

ESQUIRE BUILDING

AVAILABLE FOR LEASE

4000 OBERLIN AVENUE LORAIN, OH 44053



DAWSON LAIR

ASSOCIATE - RETAIL LEASING & SALES

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PASSOV GROUP

COMMERCIAL BROKERAGE

THE OPPORTUNITY

4000 OBERLIN AVE
LORAIN, OH 44053

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KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Signalized hard corner location providing excellent access and visibility
- Positioned on Oberlin Avenue, a major north-south retail corridor
- Strong frontage and signage opportunities along a highly traveled road
- Established retail corridor with national and local co-tenancy nearby



PROPERTY INFORMATION

Address	4000 Oberlin Avenue Lorain, OH 44053
Acerage	0.58 AC
Primary St	Oberlin Avenue
Secondary St	Tower Blvd
Ingress/Egress	Oberlin Avenue
Primary Traffic	12,000 VPD
Secondary Traffic	10,000 VPD
PPN	02-2-015-121-017 & 02-02-015-121-019

AVAILABILITY

Available

SIZE

1,100 SF

PRICING

Ask Broker

TRADE AERIAL

4000 OBERLIN AVE
LORAIN, OH 44053



NOTABLE TRADE AREA DEVELOPMENTS

4000 OBERLIN AVE
LORAIN, OH 44053

4000 Oberlin Ave in Lorain is located along a main commercial corridor in a mixed residential and retail area. It offers convenient access to nearby cities like Elyria and Cleveland, making commuting manageable. The area stands out for strong healthcare access, with facilities such as Mercy Health - Lorain Hospital and Cleveland Clinic - Lorain Family Health & Surgery Center nearby. Everyday shopping and schools, including Lorain High School, are within a short drive. Overall, it's a practical, affordable, car-dependent location best suited for convenience rather than walkability or entertainment.

5 MILES WITHIN SITE



AVERAGE HOUSEHOLD INCOME

\$69,643



MEDIAN HOUSEHOLD INCOME

\$48,244



CONSUMER SPENDING

\$1.1B



TOTAL POPULATION

104,145

LORAIN, OHIO



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	11,018	64,356	104,145
Households	4,805	26,709	43,142
Average Household Income	\$52,574	\$58,475	\$69,643
Median Household Income	\$52,574	\$44,881	\$48,244
Consumer Spending	\$120.4M	\$664.6M	\$1.1B

CONTACT

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