

FINAL SPACE AVAILABLE AT HARBOR 44
Join Sherwin-Williams and Domino's Pizza!

harbor44

ohio city

**FINAL ±3,000 SF
AVAILABLE (DEMISABLE)**

Lorain Ave - 9,074 VPD

W 44th St

CBRE



4329 LORAIN AVENUE
Cleveland, Ohio

PROPERTY HIGHLIGHTS



½ Mile to I-90



Building Size: 22,000 SF



Available Space:
±3,000 SF Retail



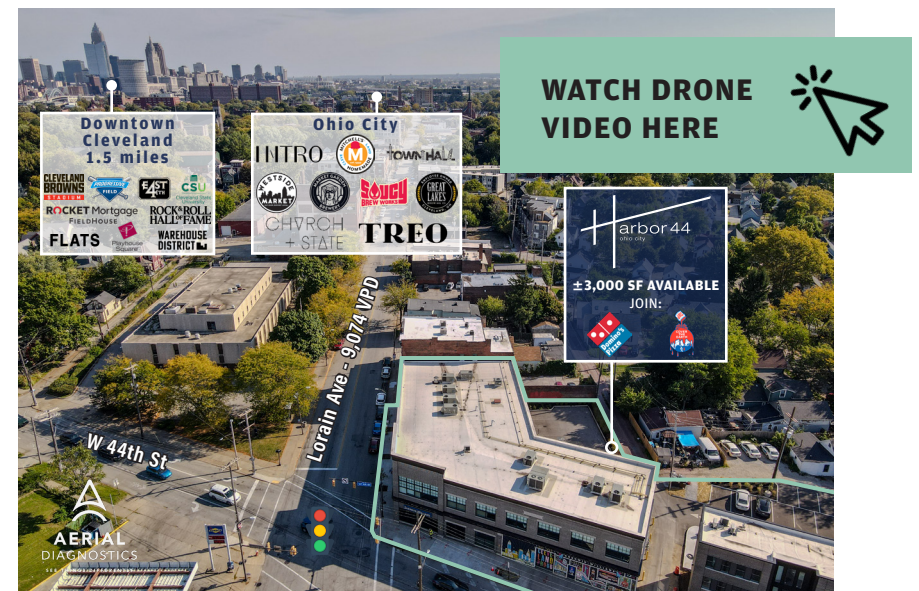
14' Ceiling Height



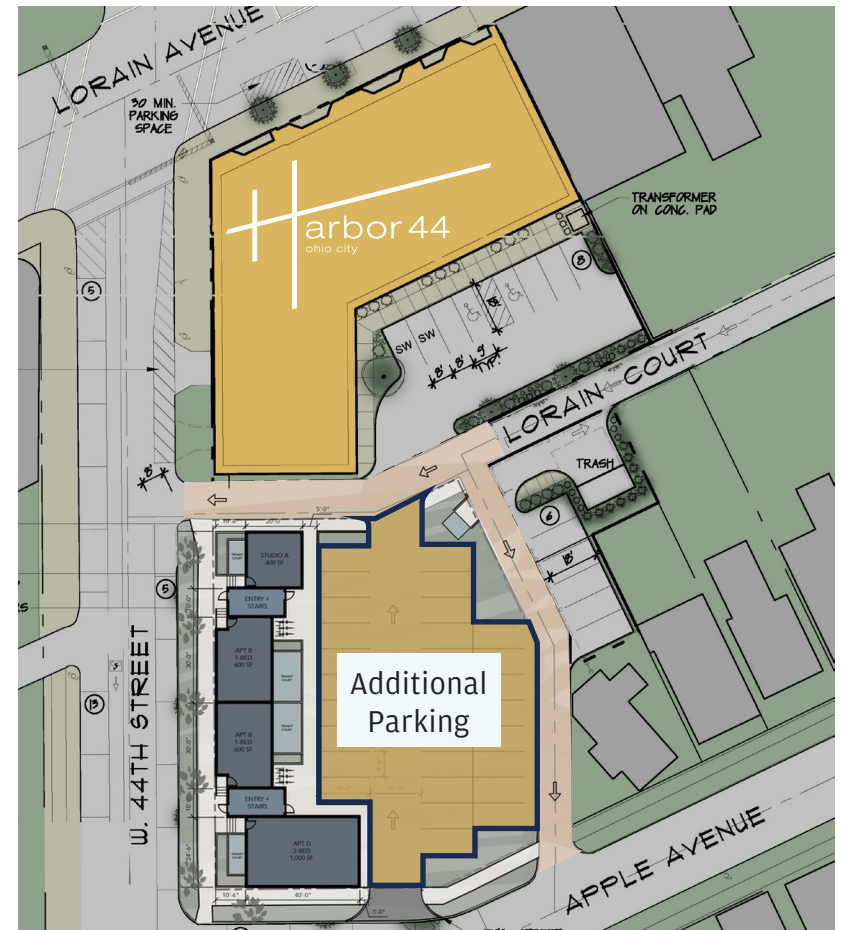
Designated Tenant Parking Available



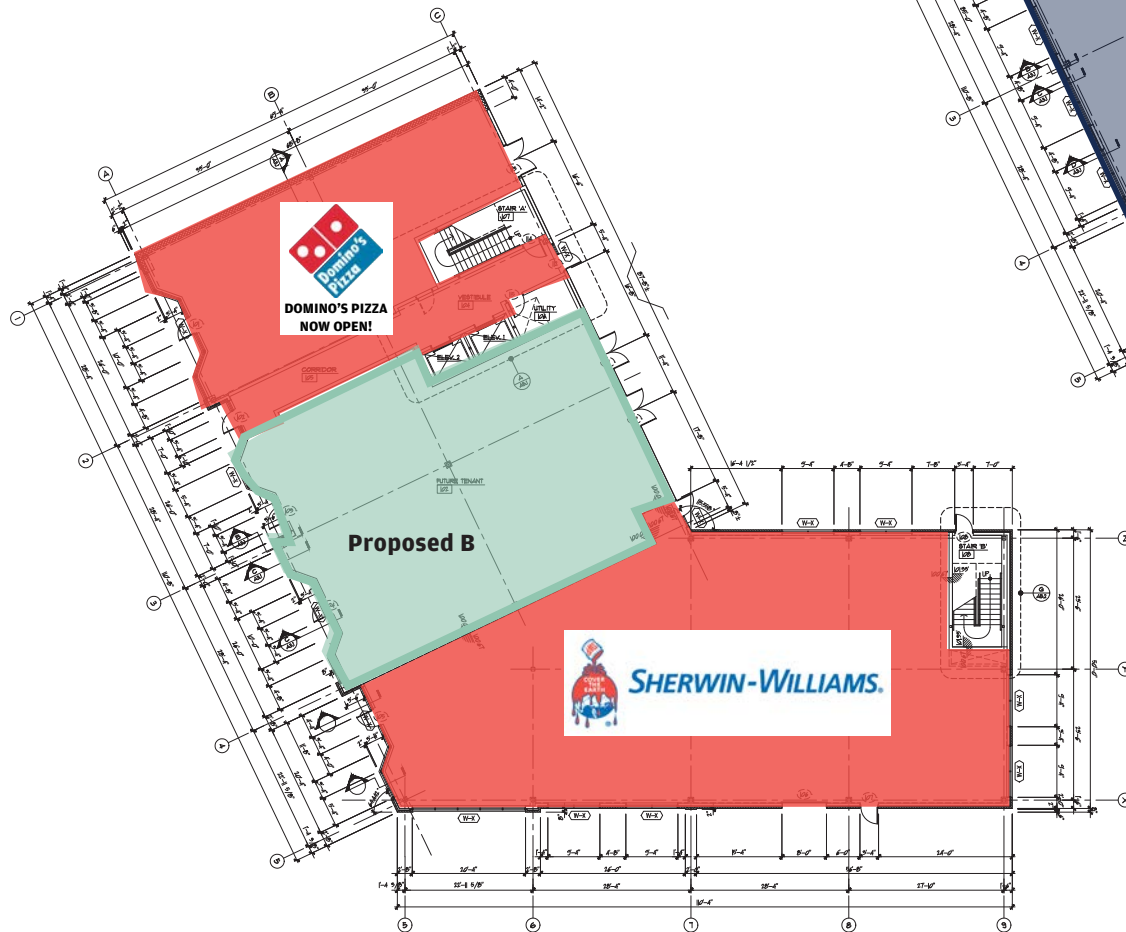
Exterior Building Signage Available



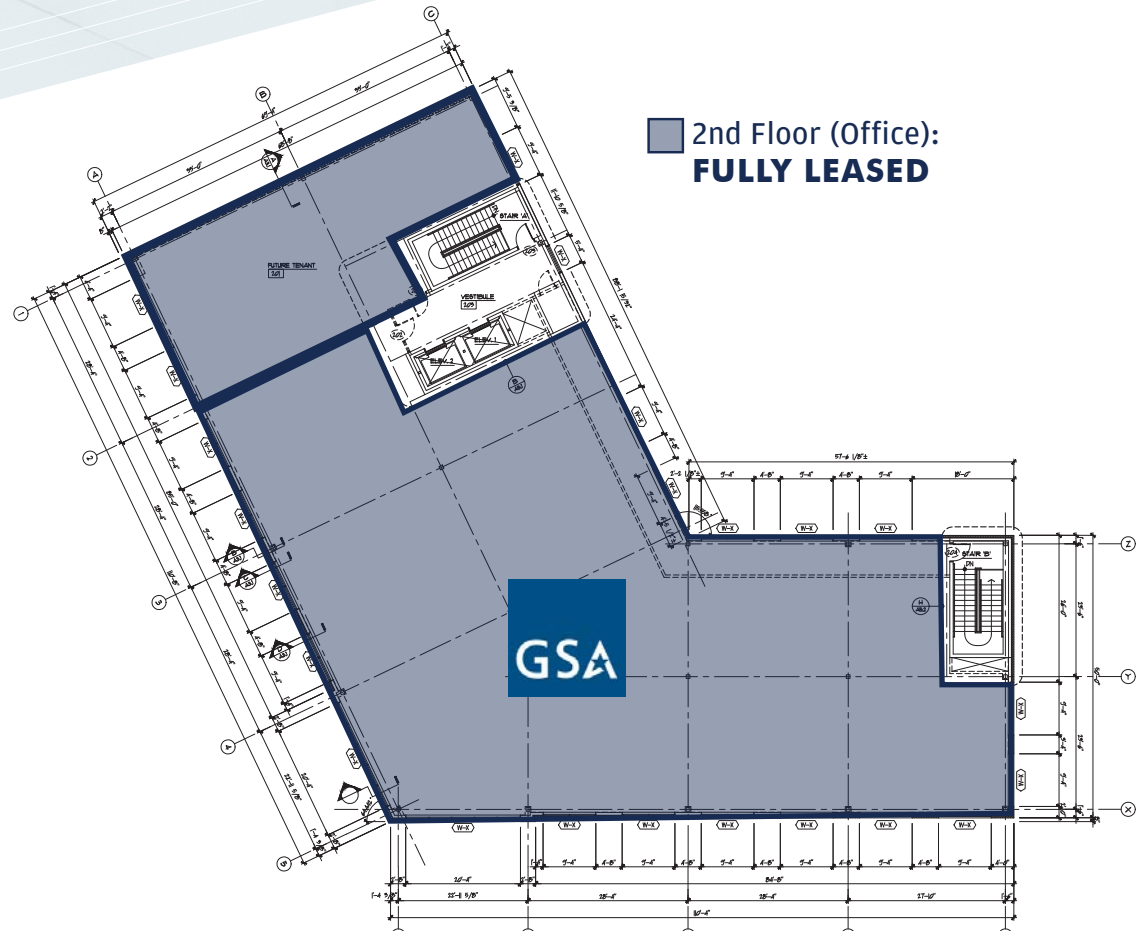
PHASE II / PARKING FIELD



1st Floor (Retail):
±3,000 SF



2nd Floor (Office):
FULLY LEASED



**WATCH VIRTUAL VIDEO
WALK THROUGH HERE**





OHIO CITY

RETAIL TRADE AERIAL

TRADE AREA INFO

W 25th Street and Detroit Avenue
(5 Miles)

- Population: 100,828
- Daytime Population: 167,695
- Total Households: 47,713
- Average HH Income: \$72,691
- Total Businesses: 6,629
- Total Employees: 128,325

MAJOR OFFICE BLDGS

39.2 MSF Total
(3 Miles)

1. Key Tower - 142,500 SF
2. 200 Public Square - 1,270,204 SF
3. Carl B. Stokes U.S. Courthouse - 800,000 SF
4. PNC Center - 789,491 SF
5. Tower at Erieview - 760,339 SF

NEW RESIDENTIAL DEVELOPMENTS

2,500 units

1. The Edison (306)
2. Edge (62)
3. Mariner's Watch (62)
4. Church & State (161)
5. The Quarter (232)
6. Nautica Waterfront District (664)
7. W 25th Street Lofts (83)
8. Franklin Circle (119)
9. Clinton West (70)
10. Thunderbird (330)

MAJOR EMPLOYERS

1. Sherwin Williams - 4,000 employees
2. KeyCorp - 2,000 employees
3. Jones Day - 1,500 employees
4. AmTrust Financial - 1,466 employees
5. Medical Mutual - 1,430 employees

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

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