

Rare Ohio City Standalone Building with On-Site Parking

For Sale | 3308 Lorain Avenue, Cleveland, Ohio 44113



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Real Estate

OHIO CITY

3308 Lorain Avenue

- Rare Ohio City Opportunity with On-Site Parking — One of the few properties on Lorain Avenue offering a dedicated parking lot with 18 surface spaces (and 2 garage spaces), a significant competitive advantage in this dense urban corridor
- Flexible Retail or Office Use — 4,749 SF single-story brick building currently built out as office with a full kitchen; easily convertible to retail, restaurant, or service use under LR - Local Retail zoning
- Prime Lorain Avenue Frontage with Strong Traffic — Positioned along one of Ohio City's most active corridors with 11,183 vehicles per day, offering exceptional visibility and access with two curb cuts
- Surrounded by Ohio City's Best — Walkable to West Side Market, Planet Fitness, Lutheran Hospital, and an established mix of restaurants, fitness, and retail tenants that drive consistent foot traffic to the submarket. Great visibility along the heavily trafficked Lorain Avenue
- Offered at \$750,000 on 0.38 Acres — Competitively priced for an owner-user or investor seeking a rare freestanding building with parking in one of Cleveland's most sought-after neighborhoods
- Property is located in an opportunity zone

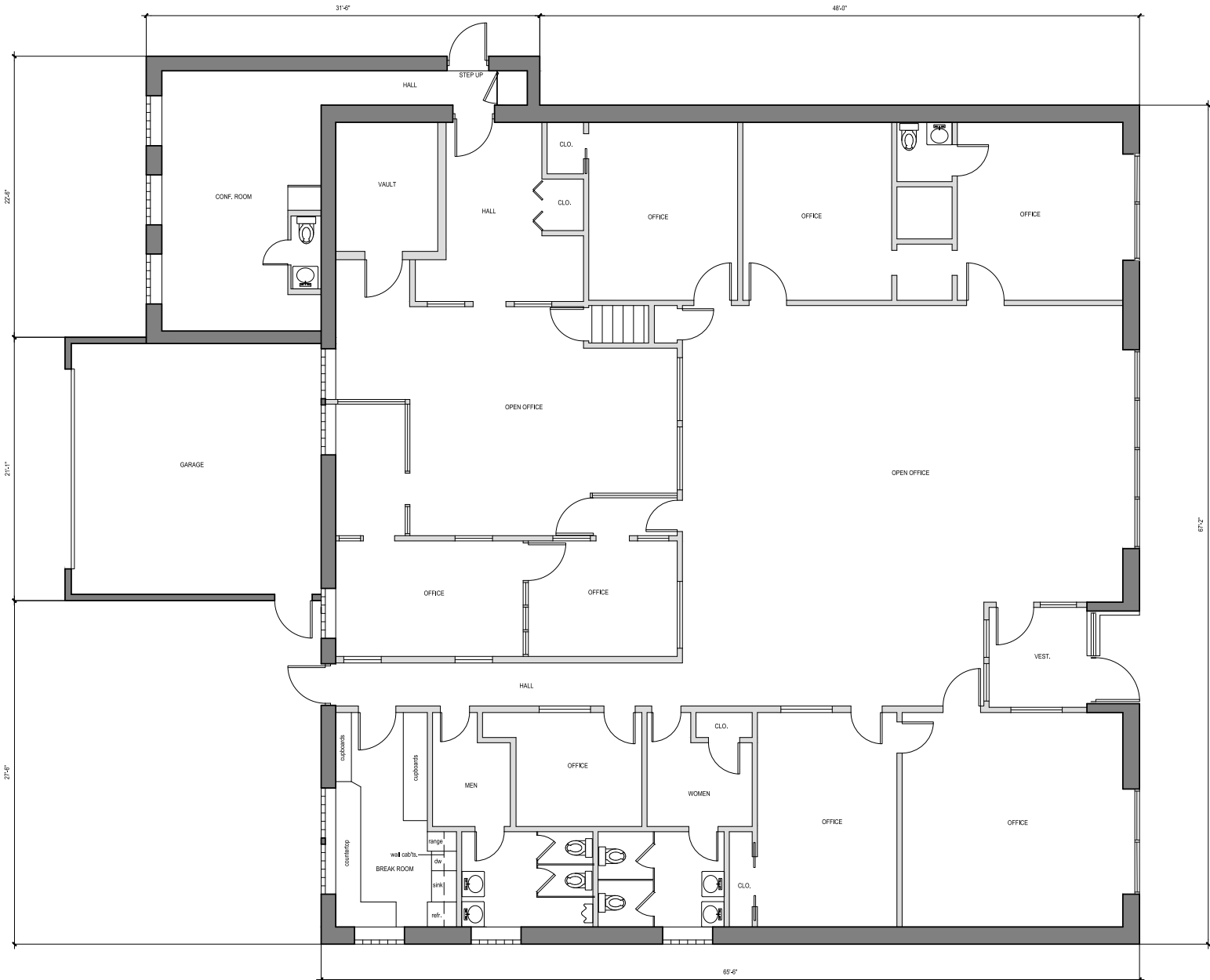
Sale Price: \$750,000



Quick Stats

Building Size	4,749 SF
Parcel	003-36-054
Year Built (Reno)	1953 (2020)
Parking	18 Spaces (and 2 Garage Spaces)
Use	Office / Retail
Construction Type	Block
Roof Type	EPDM

Floor Plan



Photos



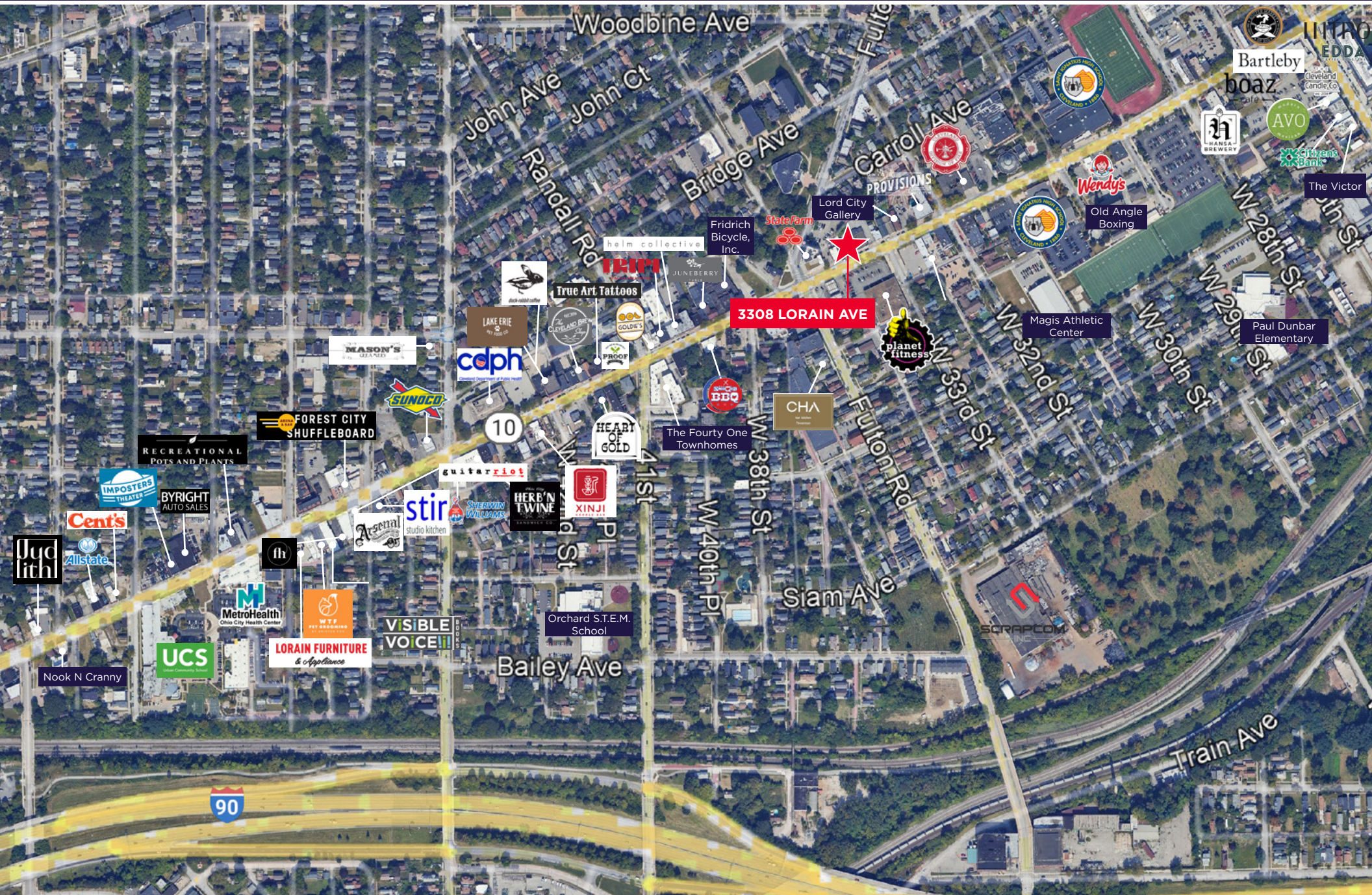
283,621
Population
(2025 | 5 Mile)

35.5
Median Age
(2025 | 5 Mile)

131,687
Households
(2025 | 5 Mile)

\$74,849
Household Income
(2025 | 5 Mile)

13,346
Total Businesses
(2025 | 5 Mile)





Ohio City

Ohio City is situated just west of downtown Cleveland and has a rich history dating back to the early 19th century. The neighborhood was once its own independent city before it was annexed by Cleveland in 1854.

Ohio City is known for its historic architecture, trendy shops, and popular dining and nightlife scenes. The West Side Market, a landmark building that has been in operation since 1912 and recently renovated in 2026, is one of the neighborhood's most iconic attractions. It is home to over 100 vendors selling fresh produce, meats, cheeses, and other specialty foods.

Ohio City is also home to several craft breweries and distilleries, making it a popular destination for beer and cocktail enthusiasts. The neighborhood has a diverse population and is known for its vibrant arts and culture scene, hosting events such as the Ohio City Street Festival and the Cleveland Flea. Overall, Ohio City is a lively and dynamic neighborhood that offers a unique blend of history, culture, and modern amenities.



Things to do

Explore the West Side Market: Wander through Cleveland's oldest public market, offering over 100 vendors with local produce, meats, and pastries

Visit Craft Breweries: Tour Great Lakes Brewing Company, Market Garden Brewery, or Saucy Brew Works to sample the area's renowned craft beer scene

Visit the Transformer Station: Explore this modern art venue, a repurposed power station featuring experimental exhibits and performances

**3308 LORAIN AVENUE
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