



361 MIDWAY BLVD, ELYRIA, OH 44035



**FOR MORE INFO: 440.537.5445**

**Ann Ertle** | [aertle@passovgroup.com](mailto:aertle@passovgroup.com)

**Bryant Bitar** | [bbitar@passovgroup.com](mailto:bbitar@passovgroup.com)

 **PASSOV GROUP**  
COMMERCIAL BROKERAGE

# PRIME FREE-STANDING RETAIL & MEDICAL / OFFICE BUILDING

## PROPERTY HIGHLIGHTS

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- Beautifully well kept stand alone previous Huntington Bank Building
- High visibility, ample parking and signage
- Ideal for office or medical use
- Quick access to I-90, I-80 and Rt. 57
- Great visibility
- Across the street from a soon to be redeveloped health, wellness and industrial park from a Industrial Commercial Properties
- **3,736 SF Available**

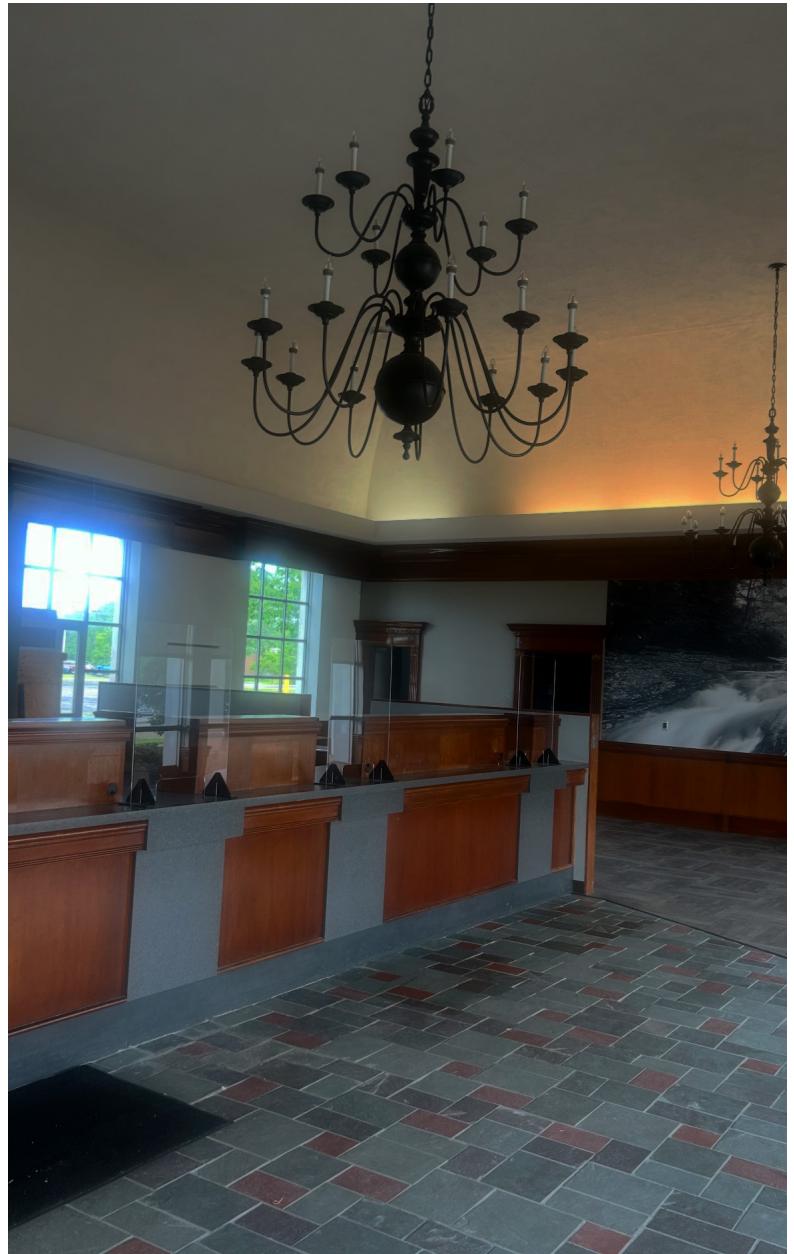
### DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	3,086	52,092	127,329
2030 Projection	3,073	52,080	129,643
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	247	1,838	3,341
2025 Estimated Total Employees	2,957	22,611	38,240
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$61,608	\$75,809	\$91,245
2025 Estimated Median Household Income	\$50,273	\$56,307	\$68,965



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PHOTOS



# **PRIME FREE-STANDING RETAIL & MEDICAL / OFFICE BUILDING**

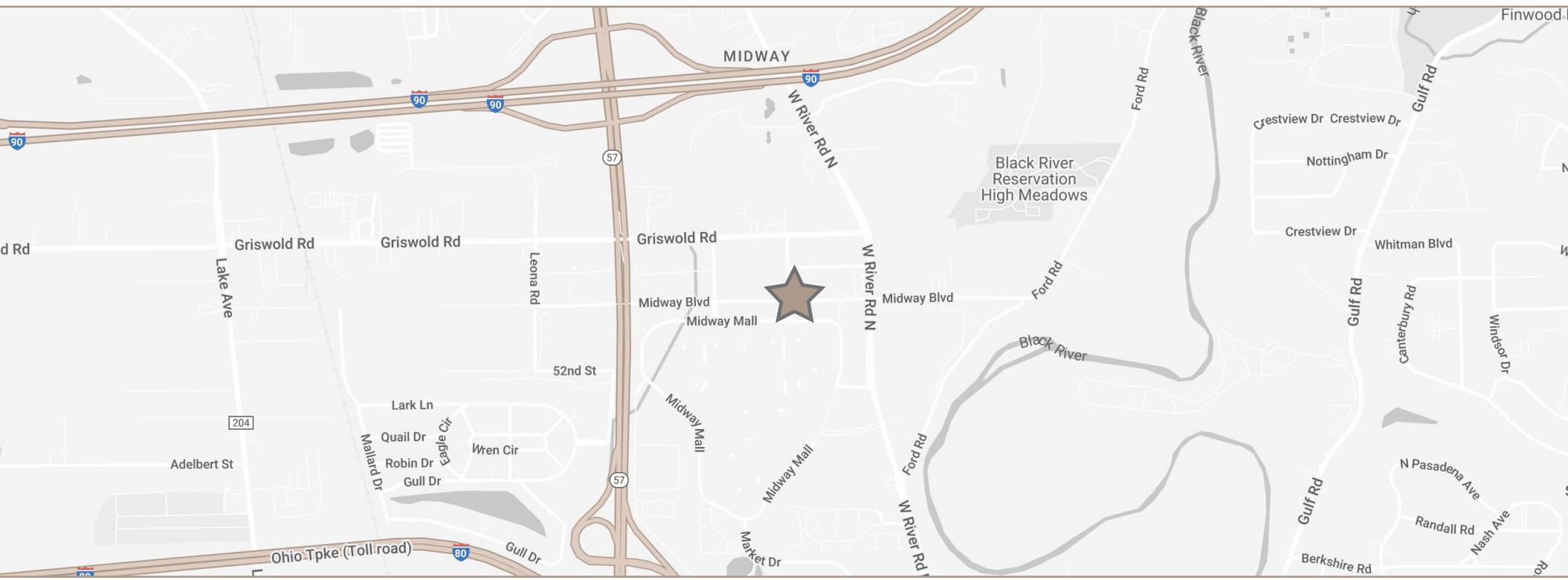
## TRADE AERIAL



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## LOCATION OVERVIEW



Elyria, Ohio lies just 20 miles west of Cleveland, offering a strategic blend of regional connectivity and small-city character for commercial real estate investors. The city benefits from direct access to Interstate 90, U.S. Route 20, and Ohio Route 57, ensuring smooth logistics and commute patterns. With nearby Lorain County Regional Airport and rail links, it's an ideal setting for distribution centers, manufacturing facilities, and transportation-oriented businesses. A significant local workforce enhances Elyria's viability as a commercial hub.

The commercial real estate market in Elyria is versatile, accommodating a range of business models. Downtown buildings—many with historic charm—are well-suited for office use, professional services, restaurants, and specialty retail. In contrast, business parks and light industrial zones on the outskirts offer contemporary warehouse space, flex buildings, and

undeveloped parcels ready for custom build-to-suit projects. Retail corridors along Leavitt Road and Cleveland Street host national brands and regional operators in visible, accessible formats.

Elyria's appeal lies in its affordability, infrastructure investment, and developer-friendly environment. Property prices remain competitive compared with the Cleveland metro core, while ongoing municipal upgrades—such as road resurfacing, signage improvements, and utility enhancements—add long-term market value. The city supports growth through tax abatement programs, incentive packages, and streamlined permitting processes. Whether repurposing historic storefronts in the heart of downtown, expanding light industrial capacity, or launching new retail developments, Elyria delivers strong opportunity, regional reach, and a supportive backdrop for commercial success.



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