

FINAL SPACE AVAILABLE AT HARBOR 44

Join Sherwin-Williams and Domino's Pizza!

arbor44
ohio city

FINAL \pm 3,000 SF
AVAILABLE (DEMISABLE)

W 44th St

Lorain Ave - 9,074 VPD

PROPERTY HIGHLIGHTS



1/2 Mile to I-90



Building Size: 22,000 SF



Available Space:
±3,000 SF Retail



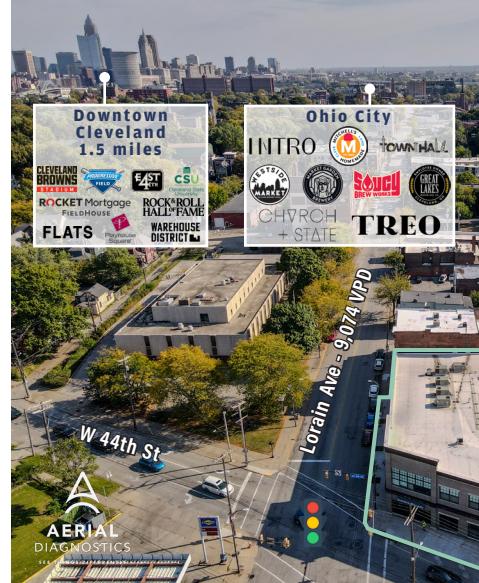
14' Ceiling Height



Designated Tenant Parking Available

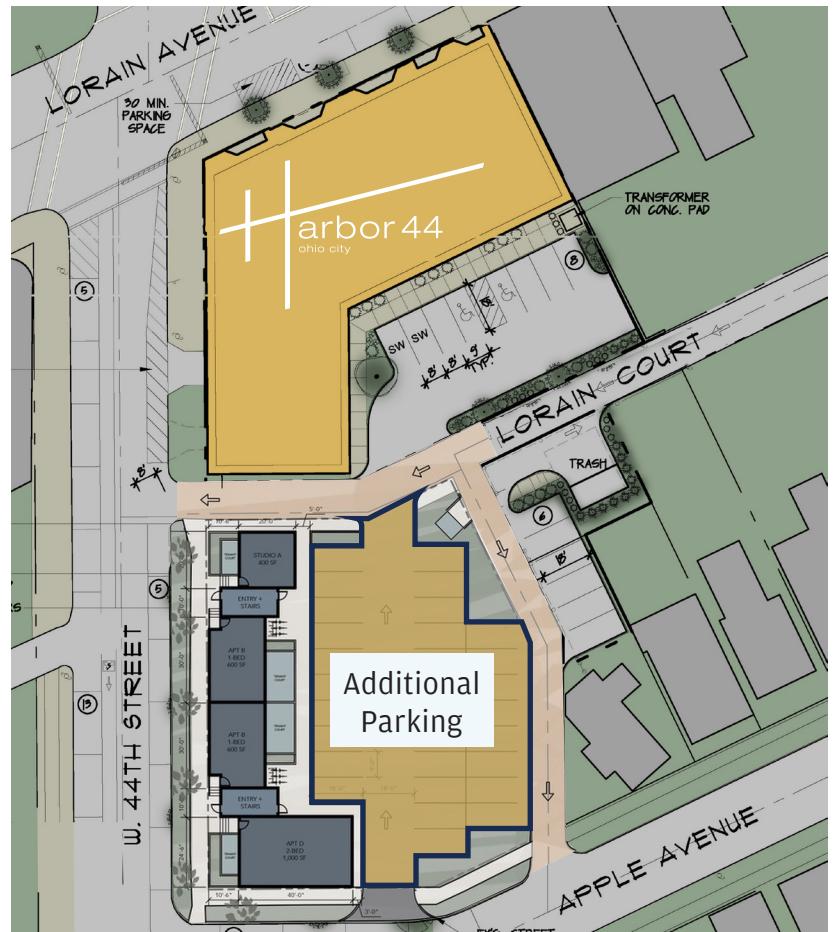


Exterior Building Signage Available

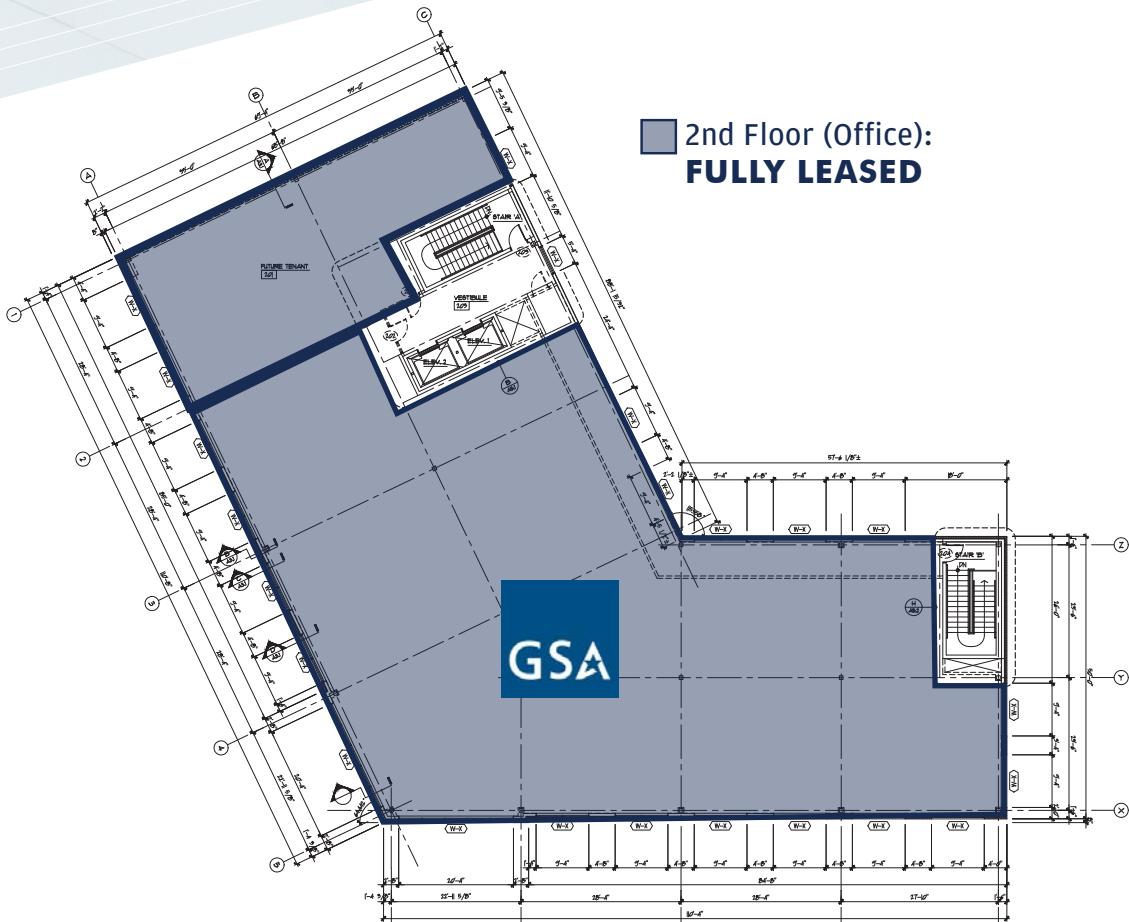
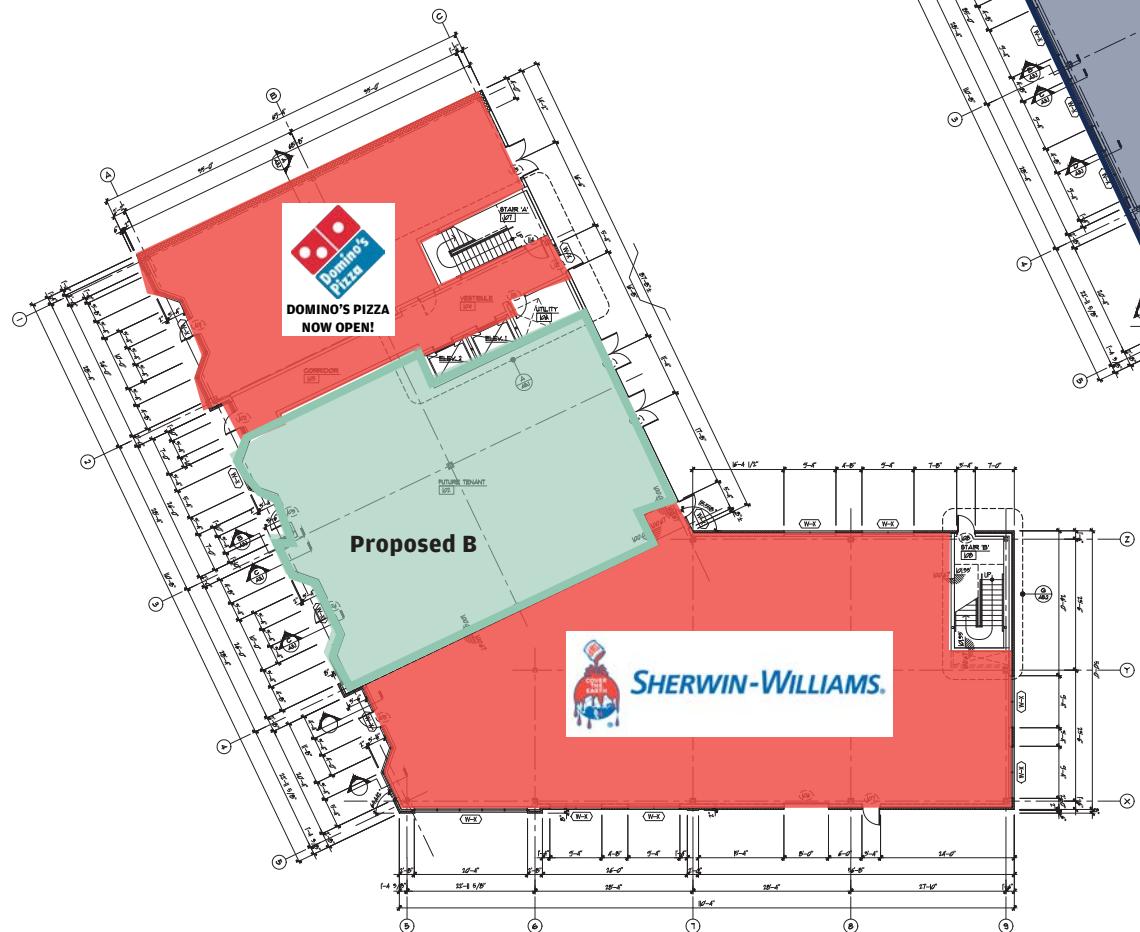


**WATCH DRONE
VIDEO HERE**

PHASE II / PARKING FIELD



 1st Floor (Retail):
±3,000 SF



**WATCH VIRTUAL VIDEO
WALK THROUGH HERE**





WALKING DISTANCE
TO A **WIDE RANGE**
OF **FOOD & DRINK**

- Arsenal Cider House
- Forest City Shuffleboard
- Heart of Gold
- Herb N' Twine
- Platform Beer Co.
- Goldie's Donuts
- Mason's Creamery
- Xinji Noodle Bar
- Duck Rabbit Coffee
- Ohio City BBQ
- Tripi

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	1 MI	5 MI	10 MI
2024 TOTAL POPULATION	21,578	282,082	797,881
2029 TOTAL POPULATION PROJECTION	21,958	278,751	784,372
2024 TOTAL DAYTIME POPULATION	19,865	327,267	885,891
2024 POPULATION 25 AND OVER	16,079	199,835	570,119
2024 TOTAL HOUSEHOLDS	10,850	131,069	361,346
2024 AVERAGE HOUSEHOLD INCOME	\$90,532	\$71,028	\$81,951
2029 AVERAGE HOUSEHOLD INCOME PROJECTION	\$107,438	\$84,754	\$97,010
2024 MEDIAN INCOME	\$53,337	\$49,140	\$55,428
2029 MEDIAN HOUSEHOLD INCOME PROJECTION	\$53,337	\$49,140	\$55,428

CBRE