



ANCHOR
RETAIL

2.57 Acres
Parcel A

5.79 Acres
Parcel B

Fillmore Ave

Colorado Ave

**AVAILABLE FOR GROUND
LEASE OR BUILD-TO-SUIT**

Colorado and Fillmore Ave.
Lorain, Ohio 44052

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

Colorado and Fillmore Ave. | Lorain, Ohio 44052



HIGHLIGHTS

- ▶ +/- 8.36 acres available for Ground Lease or Build-To-Suit
- ▶ The future prominent retail corridor of Lorain, Ohio
- ▶ Approx. 1/2-mile from the future home of McCrone Motorsports 200+ acres (race, competition, and dirt tracks)
- ▶ Neighboring businesses include: McDonald's, Wendy's, Discount Drug
- ▶ Mart, Dollar Tree, Marco's Pizza, Dollar General, Horizon Education Centers, Sunoco, Metro PCS, Pizza Hut, Valero, and Biggby Coffee (coming soon)
- ▶ Nearby large employers include VERTIV, Emerson Manufacturing, Camaco Manufacturing, and McCrone Motorsports (future)



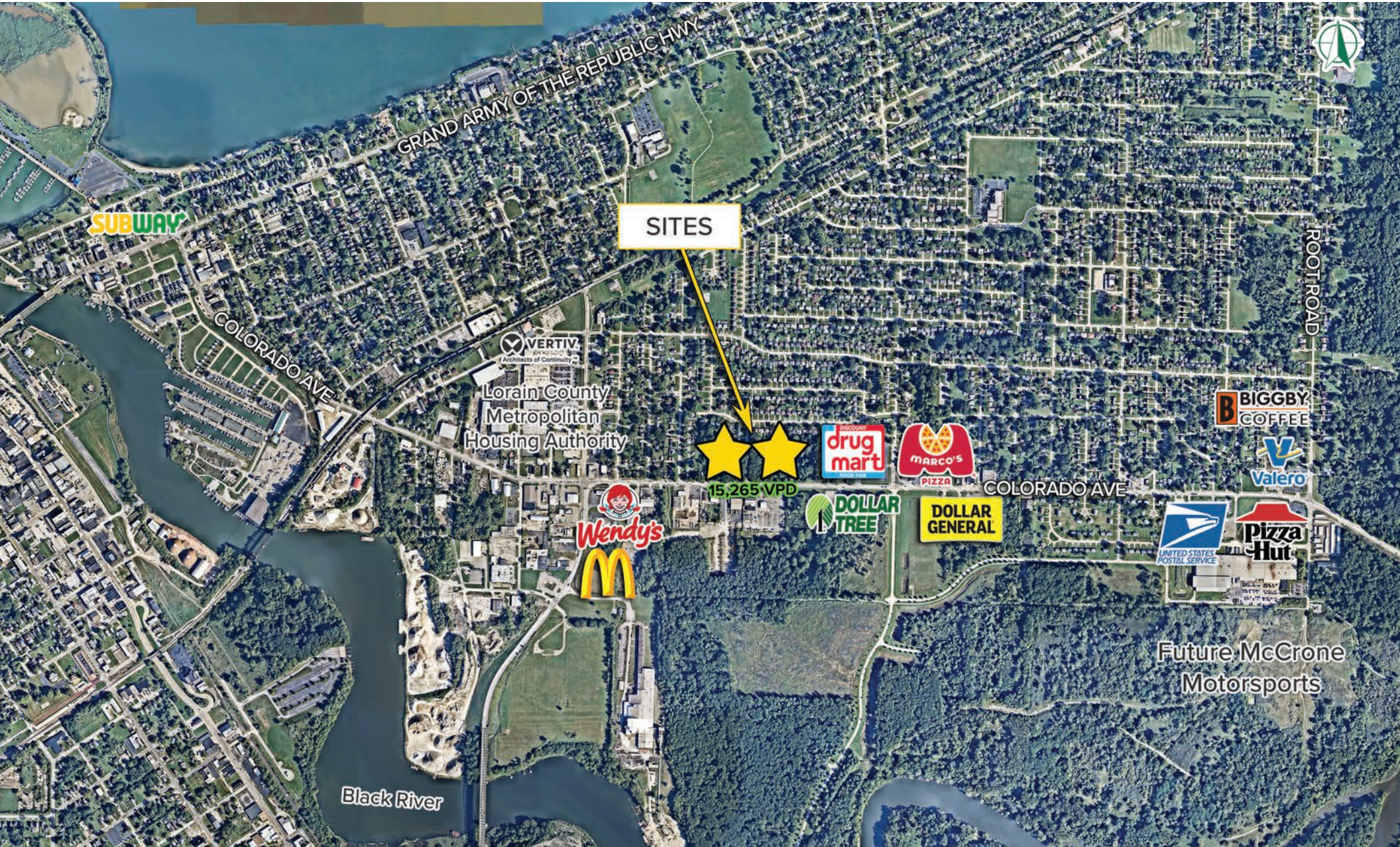
ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com
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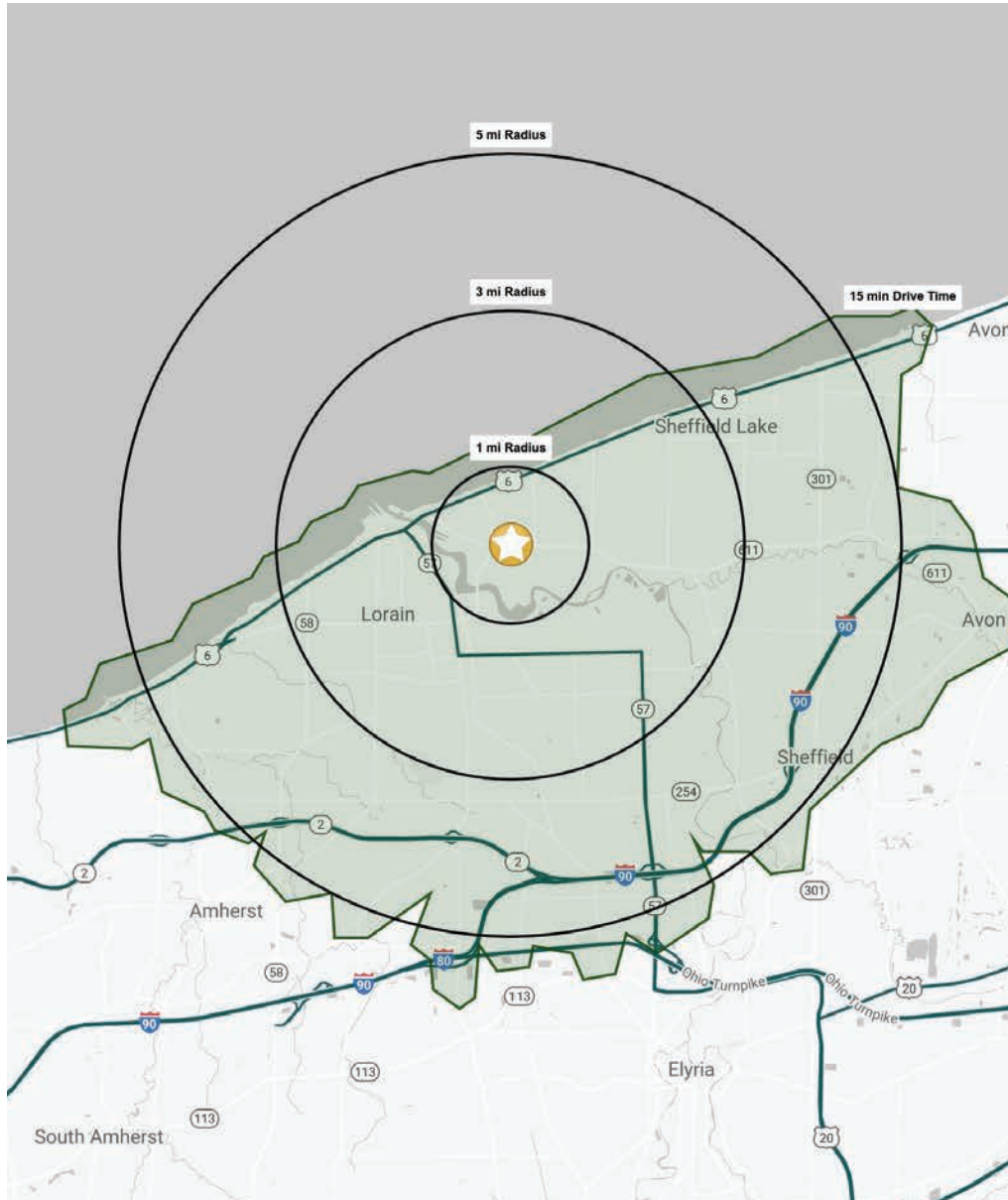
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	7,452	52,074	89,271	101,365
HOUSEHOLDS	3,093	21,358	37,412	42,648
MEDIAN AGE	37.1	39.5	40.1	37.7
AVERAGE HH INCOME	\$59,560	\$58,926	\$71,450	\$76,917
MEDIAN HH INCOME	\$48,653	\$44,552	\$54,694	\$57,837
BUSINESSES	129	955	2,171	2,625
EMPLOYEES	1,978	11,439	25,884	30,249
EDUCATION: BACHELORS +	11.6%	12.5%	16.8%	19.7%



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