

LORAIN SURGERY CENTER

4804 LEAVITT ROAD, LORAIN, OHIO 44053

FOR SALE | FOR LEASE



**15,000 SF TURNKEY SURGERY
CENTER OR 7.52 AC SIGNALIZED
RETAIL REDEVELOPMENT**

Kevin Moss
First Vice President
216 363 6453
kevin.moss@cbre.com

Daniel Mayer
Vice President
216 363 6437
daniel.mayer@cbre.com

CBRE

THE OPPORTUNITY

- Rare owner/user or investment opportunity consisting of 15,000 SF surgery center available for sale or lease
- Turnkey facility boasts AAAHC accreditation and Medicare Deem certification perfect for a variety of surgical specialties or operators
- Zoned B-2 General Business, permitted uses include restaurant, hotels, financial institutions, medical clinics, child care and more
- Potential signalized retail development with 650' frontage, divisible pads as small as 1 acre
- The site is at a signalized intersection in front of Walmart, Kohls, Home Depot and more
- The site benefits from its proximity to Route 2, with new to market concepts such as Meijer, Chick Fila, Panda Express, Raising Canes and more entering the market in the past year
- The surgery center is still in operation, please do not contact the tenant



Sale Price	\$3,450,000
Lease Rate	\$28.50/SF NNN
Total SF	15,000 SF
Acreage	7.52 Acres
Year Built	1997
Generator	Yes
Parking Ratio	6:1000

QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

49,536



2024
POPULATION

59,121



2024
HOUSEHOLDS

24,505



2024
POPULATION
25 & OVER

40,892



2024
AVG. HOUSEHOLD
INCOME

\$79,060

PROPERTY HIGHLIGHTS



PRE-OP AREA



REPRESENTATIVE OPERATING ROOM

THE LORAIN SURGERY CENTER CONSISTS OF A 10,000 SURGERY CENTER AND CONTIGUOUS 5,000 MEDICAL OFFICE

SURGERY CENTER

FEATURES

- 10,000 SF
- 4 Operating Rooms
- 1 Procedure Room
- 15 pre-op and recovery bays, used interchangeably (able to be expanded)
- Waiting / reception area

MEDICAL OFFICE

FEATURES

- 5,000 SF
- 6 Exam Rooms
- Lab
- 3 Private Offices
- Kitchenette
- Seperate waiting / reception area



Ample surface parking with covered patient pick-up and drop-off canopies.



Highly visible location providing unmatched market presence and accessibility to surrounding patient population.



Fully AAAHC accredited with Medicare Deem Certification offering a true turnkey opportunity at a time and cost-effective basis.



250 KW Back-Up Generator providing power redundancy and emergency power to the surgery center.



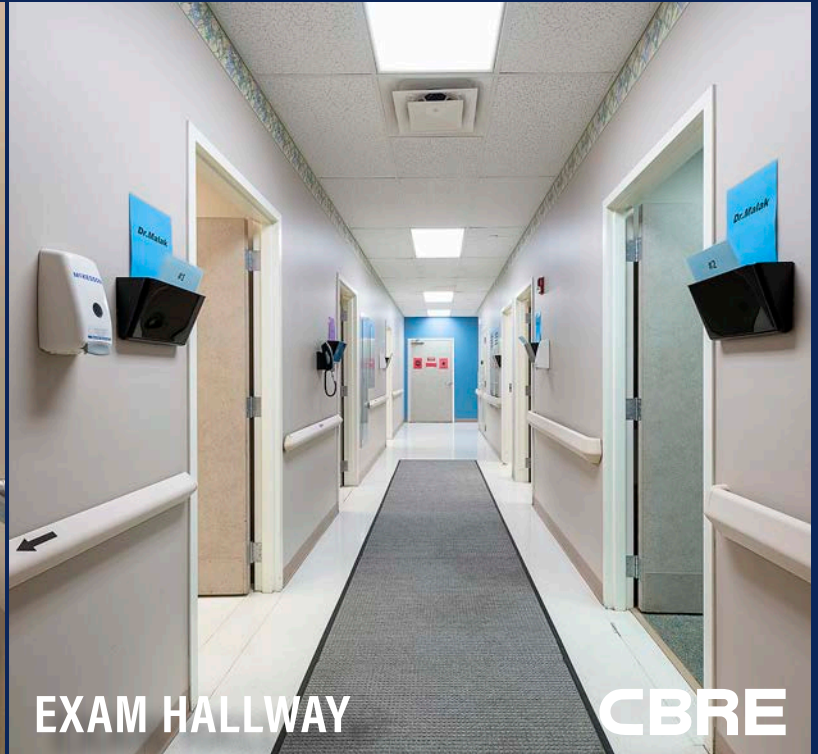
SURGERY CENTER WAITING ROOM



MAIN ENTRANCE



TYPICAL EXAM ROOM



EXAM HALLWAY

CBRE



NURSES STATION



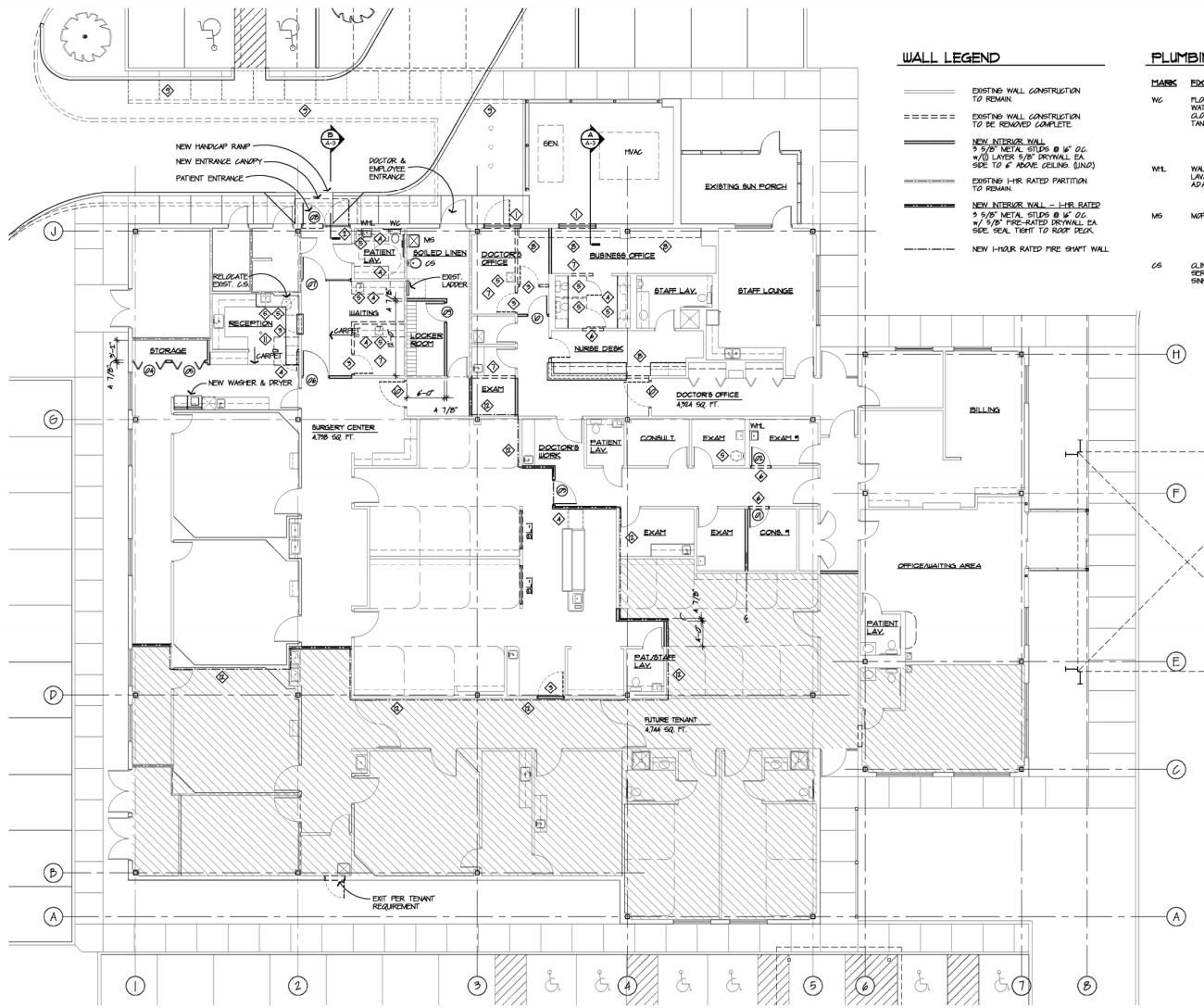
ADMINISTRATION



RECOVERY BAYS



BUILDING PLAN



FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- - - - EXISTING WALL CONSTRUCTION TO BE REMOVED COMPLETE
- NEW INTERIOR WALL
3" 5/8" METAL STUDS @ 16" O.C.
1/2" LAYER 5/8" DRYWALL EA. SIDE TO 6" ABOVE CEILING (SUSP.)
- - - - EXISTING 1-HR. RATED PARTITION TO REMAIN
- NEW INTERIOR WALL - 1-HR. RATED
3" 5/8" METAL STUDS @ 16" O.C.
1/2" LAYER 5/8" DRYWALL EA. SIDE, SEAL TIGHT TO ROOF DECK.
- - - - NEW 1-HR. RATED FIRE SHUT WALL

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	WASTE	VENT	HULL	QUIL	SPECIFICATION
WG	FLOOR MTD. WATER CLOSET TANK TYPE	4"	3"	-	1/2"	AMERICAN STANDARD #1461200 "CADET" WATER GUARD TOILET, VITREOUS CHINA, 14 GAL. FLUSH, FLOOR MTD. W/ CLOSE COUPLED TANK AND ELONGATED BOWL, WITH OPEN FRONT SEAT, 17 1/2" HIGH BOWL, AND DOLT CAPS, MEET FOR ADA REQUIREMENTS
WHL	WALL HUNG LAVATORY ADA COMP.	1"	1 1/2"	1/2"	1/2"	AMERICAN STANDARD WALL HUNG "LUCRIDE" 8000/02 COMPLETE W/ WORN SHAN-SITRIM SINGLE LEVER HANDLE FAUCET BRASS & GGG STRIPPER, JEWEL WALL CARRIER AND P-TRAP.
MS	MOP SINK	3"	1 1/2"	3/8"	3/8"	18" X 18" FIBERGLASS LAUNDRY TRAY WITH SHOWN BRUSH FAUCET WITH HOSE CONNECTION, PROVIDE VACUUM BREAKER ON FAUCET
GS	CLING SERVICE SINK	4"	3"	-	1 1/2"	EXISTING CLING SERVICE SINK TO BE RELOCATED

PLUMBING NOTES

- ALL WORK SHALL CONFORM TO THE Ohio MECHANICAL AND PLUMBING CODES, LOCAL ORDINANCES, AND INDUSTRY STANDARDS INCLUDING ASHRAE AND SMACNA.
- ALL SANITARY DRAINS SHALL USE ADS PIPES AND FITTINGS.
- DOMESTIC WATER - ALL OVERHEAD LINES SHALL BE TYPE "L" HARD COPPER, INSULATE ALL COLD WATER PIPING, PROVIDE ALL VALVES AND STOPS AS REQUIRED.
- POTABLE WATER SUPPLY SYSTEMS SHALL BE PIPED OF DELIVERABLE WATER AND DISINFECTED PRIOR TO USE.
- RUN COLD & HOT WATER SUPPLY ABOVE CEILING TO FIXTURES PER SCHEDULE.
- SANITARY PIPING OF 2 1/2" AND LESS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT (3%). SANITARY PIPING OF 3" AND GREATER SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT (3%).
- PROVIDE WATER HAMMER PROTECTION AT ALL FIXTURES.
- PLUMBING SYSTEM PIPING SHALL BE TESTED AND INSPECTED PER OTC 302.
- NEW PLUMBING FIXTURE - SANITARY & WATER CONNECTS TO EXISTING SANITARY & WATER. PLUMBING CONTRACTOR TO VERIFY EXISTING CONDITIONS.

DEMOLITION NOTES:

- REMOVE INDICATED CONSTRUCTION RELATED ELECTRICAL AND MECHANICAL WORK AND OTHER NOTED SYSTEMS COMPLETE. REMOVE ALL CEILING SYSTEMS AND FLOOR FINISHES TO REVEAL NEW FINISHES.
- REMOVABLE MATERIALS TO BE RE-USED OR RELOCATED AS NOTED. EXISTING ELECTRICAL, PIPING, CONDUIT & WIRING MAY BE INCORPORATED INTO THE WORK WHERE FEASIBLE.
- COORDINATE WITH OWNER FOR DEMO ITEMS WASH THE OWNER MAY WISH TO SALVAGE (IE SINKS, CABINETS).
- DISPOSE OF ALL CONVICTION MATERIALS AND DEBRIS. COORDINATE REMOVAL AND JUMPSTART LOCATION WITH OWNER.
- PRIOR TO COMMENCEMENT OF DEMOLITION WORK CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND LOCATIONS OF ITEMS TO BE DEMOLISHED AND UTILITIES TO BE REMOVED OR RELOCATED.
- REMOVE ALL ACCESSIBLE ABANDONED UTILITIES. ABANDONED UTILITIES IN FLOOR SLAB ARE TO BE CAPED BELOW FLOOR SLAB LEVEL.
- GENERAL CONTRACTOR SHALL PROVIDE DUST PARTITIONS IN TYPE AND NUMBER AS REQUIRED BY THE HOSPITAL.

DEMOLITION NOTES:

- ◇ REMOVE EXISTING DOOR/EXTERIOR WALL CONSTRUCTION. PREPARE FOR NEW WINDOWS. SEE DRAWING A-3 FOR DETAILS.
- ◇ REMOVE EXISTING EXTERIOR DOOR COMPLETE AND PREPARE FOR NEW DOOR & SHELITE - SEE DRAWING A-3 FOR DETAILS.
- ◇ EXISTING INTERIOR DOOR TO BE REMOVED/RELOCATED. BLOCK IN OPENING TO MATCH EXISTING WALL CONSTRUCTION AS REQUIRED.
- ◇ REMOVE EXISTING MILLWORK COMPLETE.
- ◇ REMOVE EXISTING PLUMBING FIXTURES COMPLETE.
- ◇ REMOVE EXISTING WALL FOR NEW OPENING/DOOR AND FRAME OPENING.
- ◇ EXISTING CEILING TO BE REMOVED COMPLETE.
- ◇ REMOVE EXISTING LOCKERS.
- ◇ REMOVE EXISTING METAL SCREEN WALL.
- ◇ REMOVE EXISTING/RELOCATE DOOR - FRAME TO REMAIN.
- ◇ REMOVE EXISTING FLOOR DRAIN - LEVEL EXISTING FLOOR.
- ◇ REMOVE EXIST. CEILING AT NEW SHUTT WALL - TIGHT TO EXIST. WALL.



**DAVISON
SMITH
CERTO**
ARCHITECTS, INC.

26031 B CENTER ROAD, RD.
WESTLAF, OH 44148
TELEPHONE: 440.835.3057
FACSIMILE: 440.835.4042
MAIL: BDC@ARCHITECTS.COM

DATE
DESIGN
CONSTRUCTION
ISSUE

02/10/24
10/26/24
03/26/24
03/24

PROPOSED INTERIOR RENOVATIONS FOR
LORAIN SURGERY CENTER
4804 LEAVITT ROAD
LORAIN, OH



PROJECT NO.
04-084

A-1

AERIAL VIEW



AERIAL VIEW

LEAVITT RD & COOPER
FOSTER PARK RD



FIVE GUYS
BURGERS and FRIES



DUNKIN'

Walgreens



53,197
VPD

meijer

SITE

283'
LEAVITT RD - 22,321 VPD
675'

694'

550'

JAEGER RD

N NANTUCKET DR

CBRE

AERIAL VIEW



RETAIL TRADE AREA



LORAIN-AMHERST RETAIL TRADE AREA

TRADE AREA INFO
Cooper Foster Park Road & North Leavitt Road (3 Miles)

- Population: 54,898
- Daytime Population: 46,036
- Total Households: 22,946
- Average HH Income: \$85,691
- Total Businesses: 1,384
- Total Employees: 17,459

HOTELS
2 Hotels/196 Rooms

1. Days Inn - 80
2. Motel 6 - 116

MAJOR EMPLOYERS

1. Mercy Health Lorain Hospital - 1,525
2. Nordson Corporation - 400
3. Lake Pointe Health Center - 200
4. Sprenger Health Care - 175
5. Nelson Stud Welding, Inc. - 150
6. Republic Steel - N/A

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.
Licensed Real Estate Broker
Updated: July 26, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	9,435	59,121	92,954
2029 Population - Five Year Projection	9,615	59,714	93,855
2024 Daytime Population	8,186	49,536	80,471
2024 Businesses	305	1,453	2,460
2024 Employees	3,668	17,933	30,457
2024 Households - Current Year Estimate	3,975	24,505	38,573
2024 Average Household Income	\$81,563	\$79,060	\$76,026
2029 Average Household Income Projection	\$95,698	\$93,231	\$89,943
2024 Median Household Income	\$74,360	\$57,155	\$54,091
2024 Population 25 and Over	6,678	40,892	64,304

EXCLUSIVE CONTACTS:

Kevin Moss

First Vice President

216 363 6453

kevin.moss@cbre.com

Daniel Mayer

Vice President

216 363 6437

daniel.mayer@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE