

**11,208 SF RETAIL  
BUILDING AVAILABLE**



**FORMER RITE AID BUILDING**  
2709 Broadway Ave, Lorain, OH 44055

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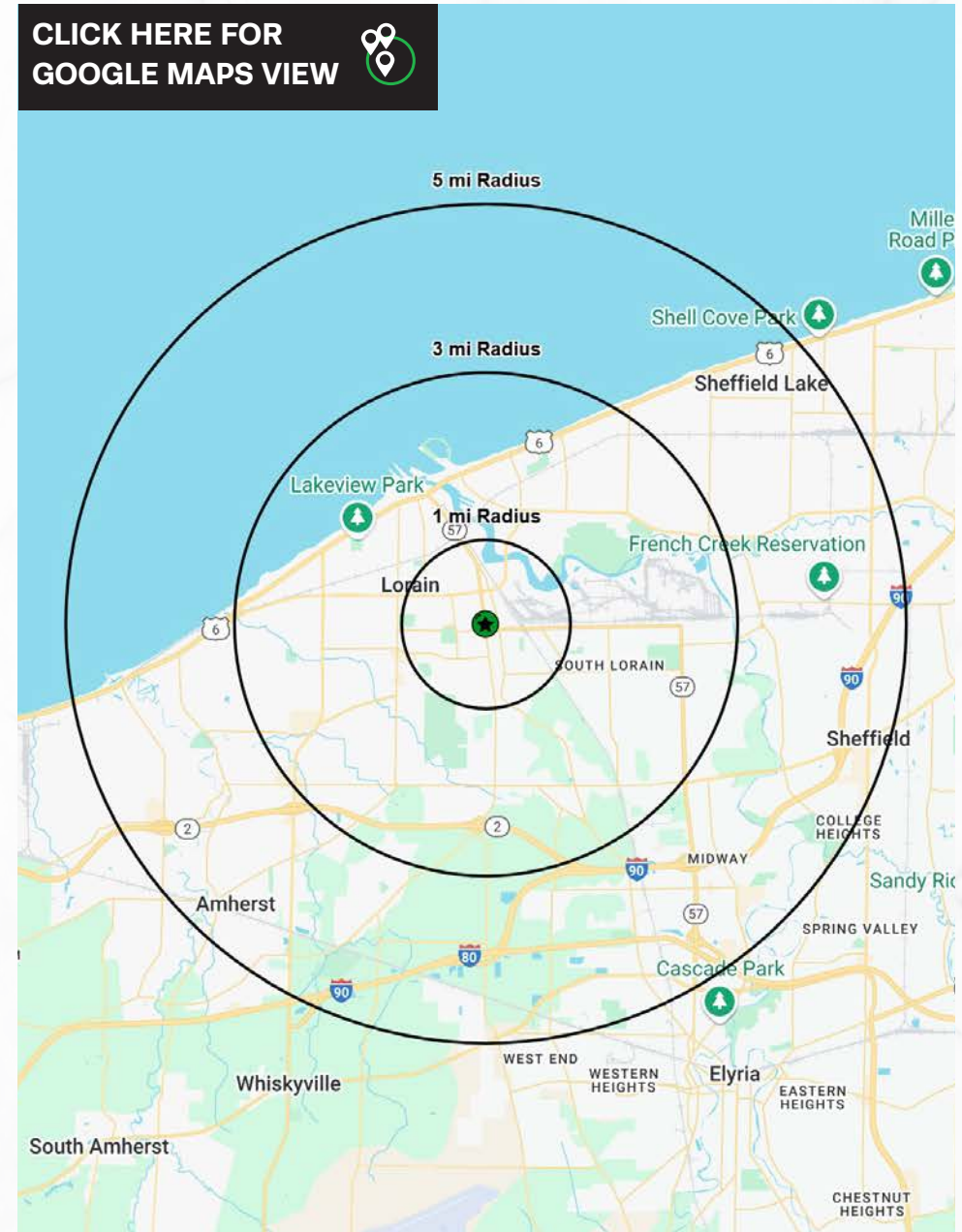
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Freestanding 11,208 SF former Rite Aid Available
- Zoning: General Commercial (B-2)
- New Roof in 2023 and 3 Brand New HVAC units!
- Building has an attached drive thru on the North end of the property
- Combined traffic counts of 20,904 vpd at the intersections of Broadway Ave and E 28th
- Join Walgreens, Dairy Mart, AutoZone, Rent-A-Center, Advanced Auto, Little Caesars Pizza, & many more!

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	11,816	63,130	104,234
HOUSEHOLDS	4,451	26,423	44,276
AVERAGE HH INCOME	\$53,114	\$60,286	\$76,143
MEDIAN HH INCOME	\$42,421	\$49,173	\$59,768
DAYTIME POPULATION	6,291	40,516	70,353

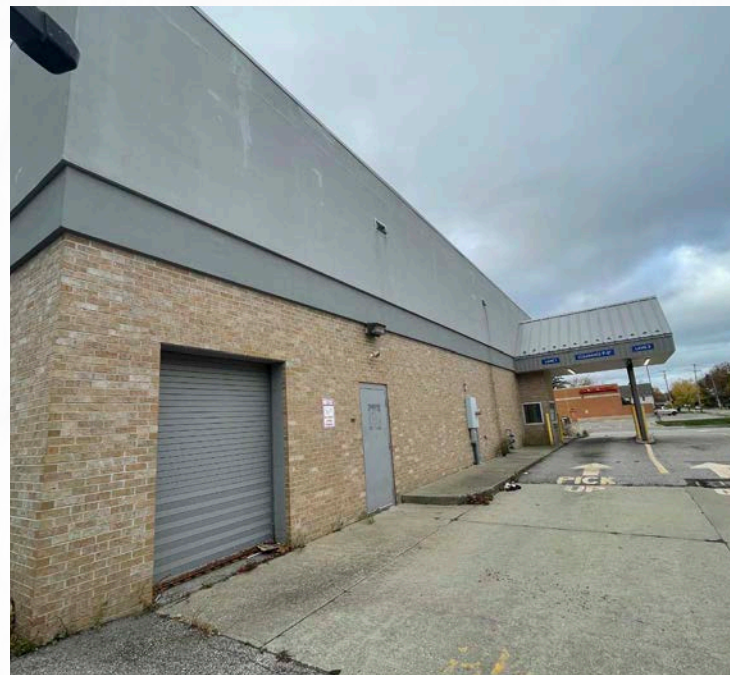
CLICK HERE FOR  
GOOGLE MAPS VIEW



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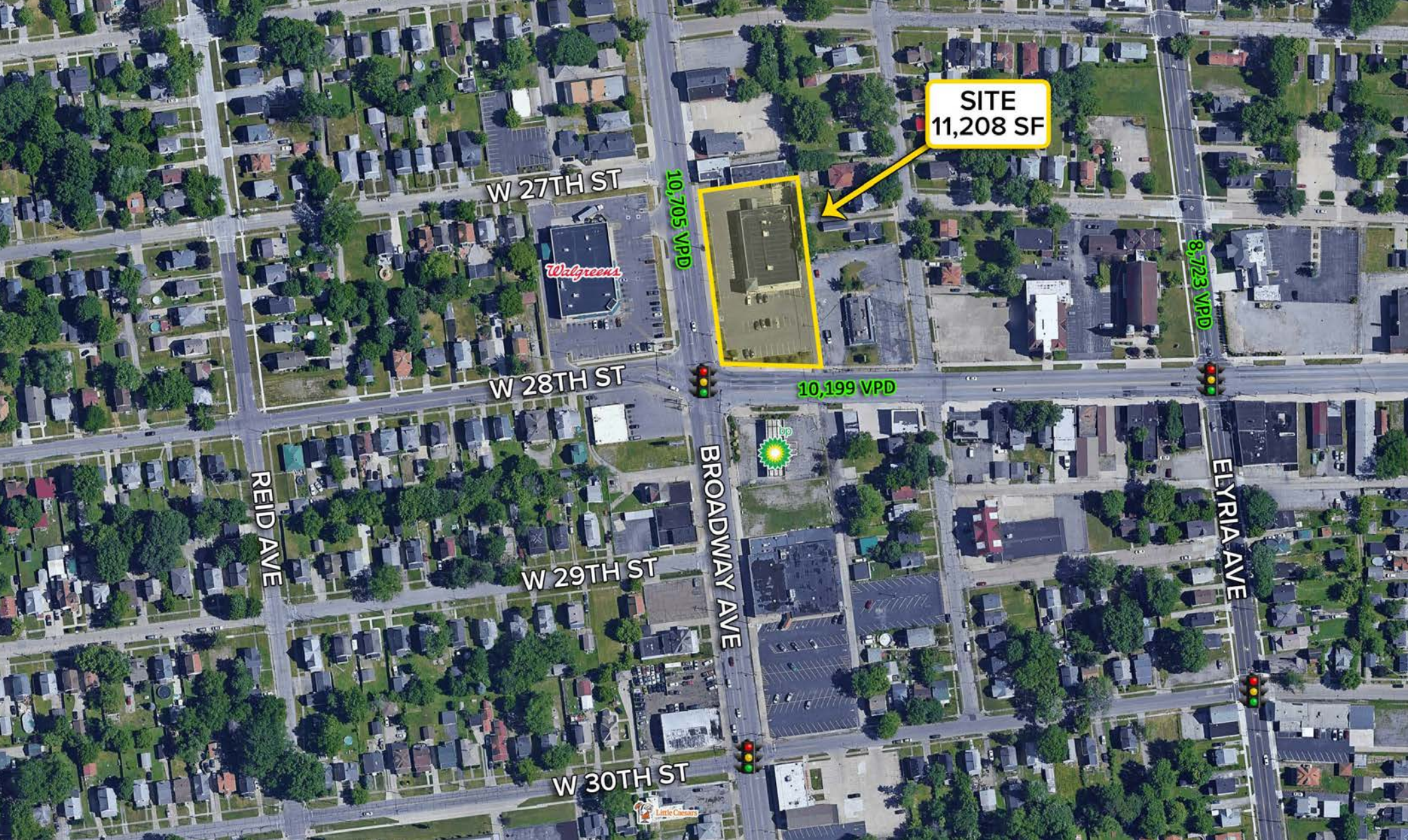
PICTURES



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MICRO AERIAL



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MACRO AERIAL

