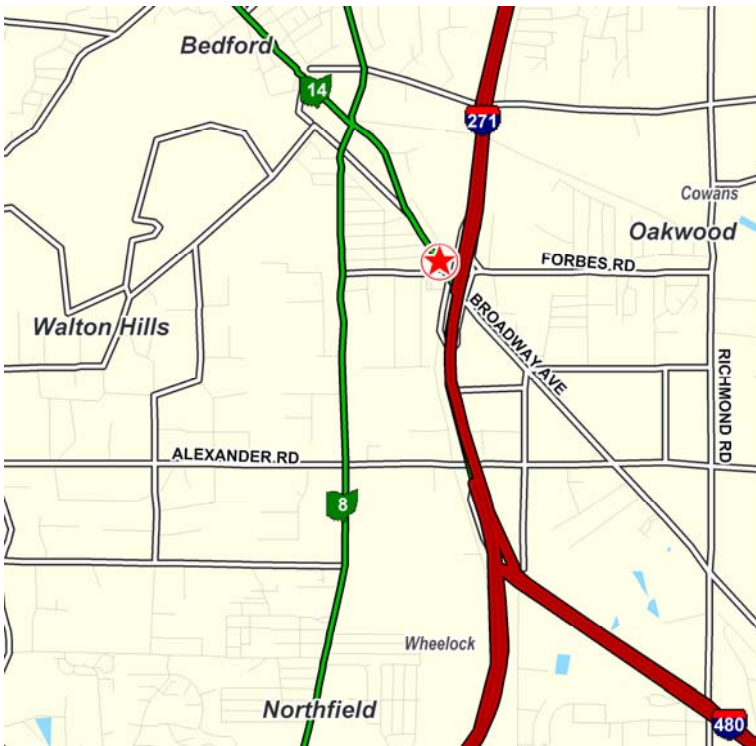


FOR SALE

1483 BROADWAY AVE., BEDFORD, OH
AT THE I-271/FORBES/BROADWAY INTERCHANGE
IDEAL LOCATION FOR RETAIL, OFFICE, AUTOMOTIVE



Property Features

- 175 ft. of frontage on Broadway
- .5 +/- Acres
- Outstanding visibility
- 119,000+ vehicle count at I-271/Forbes
- Zoned General Business
- Former BP station
- Easy on/off freeway access

NAI Daus

Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

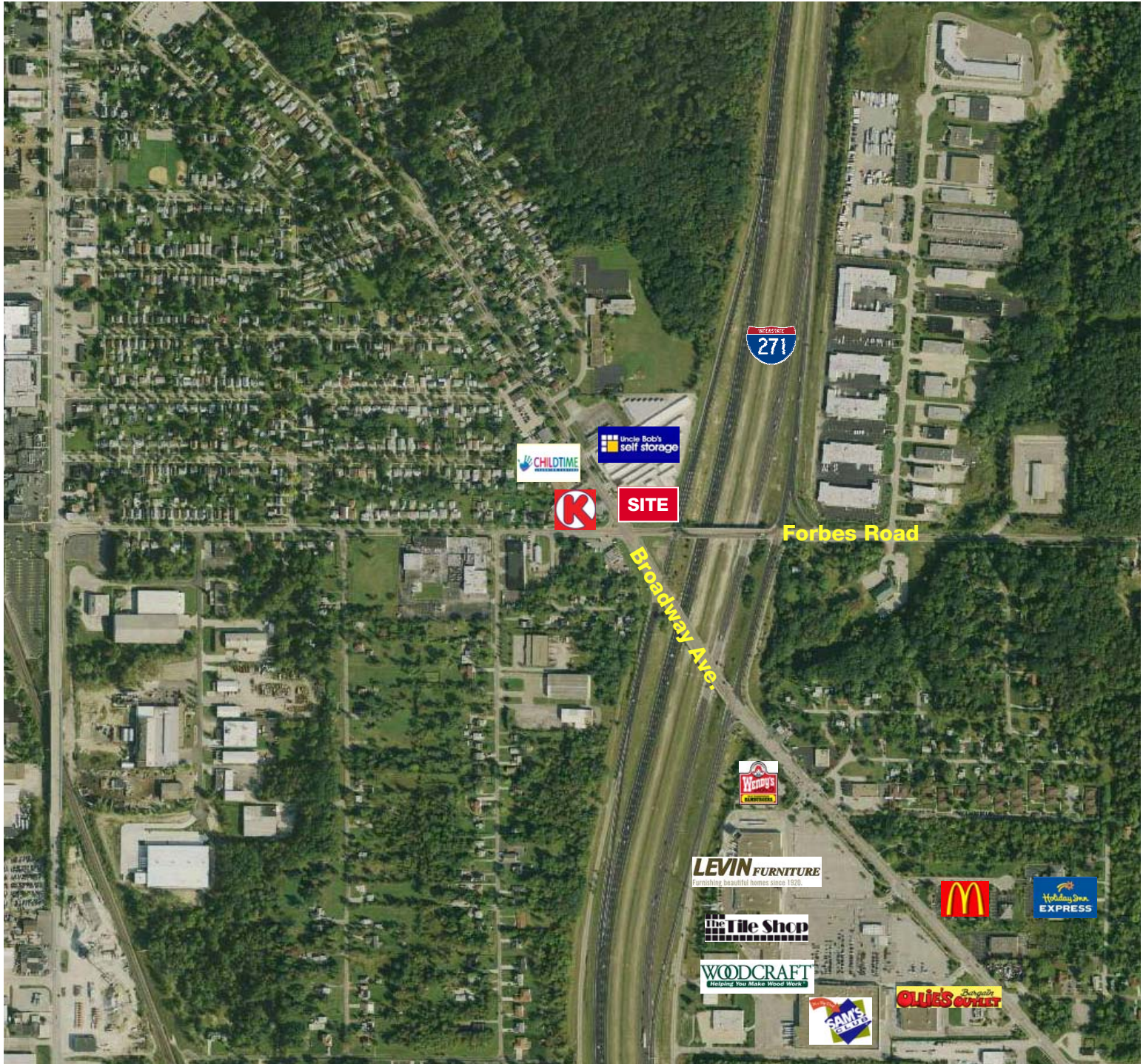
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information

Jeffrey A. Bilsky
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Summary Profile

1990 - 2000 Census, 2009 Estimates with 2014 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 41.37363/-81.51707

1483 Broadway Avenue		1 Mile	3 Miles	5 Miles
Bedford, OH				
POPULATION	2009 Estimated Population	4,336	38,843	127,248
	2014 Estimated Population	4,291	37,146	120,186
	2000 Census Population	4,760	40,316	133,254
	1990 Census Population	4,907	38,940	127,134
	Historical Annual Growth 1990 to 2009	-0.6%	-	-
	Projected Annual Growth 2009 to 2014	-0.2%	-0.9%	-1.1%
	2009 Median Age	42.0	40.7	40.2
HOUSEHOLDS	2009 Estimated Households	1,836	17,066	52,370
	2014 Projected Households	2,013	17,496	52,698
	2000 Census Households	1,947	17,233	53,321
	1990 Census Households	1,888	15,958	49,234
	Historical Annual Growth 1990 to 2009	-0.1%	0.4%	0.3%
	Projected Annual Growth 2009 to 2014	1.9%	0.5%	0.1%
POPULATION BY RACE	2009 Estimated White	60.9%	65.0%	64.4%
	2009 Estimated Black or African American	36.4%	31.5%	31.8%
	2009 Estimated Asian & Pacific Islander	1.0%	1.9%	2.4%
	2009 Estimated American Indian & Native Alaskan	-	-	-
	2009 Estimated Other Races	0.4%	0.4%	0.3%
	2009 Estimated Hispanic	1.5%	1.6%	1.5%
INCOME	2009 Estimated Average Household Income	\$48,367	\$58,784	\$66,522
	2009 Estimated Median Household Income	\$48,270	\$56,702	\$63,792
	2009 Estimated Per Capita Income	\$21,482	\$26,147	\$27,694
EDUCATION (AGE 25+)	2009 Elementary	5.2%	3.0%	2.8%
	2009 Some High School	15.6%	11.8%	10.4%
	2009 High School Graduate	50.1%	51.6%	46.9%
	2009 Some College	24.4%	27.6%	27.2%
	2009 Associates Degree Only	12.1%	11.5%	10.8%
	2009 Bachelors Degree Only	15.9%	22.3%	24.3%
	2009 Graduate Degree	11.3%	11.8%	14.1%
BUSINESS	Number of Businesses	294	2,404	6,322
	Total Number of Employees	4,662	42,536	100,928
	Employee Population per Business	15.9	17.7	16.0
	Residential Population per Business	14.8	16.2	20.1



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