

# 0.70 Acre Outlot Opportunity

27048 Lorain Road, North Olmsted, Ohio 44070

(Located on Lorain Rd near the intersection of Dover Center Road)





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27048 Lorain Road | North Olmsted, Ohio 44070

Retail



**165,646**

**TOTAL POPULATION**



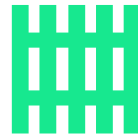
**34,726**

**TRAFFIC COUNT**



**\$99,511**

**AVG. HH INCOME**



**170,337**

**DAYTIME POPULATION**

## Contact Us

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## Property Details

- + Premier out-lot opportunity on Lorain Road and Dover Center Road in North Olmsted location, with a traffic signal at the main entrance
- + 4,000 SF For Lease Build-to-Suit or Approximately .70 Acres For Sale or Ground Lease
- + Traffic Counts: 34,726 VPD at the corner of Dover Center Road & Lorain Road
- + Located on Lorain Road next to the new Starbucks and Swensons, this site has full access to both Lorain and Dover Center.
- + Excellent direct street front visibility along densely populated, high sales volume and high traffic corridor
- + Super Regional Trade Area - Nearby Great Northern Mall is anchored by Dillard's, Macy's, Dick's Sporting Goods, Home Depot
- + Approx. 165' of frontage along Lorain Rd
- + Dense population of 165,646 people in a 5 mile radius and a daytime population of 170,337 people in a 5 mile radius
- + High Incomes - Average household income of \$99,511 in a 5 mile radius

**CBRE**









DUNKIN'

Lorain Rd - 21,595 VPD

BRU-STER'S  
real ice cream



JESRI STONE LTD.

Swensons

NORTH OLMSSTED  
CITY HALL

planet fitness  
McDonald's  
giant eagle

getGo

STARBUCKS  
COFFEE

SOT CLEAN  
CAR WASH

Geppetto's

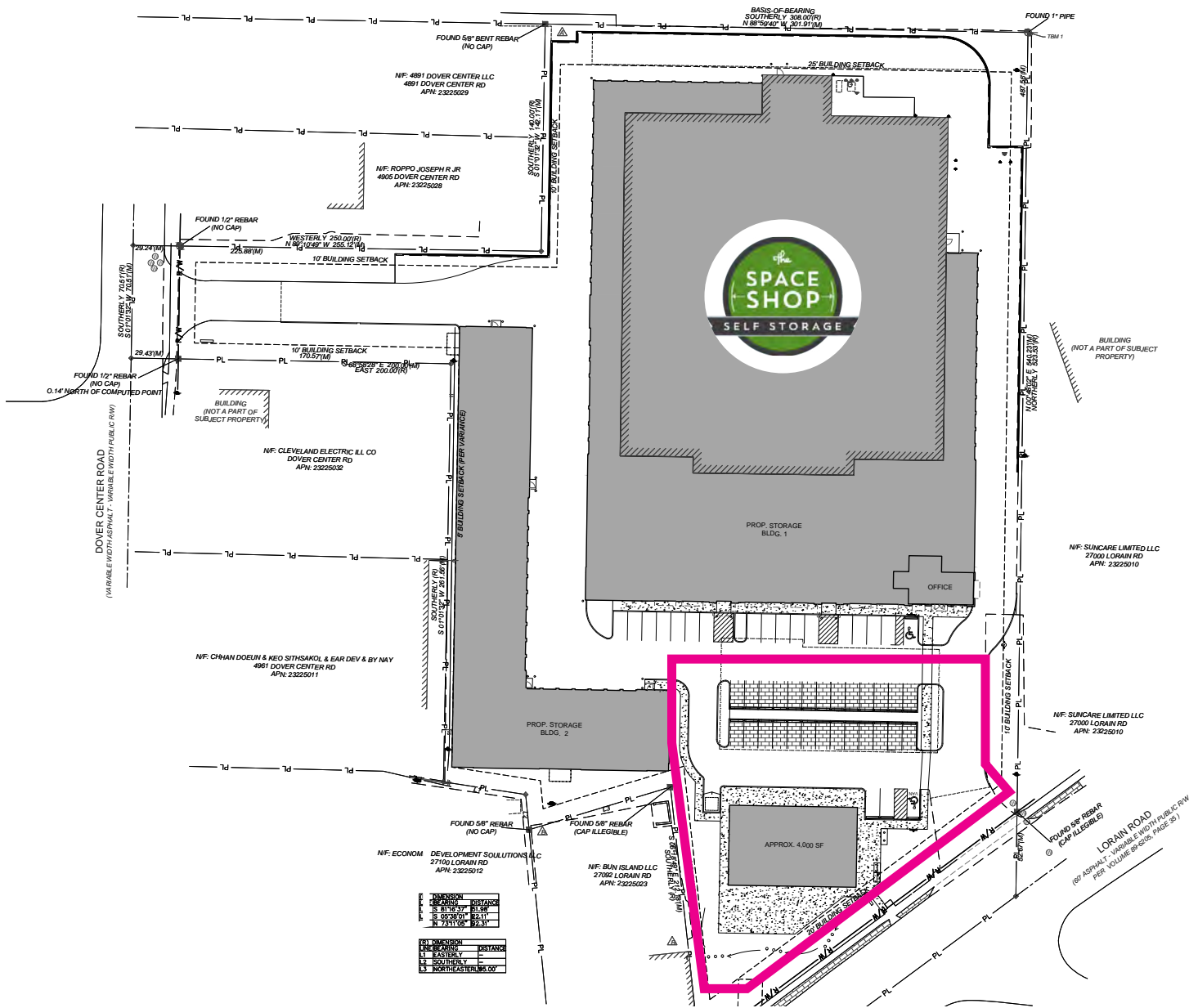
Phnom Penh

OUTLOT PAD LOCATION  
4,000 SF For Sale  
or Ground Lease / Build-to-Suit  
Approximately .70 Acres For Sale



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## Retail

### North Olmsted RETAIL TRADE AREA

#### TRADE AREA INFO

Brookpark Rd & Great Northern Blvd  
(3 Miles)

- Population: 64,244
- Daytime Population: 65,249
- Total Households: 27,517
- Median HH Income: \$69,914
- Total Businesses: 2,093
- Total Employees: 33,534

#### MAJOR OFFICE BUILDINGS

797,447 Total SF  
(Source, CoStar)

1. Great Northern Corp. Center I, II, III - 459,338 SF
2. Moen - 141,221 SF
3. Millennium Place East - 70,200 SF
4. Millennium Place West - 70,200 SF
5. The Community Bldg. - 56,488 SF

#### HOTELS

10 Hotels/1,079 Rooms  
(Source, CoStar)

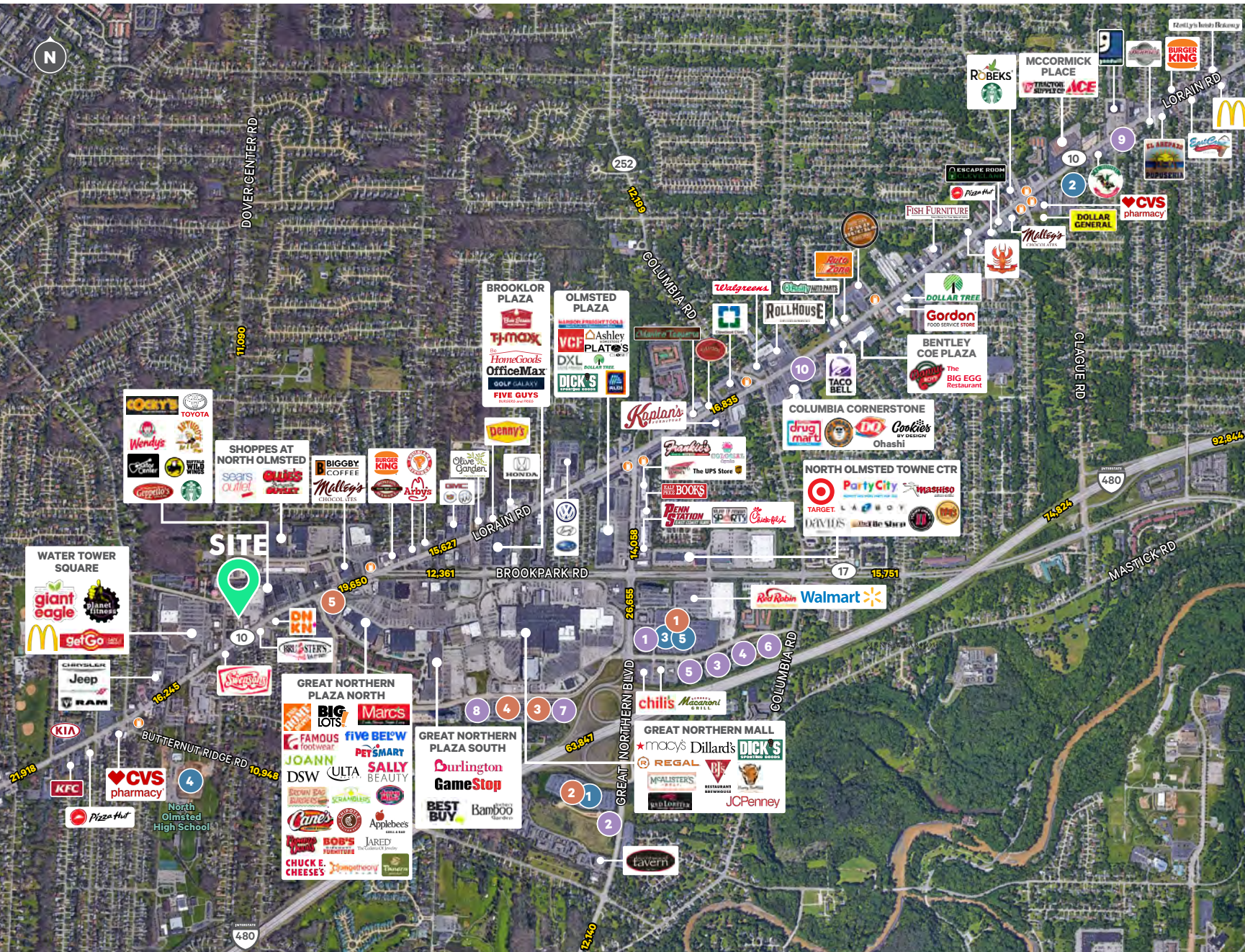
1. Radisson - 140
2. Aloft - 137
3. Extended Stay - 127
4. Sonesta Suites - 125
5. Courtyard - 121
6. Hampton Inn - 118
7. La Quinta - 103
8. Extended Stay - 92
9. Motel 6 - 59
10. Economy Inn - 57

#### MAJOR EMPLOYERS

1. Moen - 550
2. Manor Care Health - 200
3. FM Global - 200
4. North Olmsted High School - 130
5. Professional Travel - 100

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Updated: September 28, 2023





Demographics	1 Mile	3 Miles	5 Miles
2022 Population - Current Year Estimate	7,979	62,361	166,533
2027 Population - Five Year Projection	7,820	61,479	164,374
2022 Daytime Population	10,935	59,278	166,441
2022 Households - Current Year Estimate	3,354	26,314	70,976
2022 Average Household Income	\$94,875	\$113,767	\$115,237
2027 Average Household Income Projection	\$110,002	\$131,308	\$132,160
2022 Median Household Income	\$73,851	\$80,546	\$82,048
2022 Per Capita Income	\$38,632	\$48,578	\$49,318
2022 Population 25 and Over	5,989	47,336	122,599

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