



Sale Price
\$1,250,000

Rare Building at
the Heart of Ohio City

Long term lease in place

Cap rate 7%

Investment Sale

3404 Lorain Avenue,
Cleveland Ohio

HIGHLIGHTS



4,032 SF Building
Plus Full Size
2,000 SF Basement



Completed Renovations
in 2022



600 SF Parking Garage
Two Spaces Included



374 Acre
Land Parcel

NEWMARK



Claire Coyne McCoy

Director

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Terry Coyne

Vice Chairman

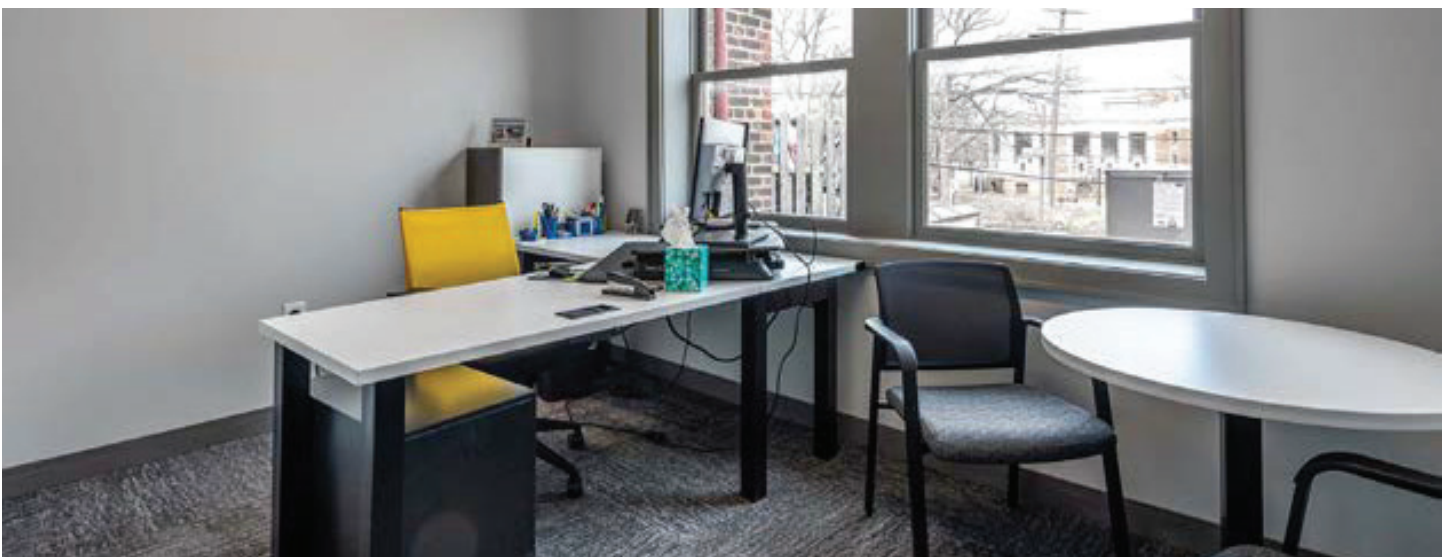
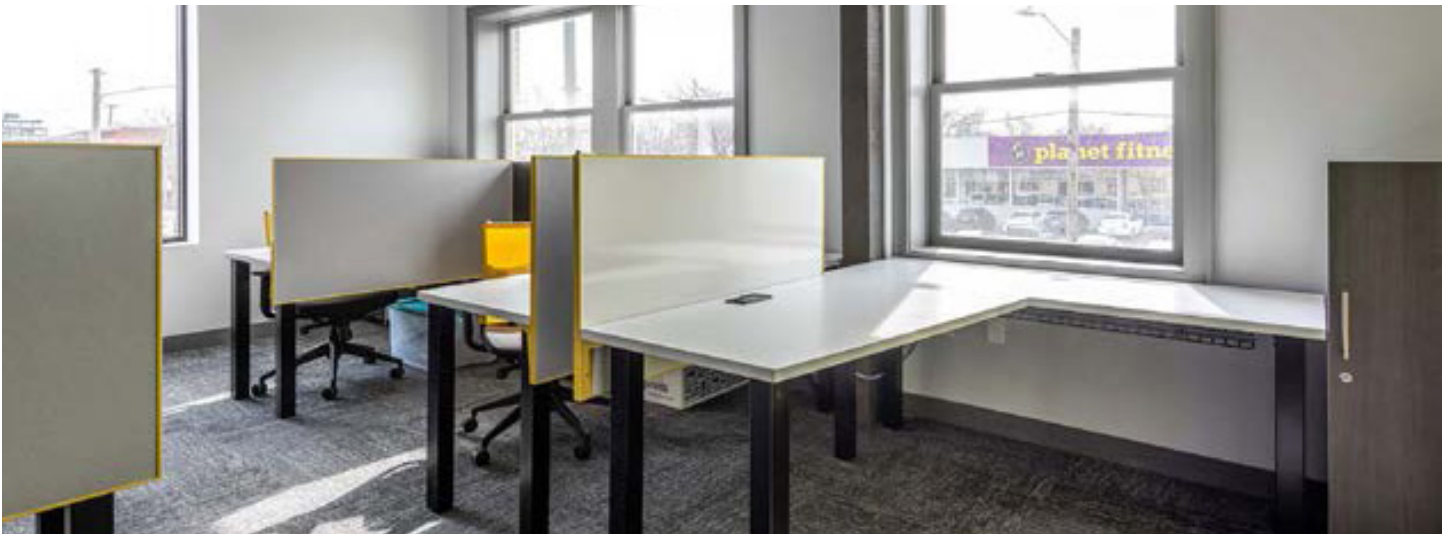
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Parcel Plans



Interior Photos



Exterior Photos



Employment Overview (15-Mile Radius)

KEY FACTS



652, 487 Population

42.3 Median Age

544,697 Households

\$44,039 Median Disposable Income

EMPLOYMENT



70% White Collar Jobs

19% Blue Collar Jobs

11% Services

7.4% Unemployment Rate

EDUCATION



24% High School Diploma

29% Some College

34% Bachelors/ Graduate/
Professional Degree

COMMUTERS



16% Spend 7+ hours commuting
to and from work per week

INCOME



\$53,065 Median Household Income

\$32,711 Per Capita Income

BUSINESS



43,534 Total Businesses

875,768 Total Employees

Location Highlights



Walkable

To All West 25th Street
Amenities, Plus Close
Highway Access via I-90



Incredible Location

Along the quickly
Developing Lorain
Avenue in Ohio City



Neighboring Tenants Include

Planet Fitness, Ohio City
BBQ, St. Ignatius High School,
Metrohealth, Frinchs Bicycle,
Ohio City Pizzeria and Duck
Rabbit Coffee



Location Map

Conveniently located less than 5 minutes from I-90 and the West Side Market, and only 8 minutes from Downtown Cleveland.

