WOOD STUDS @ 16" O.C. AGAINST 8" & 12" CMU BLOCK WALL, SEE WALL SECTION, W/ R-13 KRAFT FACED FIBERGLASS INSUL. & 5/8" TYPE "X" DRYWALL, ON ONE SIDE. VERIFY DRYWALL TYPE W/ SCHEDULE. INSULATION NOT TO TOUCH MASONRY WALL.
- C-1 3-5/8" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" THICK TYPE "X" DRYWALL ON EXAM ROOM SIDE & 5/8" THICK TYPE "X" ON OTHER SIDE @ 10'-0" A.F.F. VERIFY LEAD THICKNESS REQUIRED. VERIFY DRYWALL TYPE W/ SCHEDULE.
- C-2 7" 25 GAGE METAL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" TYPE "X" DRYWALL ON EACH SIDE TIGHT TO DW CEILING. (1HR DEMISING WALL - UL #485)
- D-1 6" 25 GAGE STEEL STUDS @ 16" O.C. w/ 3-1/2" THICK FIBERGLASS SOUND BARRIER INSULATION & 5/8" THICK TYPE "X" DRYWALL EACH SIDE @ 10'-0" A.F.F. VERIFY DRYWALL TYPE W/ SCHEDULE.

RESTROOM ACCESSORIES:

- 1 CLASSIC SERIES, CONCEALED MOUNTING 36" STAINLESS STEEL GRAB BAR (BOBICK #B-880906) MOUNTED 33"-38" A.F.F.
- 2 CLASSIC SERIES, CONCEALED MOUNTING 42" STAINLESS STEEL GRAB BAR (BOBICK #B-880942) MOUNTED 33"-38" A.F.F.
- 3 CLASSIC SERIES, CONCEALED MOUNTING 18" STAINLESS STEEL GRAB BAR (BOBICK #B-880918) MOUNTED 39"-41" A.F.F.
- 4 CLASSIC SERIES, 16x30 STAINLESS STEEL TILT MIRROR (BOBICK #B-2811630) AVG. MOUNT HGT. 69.5" TOP OF UNIT FOR H.C.
- 5 CLASSIC SERIES, SURFACE MOUNTED SOAP DISPENSER (BOBICK #B-155) AVG. MOUNT HGT. 51" TOP OF UNIT FOR H.C.
- 6 CLASSIC SERIES, RECESS MOUNTED PAPER TOWEL / WASTE RECEPTACLE (BOBICK #B-369) AVG. MOUNT HGT. 50" TOP OF UNIT FOR H.C.
- 7 CLASSIC SERIES, SURFACE MOUNTED MULTIRAL TISSUE DISPENSER (BOBICK #B-2888) AVG. MOUNT HGT. 28" TOP OF UNIT FOR H.C.
- 8 CLASSIC SERIES, SURFACE MOUNTED TOILET SEAT COVER DISPENSER (BOBICK #B-221) AVG. MOUNT HGT. 48" MAX. TOP OF UNIT FOR H.C.



BROADVIEW HEIGHTS PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL ASSEMBLY R-VALUE:

COMPONENT	R-VALUE
WALL - OUTSIDE AIR FILM (WATER)	0.17
8" CMU BLOCK w/ AVG 115 BLOCK DENSITY INSULATED w/ PERLITE INSULATION	5.80
3-1/2" WOOD STUDS	-
3-1/2" FIBERGLASS BATT.	13.0
5/8" GYPSUM BOARD	0.56
INSIDE AIR FILM	0.68
TOTAL WALL ASSEMBLY R-VALUE	20.21
WALL COMPONENT U-VALUE	0.0494

THIS ARCHITECTURAL FLOOR PLAN IS THE PROPERTY OF MAYER ARCHITECTURAL GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MAYER ARCHITECTURAL GROUP INC. ANY VIOLATION OF THIS AGREEMENT MAY BE SUED WITHOUT THE NECESSITY OF A TRIAL BY JURY. THE USER OF THIS FLOOR PLAN AGREES TO HOLD MAYER ARCHITECTURAL GROUP INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST MAYER ARCHITECTURAL GROUP INC. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS FLOOR PLAN.

MAYER ARCHITECTURAL GROUP INC.
CORPORATE OFFICE
1055 W. ROYALTON ROAD
BROADVIEW HEIGHTS, OHIO 44147
PHONE: 440.233.7781
FAX: 440.233.7781
mayerarchgrp@aol.com

DATES & REVISIONS:	
PLANNING/SEA	11.14
SAFETY REVIEW	11.14
PERMITS	11.14
REVISION	11.14
COLLIERIES	11.14
REV #2	11.14

REGISTERED STATES:
OHIO
PENNSYLVANIA
MICHIGAN
INDIANA
ILLINOIS
IOWA
MISSOURI
WISCONSIN

TRAVIS P. MAYER
603 BAYBERRY ROAD
LORAIN, OHIO 44053
PHONE: 216.788.8292
FAX: 440.233.7781
mayerarchgrp@aol.com



PROPOSED FLOOR PLAN
NEW BUILDING FOR
BROADVIEW HEIGHTS
WALK-IN URGENT CARE
1055 W. ROYALTON ROAD
BROADVIEW HEIGHTS, OHIO 44147

PREPARED BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/14/14

A-3



MAYER ARCHITECTURAL GROUP INC.

ARCHITECTS • PLANNERS • CONSTRUCTION MANAGERS



COLUMBUS
— RETAIL TEAM

Samantha Starkoff

Brokerage Associate
+1 440 799 2356
samantha.starkoff@colliers.com

Gilli Zofan

First Vice President
+1 614 593 6023
gilli.zofan@colliers.com

Andrew White

Brokerage Vice President
+1 614 582 7500
andrew.s.white@colliers.com

Greater Columbus Region
2 Miranova Place
Columbus, OH 43215
P: +1 614 436 9800
columbusretailteam.com



The information herein is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the condition of the property with respect to the legal, environmental or physical conditions of the property and title thereto. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided and the physical condition of the property. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this property profile. Unless provided to the buyer under separate cover, no environmental study has been done for this property. This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.