

PROPOSAL

Lorain Ave

15200 LORAIN AVE

Cleveland, OH 44111

PRESENTED BY:

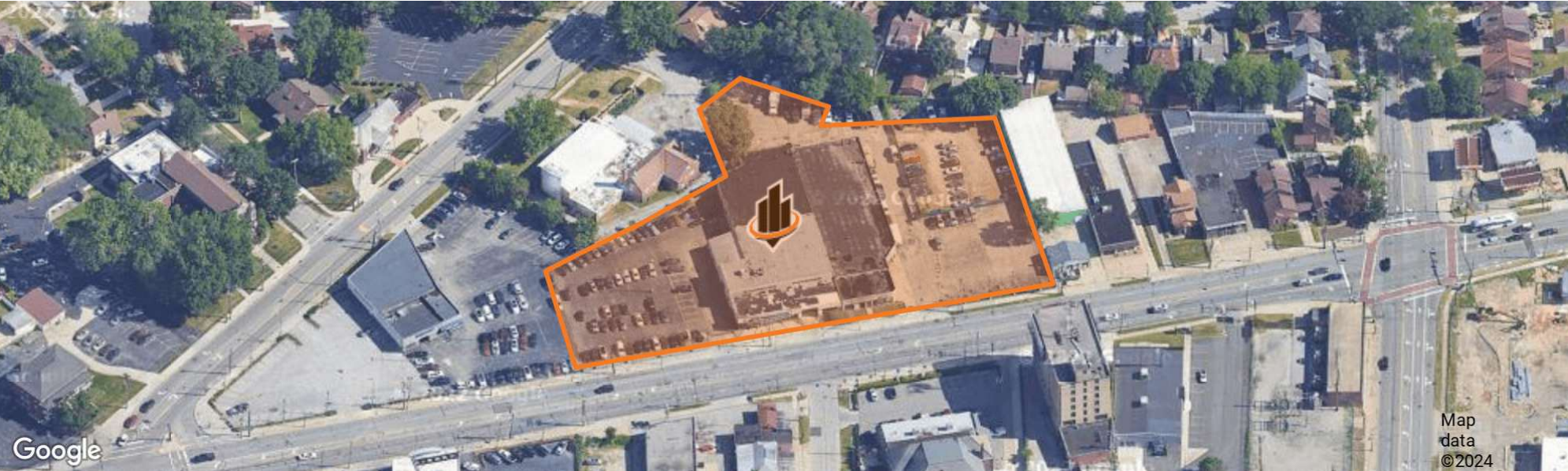
NICHOLE BOOKER, PHD

O: 330.475.5500

nichole.booker@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------------|---|
| SALE PRICE: | Subject to Offer |
| LOT SIZE: | 2.47 Acres |
| BUILDING SIZE: | 34,250 SF |
| YEAR BUILT/ RENOVATED: | 1963/2018 |
| ZONING: | Local Retail Business District (LRC2) & Pedestrian Retail Overlay (PRO) |
| APN: | 02524030 02524029 02524027 02524023 |

PROPERTY DESCRIPTION

This 34,250 SF redevelopment opportunity in Cleveland’s Kamm’s Corners District offers prime potential for retail or mixed-use conversion. Renovated in 2018 and strategically located just 1 mile from I-77, the building is zoned for Local Retail Business District (LR-C2) and Pedestrian Retail Overlay (PRO). With its flexible layout and existing infrastructure, this property presents an excellent opportunity for redevelopment, making it ideal for a variety of projects.

PROPERTY HIGHLIGHTS

- Retail or mixed-use redevelopment
- Currently +/- 55,000 sf of paved parking
- Building consists of 3-phase/480 amp power, 9 drive-ins (8'-14') and 14' clear height in warehouse
- 3,975 SF office and showroom + 2,233 SF 2nd floor office (remaining SF is warehouse)
- 14,000 VPD on Lorain Rd.
- 1 mile (3 min) from I-77
- Located in Kamm’s Corners District

RETAILER MAP



ADDITIONAL PHOTOS

