



SALE

Redevelopment Opportunity

15200 LORAIN AVE

Cleveland, OH 44111

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	2.47 Acres
BUILDING SIZE:	34,250 SF
YEAR BUILT/RENOVATED:	1963/2018
ZONING:	Local Retail Business District (LR-C2) & Pedestrian Retail Overlay (PRO)
APN:	02524030 02524029 02524027 02524023

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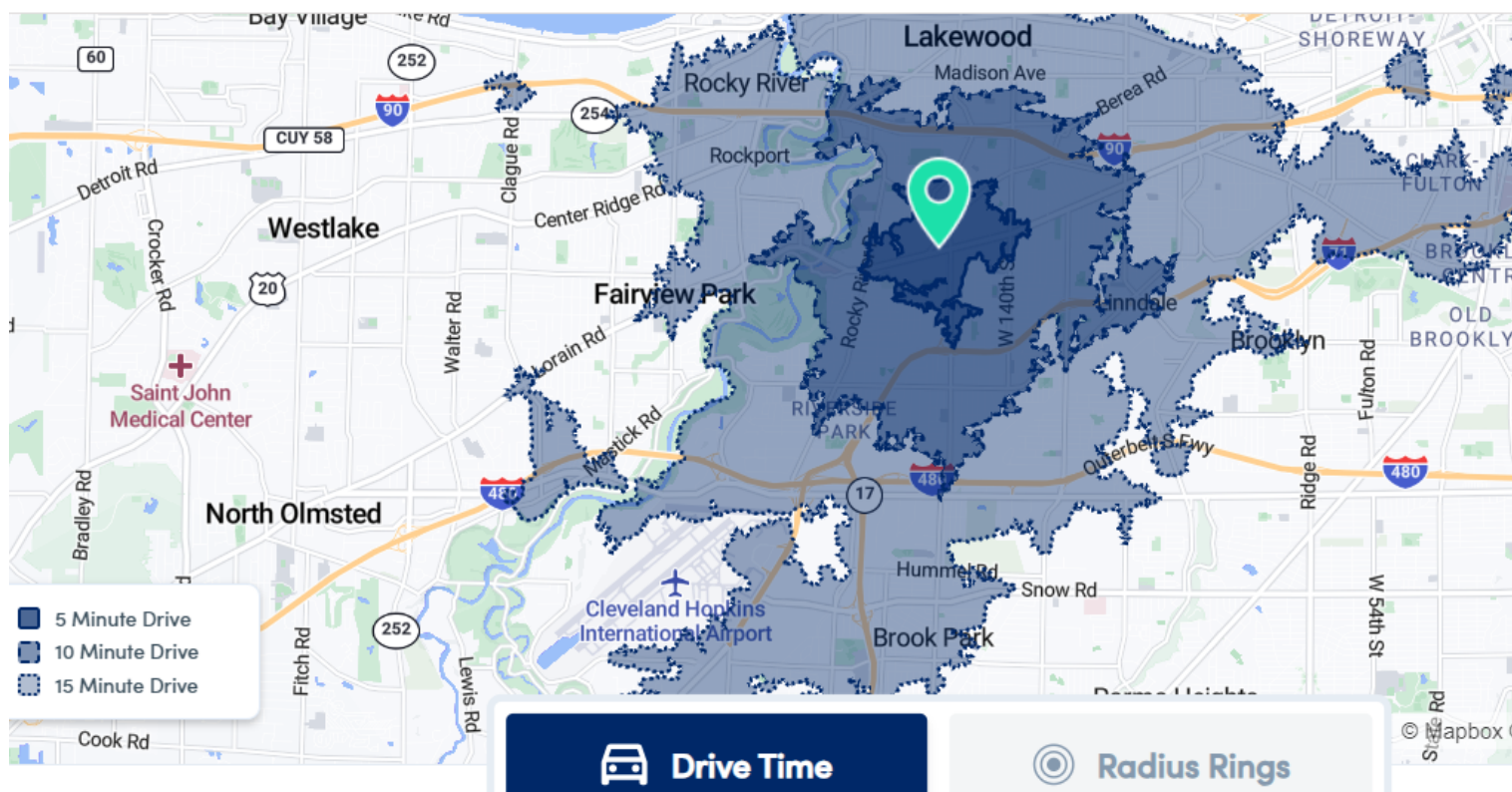
OVERVIEW

Redevelopment opportunity located on Cleveland's West Side in the Kamm's Corners District on Lorain Ave. Allowable uses include most retail (non-automotive). Also ideal for a mixed-use redevelopment.

HIGHLIGHTS

- Retail or mixed-use redevelopment
- Currently +/- 55,000 sf of paved parking
- Building has 3-phase/480 amp power, 9 drive-ins (8'-14'), 14' clear in warehouse
- 3,975 SF office/ showroom + 2,233 SF 2nd floor office (remaining SF is warehouse)
- 14,000 VPD on Lorain Rd.
- 1 mile (3 min) from I-77
- Located in Kamm's Corners District

AERIAL & DRIVE-TIME MAP



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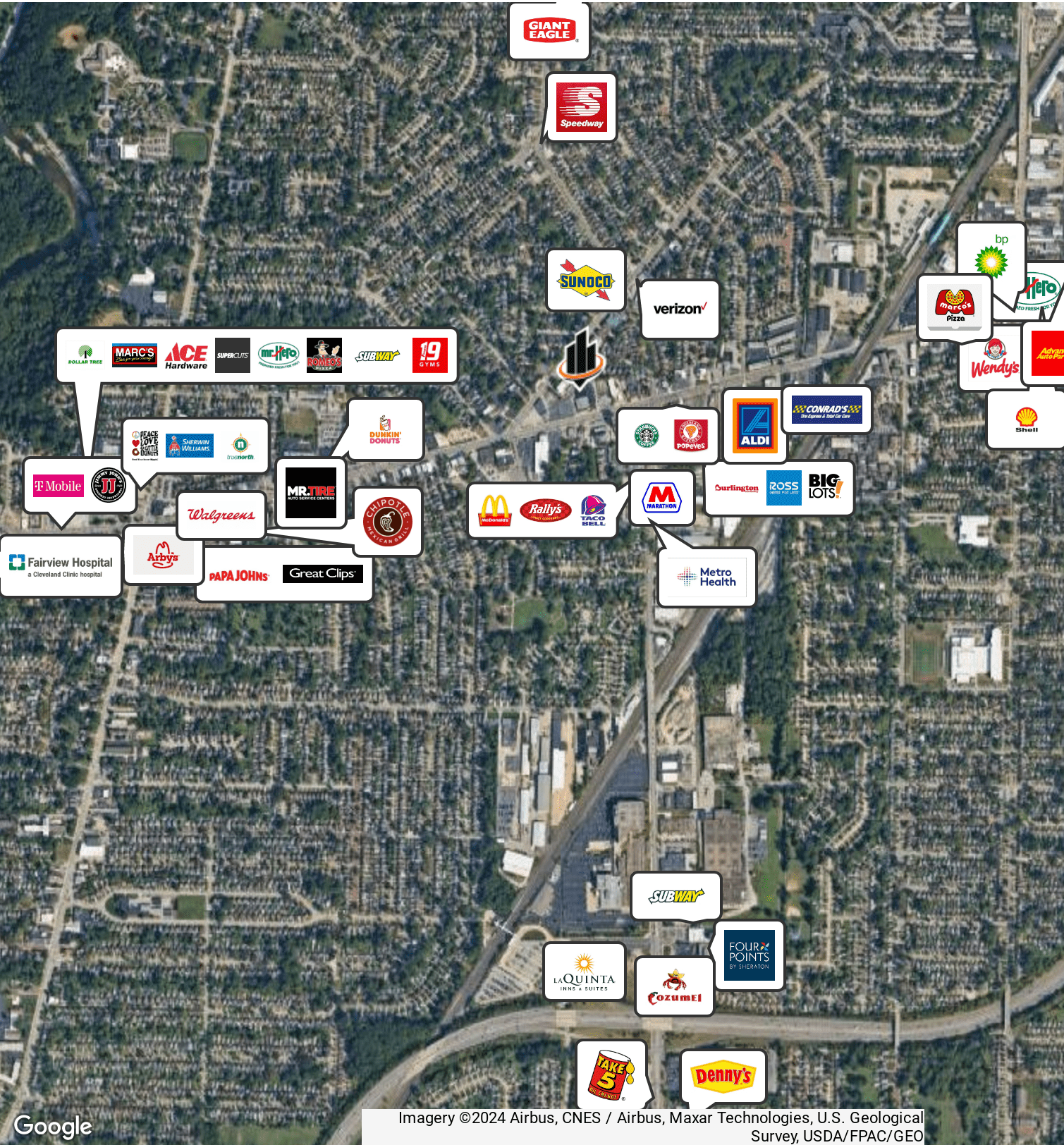
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EXPANDED RETAIL MAP



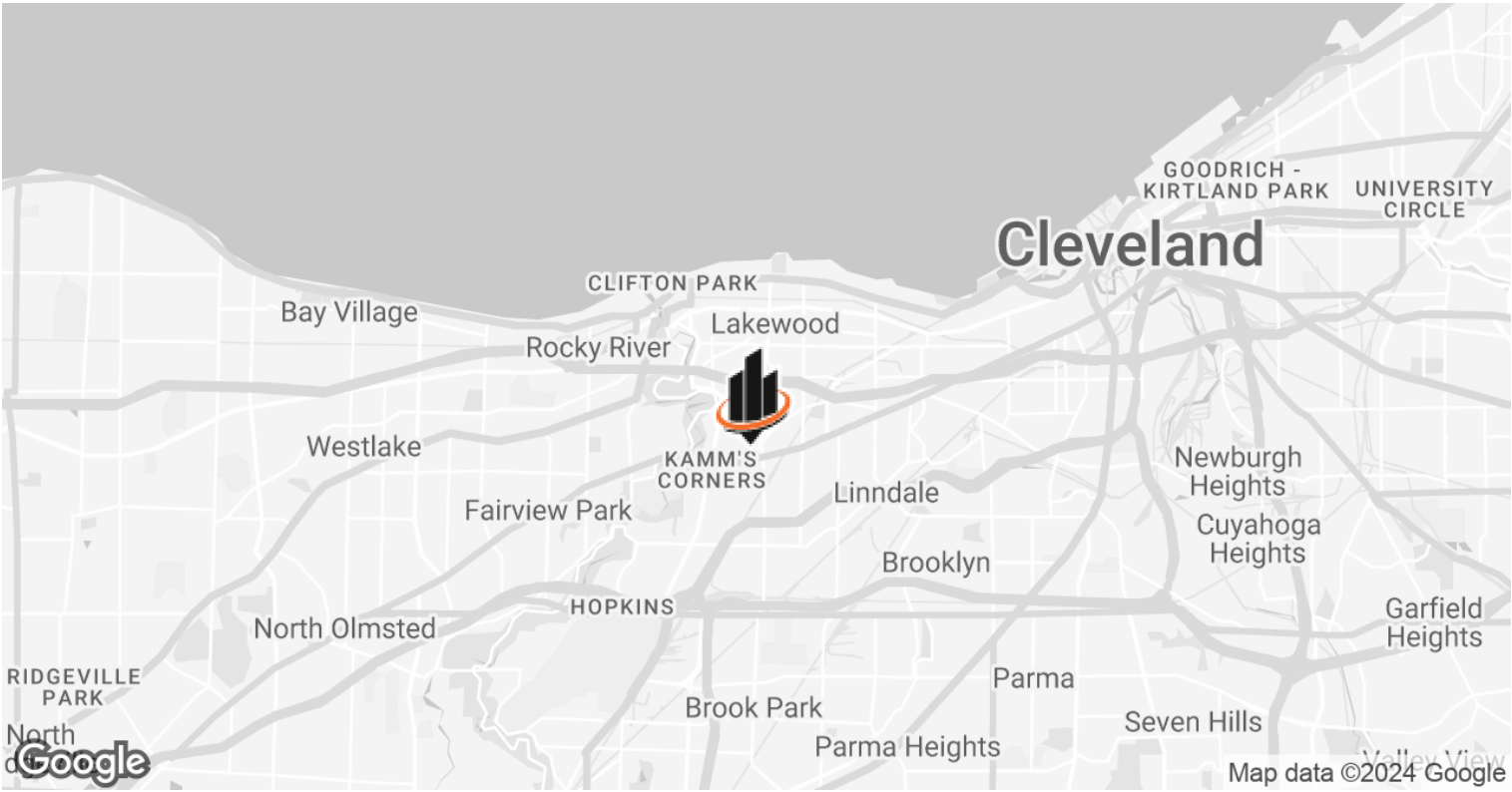
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LOCATION MAP & DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	147,115	294,573	687,105
AVERAGE AGE	38.1	38.8	40.5
AVERAGE AGE (MALE)	37.7	37.6	39.1
AVERAGE AGE (FEMALE)	38.4	40.2	42.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	73,633	145,256	333,650
# OF PERSONS PER HH	2.0	2.0	2.1
AVERAGE HH INCOME	\$62,442	\$63,607	\$67,556
AVERAGE HOUSE VALUE	\$144,163	\$139,085	\$145,980

* Demographic data derived from 2020 ACS - US Census

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