

# U.S. Bank Branch for Sale

680 BROADWAY AVENUE, BEDFORD, OHIO 44146



 CUSHMAN &  
WAKEFIELD

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Real Estate

Marcus & Millichap



# 680 Broadway Ave

- Property is 100% leased to U.S. Bank through 11/30/2026 with two 5-year renewal options at 2% annual increases
- Absolute NNN Lease (tenant responsible for roof & structure)
- Tenant net income is \$98,844 per year
- Lower level: 3,165 SF branch space
- First floor: 3,165 SF bank branch
- Second floor: 2,673 SF office space available for sublease
- Second floor office space can be accessed by a separate street entrance
- Possible owner/user opportunity



## Quick Stats

Building Size	6,825 RSF
Year Built (Reno)	1921 (1972)
Land Size	0.08 AC
Floors	Two (2)
Primary Use	Commercial
Parcel	#812-13-051
Asking Price	\$988,000
CAP Rate	10%



**149,467**

Population  
(2024 | 5 Mile)

**41.1**

Median Age  
(2024 | 5 Mile)

**65,434**

Households  
(2024 | 5 Mile)

**\$84,351**

Household Income  
(2024 | 5 Mile)

**7,690**

Total Businesses  
(2024 | 5 Mile)

**109,237**

Total Employees  
(2024 | 5 Mile)







W GRACE ST



E GRACE ST

WARRENSVILLE CENTER RD

BLAINE AVE

COLUMBUS RD



BROADWAY AVE

TARBELL AVE



Broadway Cycler Y



680 Broadway Ave



WASHINGTON ST



14







# Bedford, Ohio

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Bedford, Ohio, is a charming suburb located just 15 miles southeast of Downtown Cleveland in Cuyahoga County. Known for its historic downtown area, Bedford offers a blend of small-town charm and urban convenience. The city is home to the Bedford Reservation, part of the Cleveland Metroparks, which provides residents and visitors with beautiful natural landscapes, hiking trails, and waterfalls. Bedford's community is rich in history, with well-preserved buildings and landmarks that date back to the 19th century. The area is also known for its strong sense of community, with local events and festivals that bring neighbors together throughout the year. With its convenient location and welcoming atmosphere, Bedford is a great place to live, work, and explore.

## Top Attractions

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**Bedford Reservation:** Explore the beautiful Bedford Reservation, part of the Cleveland Metroparks, which offers hiking trails, picnic areas, and stunning waterfalls, including the famous Bridal Veil Falls.

**Downtown Bedford Historic District:** Stroll through the historic downtown area, where you can admire well-preserved 19th-century architecture, visit local shops, and enjoy the small-town atmosphere.

**Tinkers Creek Viaduct Park:** Visit this hidden gem within the Bedford Reservation, where you can see the remnants of the old viaduct bridge, enjoy scenic views, and experience the tranquility of the surrounding nature.

**Bedford Automile:** For car enthusiasts, the Bedford Automile is a must-visit. This stretch along Rockside Road is home to a variety of car dealerships, offering a wide selection of vehicles.

**The Hezekiah Dunham House:** Learn about Bedford's history by visiting this historic home, which is one of the oldest structures in the area. The house is now a museum that offers a glimpse into the life of early Bedford residents.





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