

Prime Amherst Owner-User Office Building

For Sale | 1230 Park Avenue, Amherst, Ohio 44001



1230 Park Avenue

- Prime Amherst location, strategically located minutes from Route 2 and the Ohio Turnpike
- Excellent visibility and accessibility
- Convenient access to major highways and regional transportation routes
- Flexible layout suitable for a variety of commercial uses
- Ample parking and site circulation
- Strong surrounding demographics and established business community
- Opportunity for owner-users, investors, or redevelopment

Executive Summary

Strategically located in the heart of Amherst, 1230 Park Avenue presents an exceptional opportunity for investors, owner-users, or developers seeking a well-positioned commercial property in one of Lorain County’s most desirable communities.

The property offers excellent visibility, convenient access to major transportation corridors, and proximity to a strong mix of residential neighborhoods, retail amenities, and local employers. Its versatile layout and functional design provide flexibility for a variety of commercial uses, making it an attractive option for businesses looking to establish or expand their presence in the market.

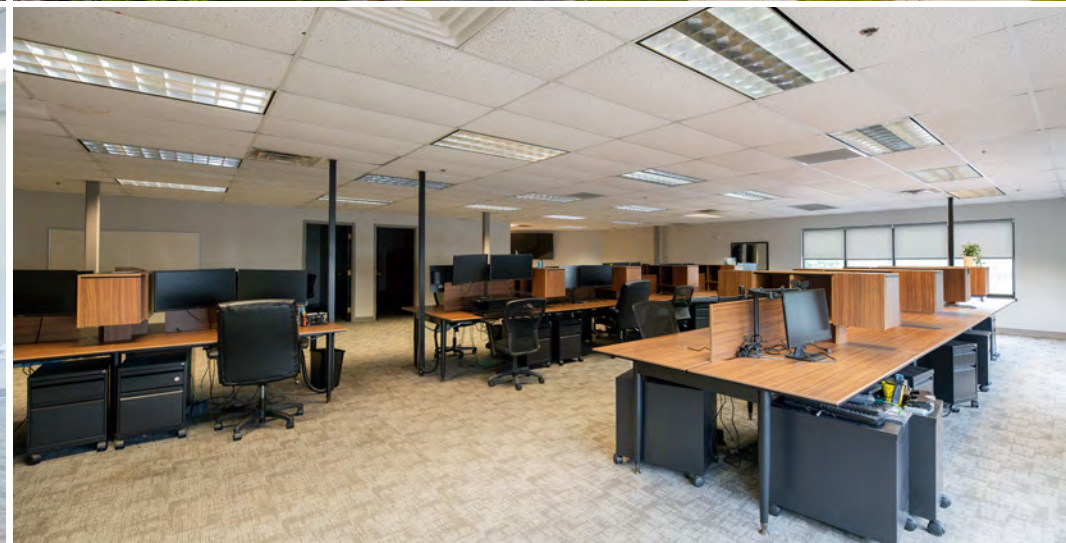
Amherst continues to experience steady growth and investment, benefiting from its strong demographics, business-friendly environment, and convenient location between Cleveland and Toledo. The property’s accessibility, ample parking, and strategic location create a compelling opportunity for both occupancy and long-term value appreciation.

Sale Price: \$2,700,000

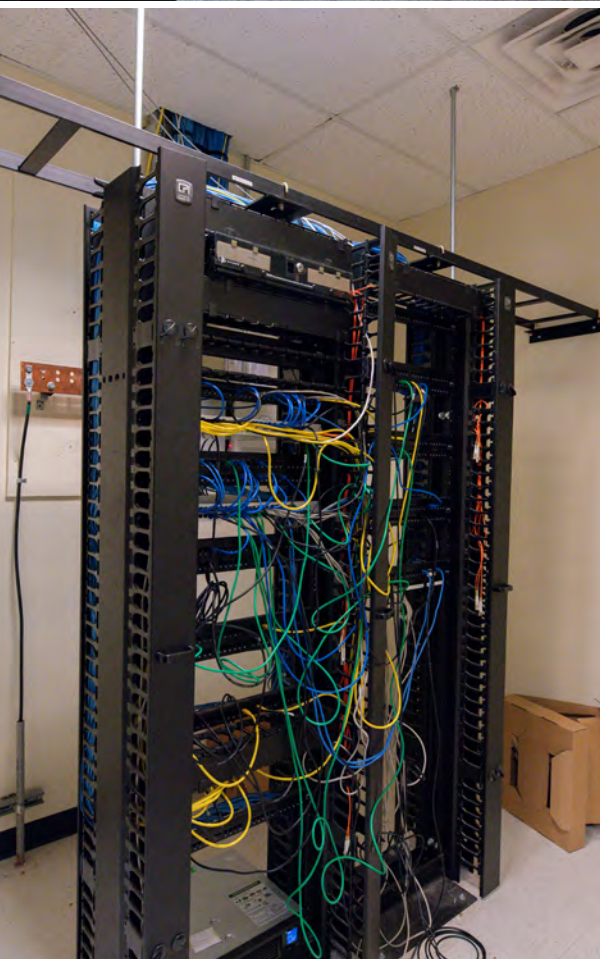


Quick Stats

Building SF	46,777 SF
Land Size	3.77 Acres
Floors	Two (2)
Year Built	1998
Building Class	B
Power	208 / 480V / 3P supported by dual 1,200-amp service disconnects
Generator	415 kW standby generator and a 130 kVA UPS system
Parking	300 Spaces







Amherst, Ohio

Amherst is a solid, established residential community out in western Lorain County. About 12,974 people call it home as of 2025, up roughly 2% since 2020. Household income runs comparatively strong here: median of \$90,725, per capita of \$44,275. Homeownership sits at 88.2%. On the education side, 96.2% of adults 25+ finished high school and 31.4% have a bachelor's degree. Put it together and you get a stable, well-off customer base for neighborhood retail, healthcare, professional services, and the kind of everyday commercial uses that depend on steady rooftops.

The job base spreads across manufacturing, education, healthcare, government, and retail. Per the city's 2024 Annual Comprehensive Financial Report, the top employers include Nordson Corporation, Amherst Exempted Village Schools, Tyson Foods, the City of Amherst, University Hospitals, Bon Secours Mercy Health, Amherst Manor, KTM North America, Giant Eagle, and Cleveland Clinic. Nordson alone brings real advanced-manufacturing and corporate weight to town, and Tyson and KTM add more industrial muscle on top of that. With hospital systems, schools, and public-sector employers layered in, demand for medical, office, retail, and service space stays consistent.

Tourism runs on the historic downtown, the sandstone legacy, and the parks. Amherst grew up around the quarries that shipped stone to buildings across Ohio and Canada, earning it the nickname "Sandstone Center of the World," and downtown still holds onto that history along with its local shops. Worth a visit: the 108-acre Beaver Creek Reservation with its paved trail and visitor center, Hollstein Reservation, the Amherst HealthPlex, Maude Neiding Park, and the old Nordson Depot. Add in downtown's restaurants and seasonal festivals, plus easy driving distance to Lake Erie, Cleveland, the Lake Erie Islands, and Cedar Point, and there's plenty pulling visitors through.





88,974

Population
(5 Miles | 2026)

40.3

Median Age
(5 Miles | 2026)

37,983

Households
(5 Miles | 2026)

\$85,447

Average Income
(5 Miles | 2026)

2,269

Businesses
(5 Miles | 2026)

28,508

Employees
(5 Miles | 2026)

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