

FOR SALE



4134 Lorain Ave

Cleveland, OH 44113



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Property Summary

FOR SALE



PROPERTY DESCRIPTION

Located in the heart of Ohio City, this 4,888 SF mixed-use building with basement offers a prime value-add opportunity in one of Cleveland's most walkable neighborhoods. Surrounded by popular bars, restaurants, and local businesses, the property is ideal for a full rehab.

The first floor is well-suited for a restaurant, retail, coffee shop, salon, or fitness studio, while the upper level can be redeveloped as residential or office space. A rare chance to reposition a character-rich building in one of Cleveland's most dynamic submarkets.

OFFERING SUMMARY

Sale Price:	\$399,000
Type:	Retail Storefront Retail/Residential
Lot Size:	5,275 SF
Building Size:	4,888 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,235	2,764	9,313
Total Population	2,381	5,277	18,373
Average HH Income	\$97,525	\$106,163	\$80,851

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Property Description

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PROPERTY DESCRIPTION

Located in the heart of Ohio City, this 4,888 SF mixed-use building with basement offers a prime opportunity in one of Cleveland's most walkable and desirable neighborhoods. Surrounded by popular bars, restaurants, and thriving local businesses, the property is ready for a full rehab, giving investors the chance to transform it into a high-performing asset. The first floor is well-suited for a restaurant, salon, boutique retail, coffee shop, or fitness studio, while the upper level could be redeveloped as residential apartments or office space. This property is an excellent value-add opportunity for an experienced investor or operator looking to bring new life to one of Cleveland's most dynamic submarkets.

LOCATION DESCRIPTION

Ohio City is one of Cleveland's most vibrant and walkable neighborhoods, combining historic charm with a thriving mix of restaurants, bars, boutique shops, and local businesses. With a population of more than 19,000 residents and nearly 10,000 households in the immediate trade area, the neighborhood offers a dense and diverse customer base that supports strong demand for retail, dining, and wellness concepts. Its growing residential community, paired with steady visitor traffic and proximity to downtown, makes Ohio City an ideal location for investment and redevelopment.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Prime Location – 4,888 SF mixed-use building with basement, located in the heart of highly desirable Ohio City.
- Walkable Urban Core – Surrounded by top bars, restaurants, boutique shops, and thriving local businesses in one of Cleveland's most pedestrian-friendly neighborhoods.
- Value-Add Opportunity – Full rehab potential, ideal for investors or operators seeking to reposition into a high-performing asset.
- Flexible First Floor Use – Perfect for a restaurant, salon, boutique retail, coffee shop, or fitness studio.
- Redevelopment Potential Upstairs – Upper level suited for residential apartments or modern office space.
- Dynamic Submarket – Positioned in one of Cleveland's fastest-growing and most vibrant submarkets, attracting strong demand from residents and businesses.
- Excellent Investment Potential – Rare chance to bring new life to a character-rich building and capture long-term appreciation.

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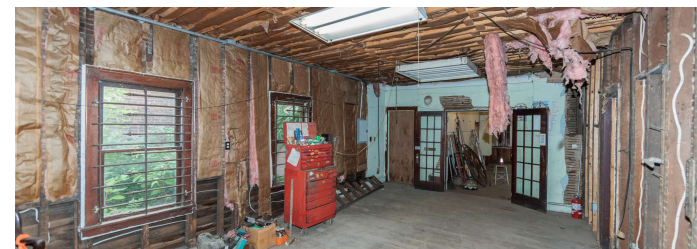
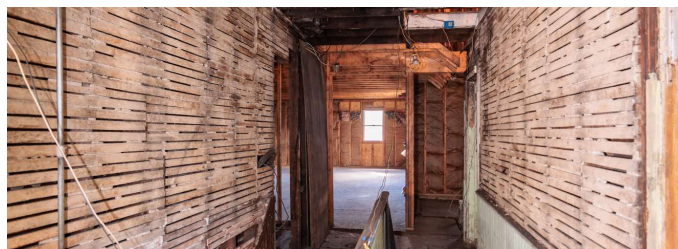
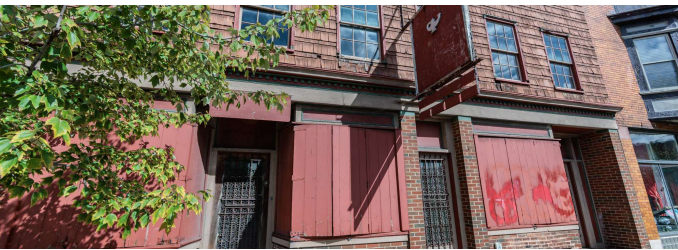
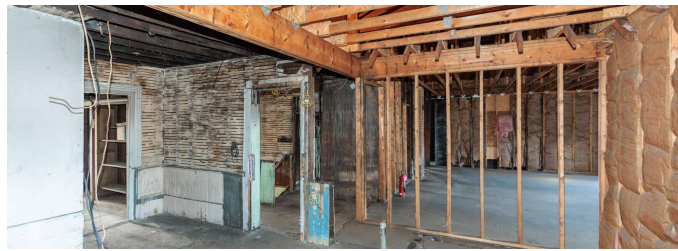
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Additional Photos

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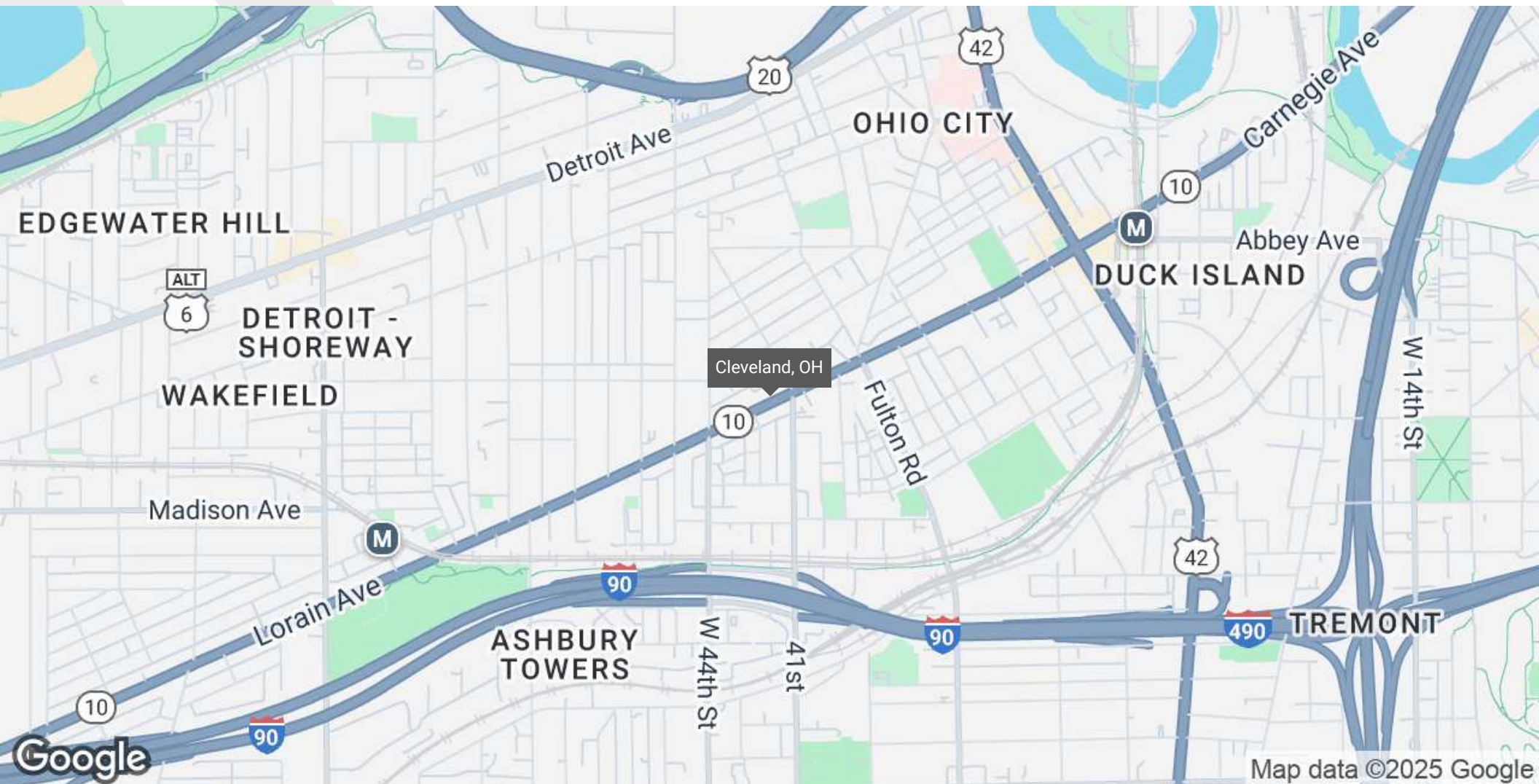
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Regional Map

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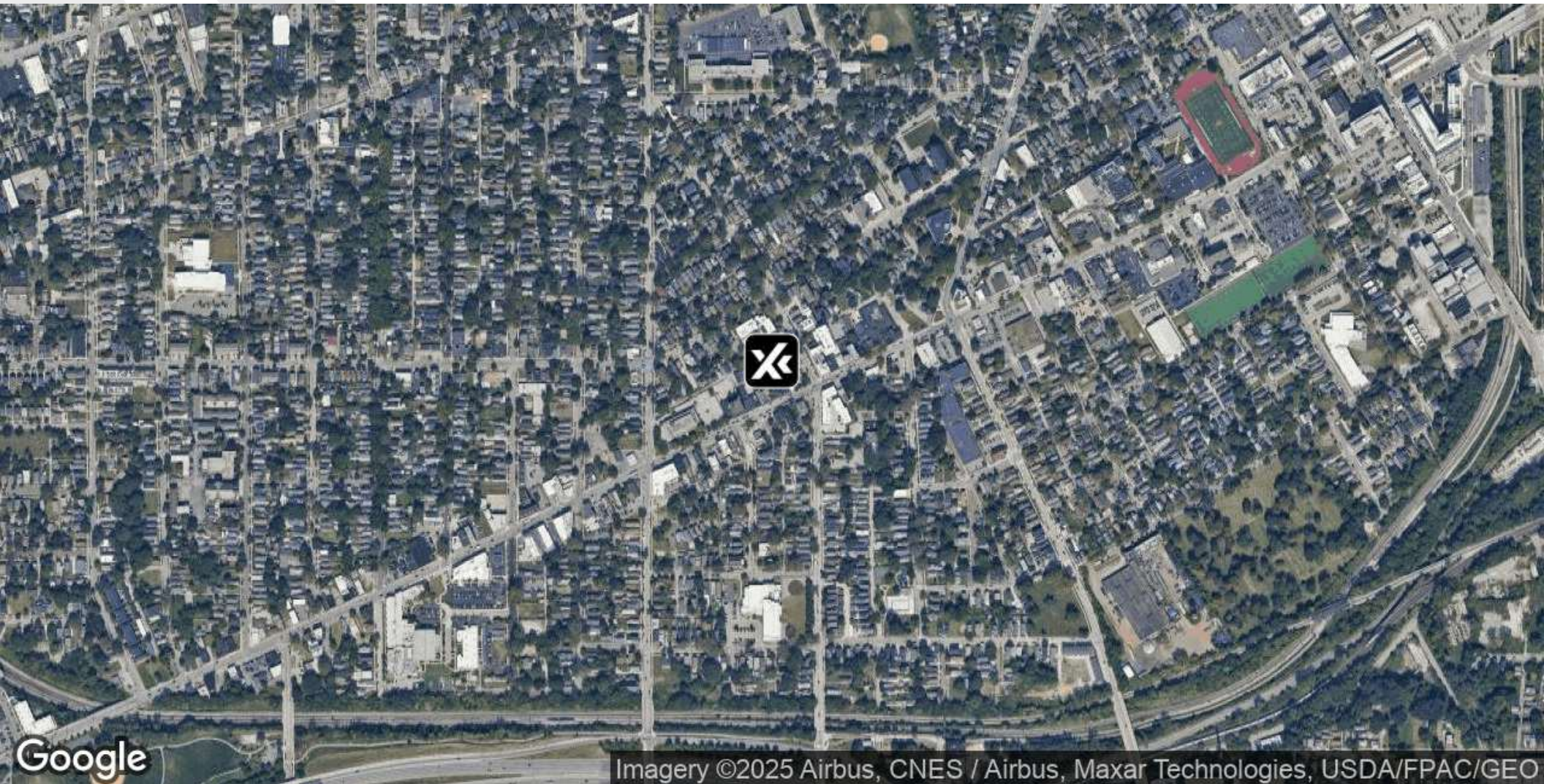
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Aerial Map

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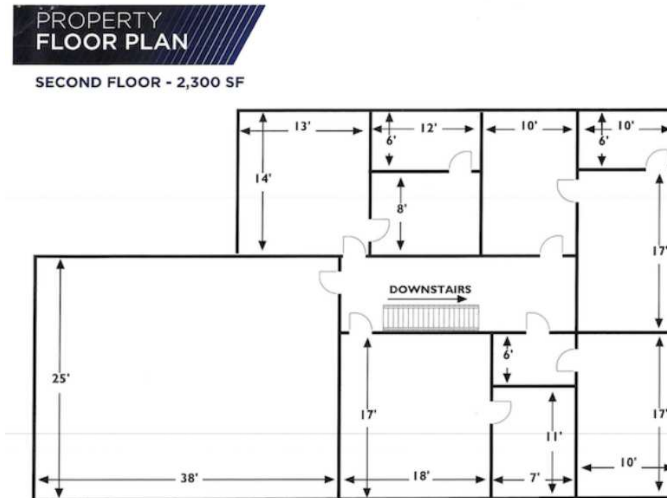
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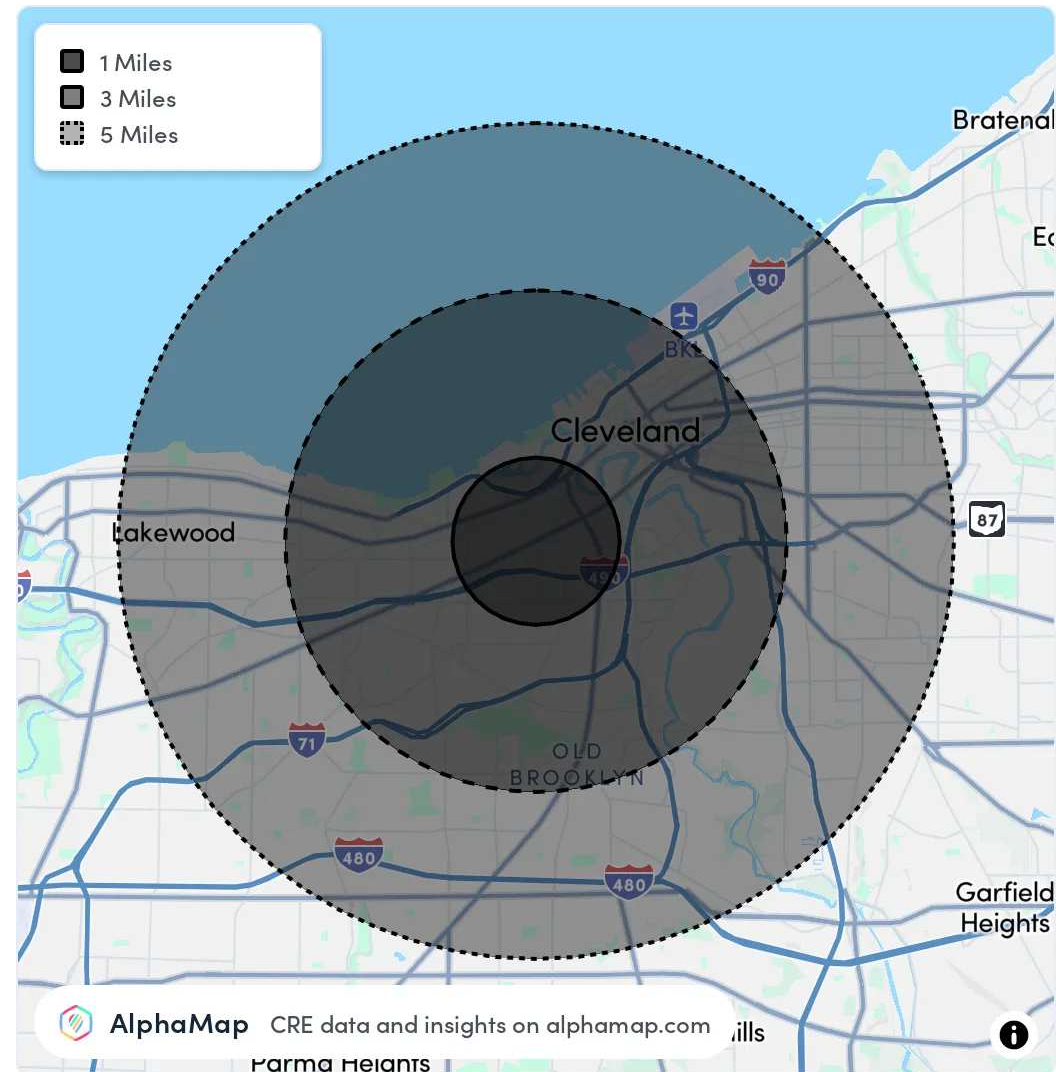
Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,373	117,574	286,670
Average Age	38	37	39
Average Age (Male)	38	37	38
Average Age (Female)	38	37	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,313	54,868	132,107
Persons per HH	2	2.1	2.2
Average HH Income	\$80,851	\$60,917	\$62,166
Average House Value	\$292,013	\$217,382	\$183,126
Per Capita Income	\$40,425	\$29,008	\$28,257

Map and demographics data derived from AlphaMap



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