

# 18.72 AC DEVELOPMENT SITE IN LORAIN

ACROSS FROM LIGHTHOUSE VILLAGE (ANCHORED BY WALMART, HOME DEPOT, KOHL'S)  
AND ADJACENT TO THE NEW TJ MAXX, FIVE BELOW, GROCERY OUTLET AND MORE!

LOCATED AT LEAVITT RD & TOWER BLVD

4397 N LEAVITT ROAD, LORAIN, OHIO 44053

**CBRE**

**FOR SALE**



## EXCLUSIVE CONTACTS:

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**Vince Mingo**  
Vice President  
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# THE OPPORTUNITY

- +/- 18.72 acres total available for development
  - » Both parcels are being offered together as a package to one buyer
- Sale Price: \$2,800,000
  - » Parcel #0202008107035 – 6.44 acres (front)
  - » Parcel #0202007101057 – 12.28 acres (rear)
- Zoned B-2 – General Business District
- Approximately 489.91' frontage
- Property is located is currently located in a Flood Zone, please refer to engineering plans as part of the marketing package
- The Lorain market has impressive average household incomes of \$83,800 in a 3 mile radius
- Daytime population of 83,222 people in a 5 mile radius
- Nearby retailers include Walmart, Home Depot, Grocery Outlet, TJ Maxx, Five Below, Kohl's, Pet Supplies Plus, Aldi, Planet Fitness, Meijer, Giant Eagle, and many more
- Area restaurants include Starbucks, Applebee's, Chic Fil A, Raising Cane's, Five Guys, Dunkin, Chipotle, Bob Evans, Pizza Hut, and many more



## Quick Stats - 3 Mile Radius



DAYTIME  
POPULATION  
**51,720**



POPULATION  
**60,287**



HOUSEHOLDS  
**25,268**



POPULATION  
25 & OVER  
**41,920**



AVG. HOUSEHOLD  
INCOME  
**\$83,800**

# PROPERTY INFORMATION



## Address

4397 N Leavitt Rd  
Lorain, OH 44053

## Lot Size

±18.72 AC  
(consisting of 2 parcels)

## Frontage

±490' on N Leavitt Rd

## Zoning

B-2 General Business District

## Parcel ID's

0202008107035  
0202007101057

# SURVEY



Vicinity Map  
(N.T.S.)



GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.  
North is based upon an assumed meridian and  
is to be used for reference only.

- Legend**
- Transformer
  - Electric Line
  - Dark Ink
  - Water Valve
  - Hydrant
  - Gas Meter
  - Phone Manhole
  - Power Pole
  - Lamp Pole
  - Traffic Cabinet
  - Traffic Signal Pole
  - Stop

- ① R=35.00  
A=57.47  
C=31.25  
D=1842'105"  
N.7813'49"E
- ② R=330.00  
A=303.37  
C=281.85  
D=781.59  
E=7534'21"  
N.82.18'36"E
- ③ R=170.00  
A=103.27  
C=107.40  
D=786.60  
E=3746'41"  
N.47'56'29"E
- ④ R=35.00  
A=31.61  
C=30.59  
D=176.88  
E=57'45'29"E
- ⑤ R=70.00  
A=110.33  
C=102.37  
D=75.27  
E=84'02'24"  
S.69'50'29"E
- ⑥ R=35.00  
A=58.97  
C=30.65  
D=163.79  
E=163.79  
S.60'28'54"W
- ⑦ R=193.28  
A=206.02  
C=208.31  
D=54.31  
E=78.58  
S.87'36'39"W
- ⑧ R=230.00  
A=224.22  
C=208.32  
D=132.60  
E=70'34'15"  
S.87'03'58"W
- ⑨ R=70.00  
A=77.75  
C=71.75  
D=77.75  
E=77.75  
S.87'03'58"W
- ⑩ R=70.00  
A=106.57  
C=86.49  
D=86.49  
E=86.49  
S.78'13'07"W

P.O.B. 18.7149 Ac.  
and Lot 2 & 7

P.P.O.B. 1.6585 Acres  
PPN: 0202008107034

P.P.O.B. 18.7149 Ac.  
and Lot 2 & 7

R.N.I. III Inc.  
Inst. #20050110346  
18,7149 Acres  
(815,221.36 Sq.Ft.)

PPN: 0202077101057

PPN: 0202008107035

Nearby Drive Width Varies

Lower Boulevard 118'

All Pro Athletic Avenue 60'

**UTILITY NOTES:**  
The site and location, both horizontal and vertical of the underground utilities shown hereon, have been obtained by a search of available records. Verification by field observation has been conducted where practical. This survey is subject to change upon receipt of any additional obtainable underground utility information. Therefore, Alba Surveying Company can not guarantee the completeness nor accuracy thereof.  
Before excavating in this area, call "OUPS" at 800-340-2764 for field locations of any underground utility facilities.

**ALL PRO ATHLETIC AVENUE - PPN:02-02-008-107-034 & 035 & PPN:02-02-007-101-055 & 057**

Lands Shown Are Known As Being Part Of Original Lots 7 And 8, In Tract No.2 of Black River Township, Situated Now In The City Of Lorain, County Of Lorain, State Of Ohio.

**ALTA/NSPS Land Title Survey**

Prepared For:  
ARS Property Acquisitions, LLC.

DATE: May, 2017  
SCALE: 1"=60'  
FIELD M.H.  
DRAWN BY: G.S.V.  
CHKD. BY: J.R.A.  
SHEET 2 of 2

PREPARED BY:  
**ALBAN SURVEYING CO.**  
Engineers and Surveyors  
38052 Euclid Avenue, Suite 200  
Willoughby, Ohio 44094  
Phone: 440-946-0752

REV.	DESCRIPTION	BY	DATE



# PARCEL AERIAL MAP



**Parcel ID:**  
**0202008107035**  
**6.44 AC**

**Parcel ID:**  
**0202007101057**  
**12.28 AC**



# AERIAL VIEW



INTERSTATE  
**90**  
54,367  
VPD

**giant eagle**

**ALDI**

**meijer**

**KOHL'S**

**PET SUPPLIES PLUS**  
**SKECHERS**  
Original  
MACYS FACTORY

**Shell**

**Urgent Care**  
HOMETOWN  
& OCCUPATIONAL HEALTH

**N Leavitt Rd - 23,624 VPD**

**SITE**  
**18.72 AC**

±1,303'

±366'

±490'

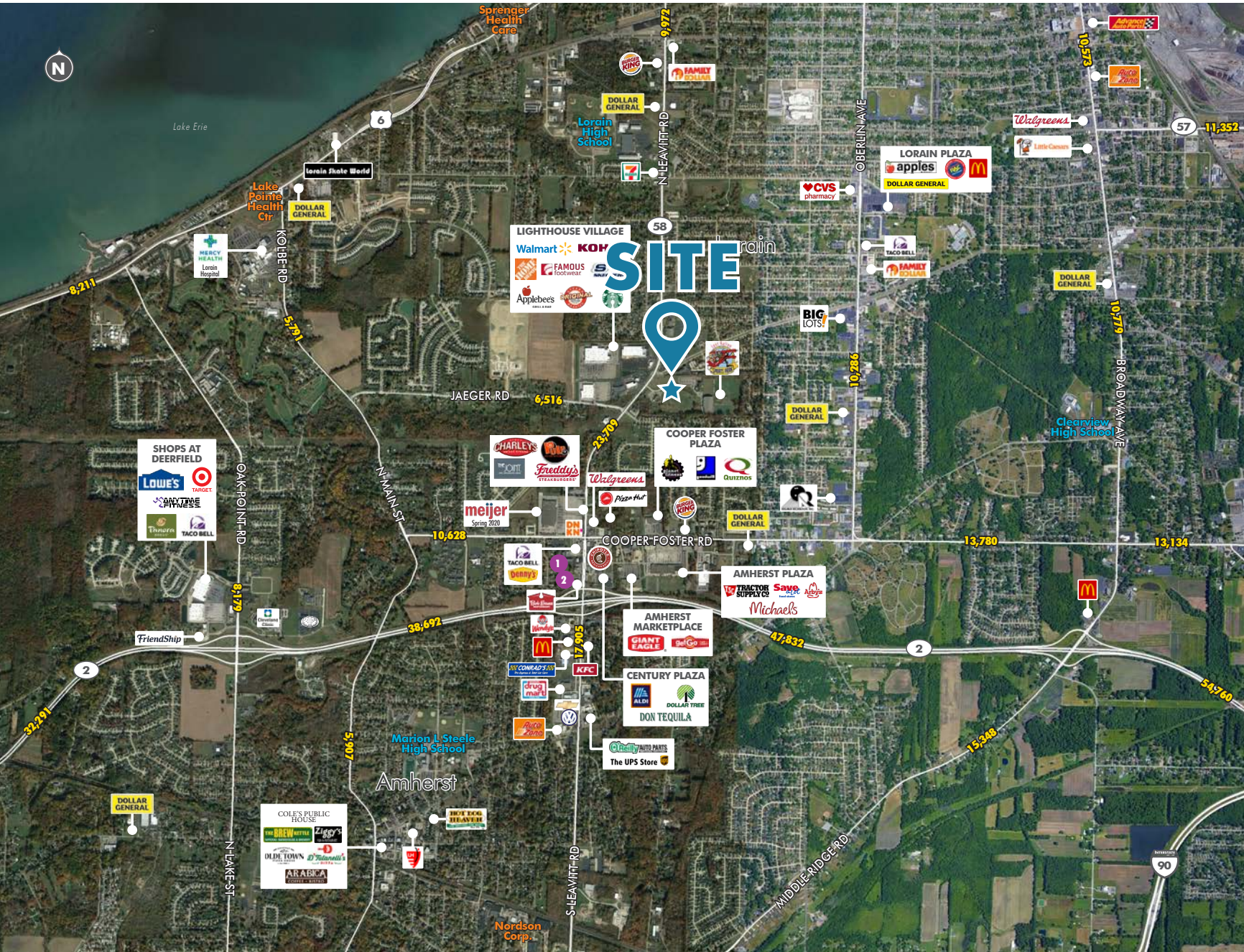
±421'

**LOST NATION SPORTS PARK**

**Buckeye Express**  
CAR WASH

**CBRE**

# RETAIL TRADE MAP



## LORAIN-AMHERST RETAIL TRADE AREA

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

- Population: 53,668
- Daytime Population: 45,317
- Total Households: 21,805
- Average HH Income: \$63,169
- Total Businesses: 1,221
- Total Employees: 16,141

**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

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 Licensed Real Estate Broker  
 Updated: December 12, 2025

# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Population - Current Year Estimate	10,184	60,287	96,832
2030 Population - 5 Year Projection	10,297	61,104	98,241
2025 Daytime Population	9,260	51,720	83,222
2025 Households - Current Year Estimate	4,511	25,268	40,446
2025 Average Household Income	\$83,354	\$83,800	\$82,293
2030 Average Household Income Projection	\$91,518	\$93,044	\$92,209
2025 Median Household Income	\$76,024	\$63,313	\$59,893
2025 Population Over 25	7,270	41,920	67,436

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