

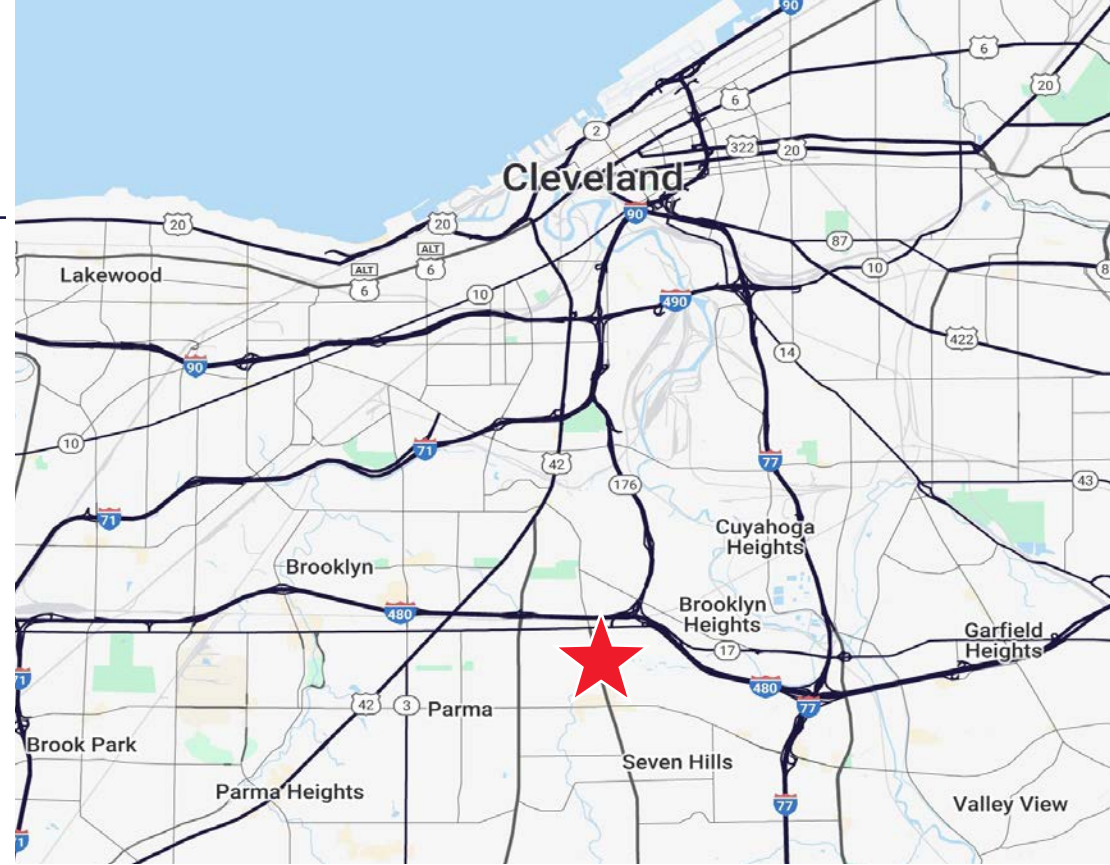
±6,760 SF Office Building for Sale or Lease

5455 Broadview Road, Parma, Ohio 44134



5455 Broadview Road

- ±6,760 SF two-story office building on .34 acres
- 75% leased — 6 of 8 offices currently occupied, providing immediate income with upside potential
- Ideal for an investor seeking stable cash flow with lease-up potential — or for an owner-user looking to occupy part of the building while benefiting from rental income
- 24 dedicated surface parking spaces — ample parking for tenants and clients
- High-visibility location on busy Broadview Road
- Easy access to major highways, including I-480 and I-77
- Convenient transportation to surrounding cities like Brook Park, Seven Hills, Independence, and downtown Cleveland
- Located in a well-established commercial corridor with proximity to restaurants, retail, and daily conveniences
- Functional floor plan with flexible office suites (individual unit SF available upon request)
- Well-maintained with potential for cosmetic updates to drive additional value
- Prominent signage potential to boost tenant visibility
- **Offering Price: \$599,000**



Demographics (5-Mile Radius | 2025 Estimates)

269,702
Population

39.1
Median Age

116,810
Households

\$82,785
Avg. HH Income

9,813
Businesses

130,675
Employees





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PARMA, OHIO 44134**

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