



*2 Parcels Available*

# Up to 13.27 Acres of Industrial Land

LOWELL ST & SHILLING DR | ELYRIA, OH 44035

## CONTACT

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Senior Vice President

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**CBRE**

# Property Overview

2 PARCELS FOR SALE | 13.27 ACRES

- **ALL UTILITIES AVAILABLE ON SITE**
- **EXCELLENT SITE FOR LIGHT INDUSTRIAL, WAREHOUSING OR STORAGE**
- **EXCELLENT FREEWAY ACCESS**  
4 miles from I-80 (Ohio Turnpike) and near the I-90/I-80 Interchange  
7 miles from the I-90/Route 2 Interchange | 10 miles from the I-80/I-480 Interchange
- **SURROUNDED BY SUCCESSFUL INDUSTRIAL NEIGHBORS**  
Including Beacon Roofing, Schibley Chemical, Amware, & Northern Ohio Industrial Park
- **CENTRALLY LOCATED**  
35 minutes to Cleveland | 50 minutes to Akron | 1 hour 25 minutes to Toledo
- **THE CITY OF ELYRIA IS COMMITTED TO DEVELOPEMENT**  
Incentives available through the City of Elyria. Nearby Midway Mall will be re-developed into a health, wellness, and industrial innovation park following a 5-year plan possibly driving more development in the area.

## PARCEL INFO



**10.93 AC**

PPN 0624014000088

South of  
Lowell Street



**2.34 AC**

PPN 0624014000087

South of  
Lowell Street  
& 10.93 AC parcel

**\$39,000**

PER ACRE

**\$517,530**

TOTAL (13.27 AC)

**L-1**  
**Light Industrial**  
ZONING

# 2 Parcels Available Up to 13.27 Acres



EXCELLENT SITE FOR  
LIGHT INDUSTRIAL,  
WAREHOUSING OR  
STORAGE

1

**10.93 ACRES**

PPN 0624014000088

FRONTAGE

714' on Lowell

2

**2.34 ACRES**

PPN 0624014000087

**NOTE:**

Shilling Drive can continue  
in-between Parcels 1 & 2,  
connecting up to Lowell Street

1

10.93 ACRES  
PPN 0624014000088

2

2.34 ACRES  
PPN 0624014000087



# Area Demographics

	1 MILE	5 MILES	10 MILES
2025 Population	2,683	105,466	268,500
2030 Population <i>Projection</i>	2,693	107,013	272,150
Population 25 & Over	1,961	75,148	189,764
2025 Businesses	75	3,390	7,619
2025 Employees	1,197	45,173	96,591
2025 Households	1,395	45,862	110,221
2025 Avg. Household Income	\$81,400	\$81,773	\$100,095
2025 Median HH Income	\$54,005	\$61,111	\$75,150
2025 Median Housing Value	\$162,939	\$170,996	\$223,300
2025 Daytime Population	2,321	104,781	245,059
2025 Daytime Workers	916	48,602	107,072
2025 Daytime Residents	1,405	56,179	137,987

## QUICK STATS

5 MILE RADIUS

◆ **104,781**

DAYTIME POPULATION

◆ **3,390**

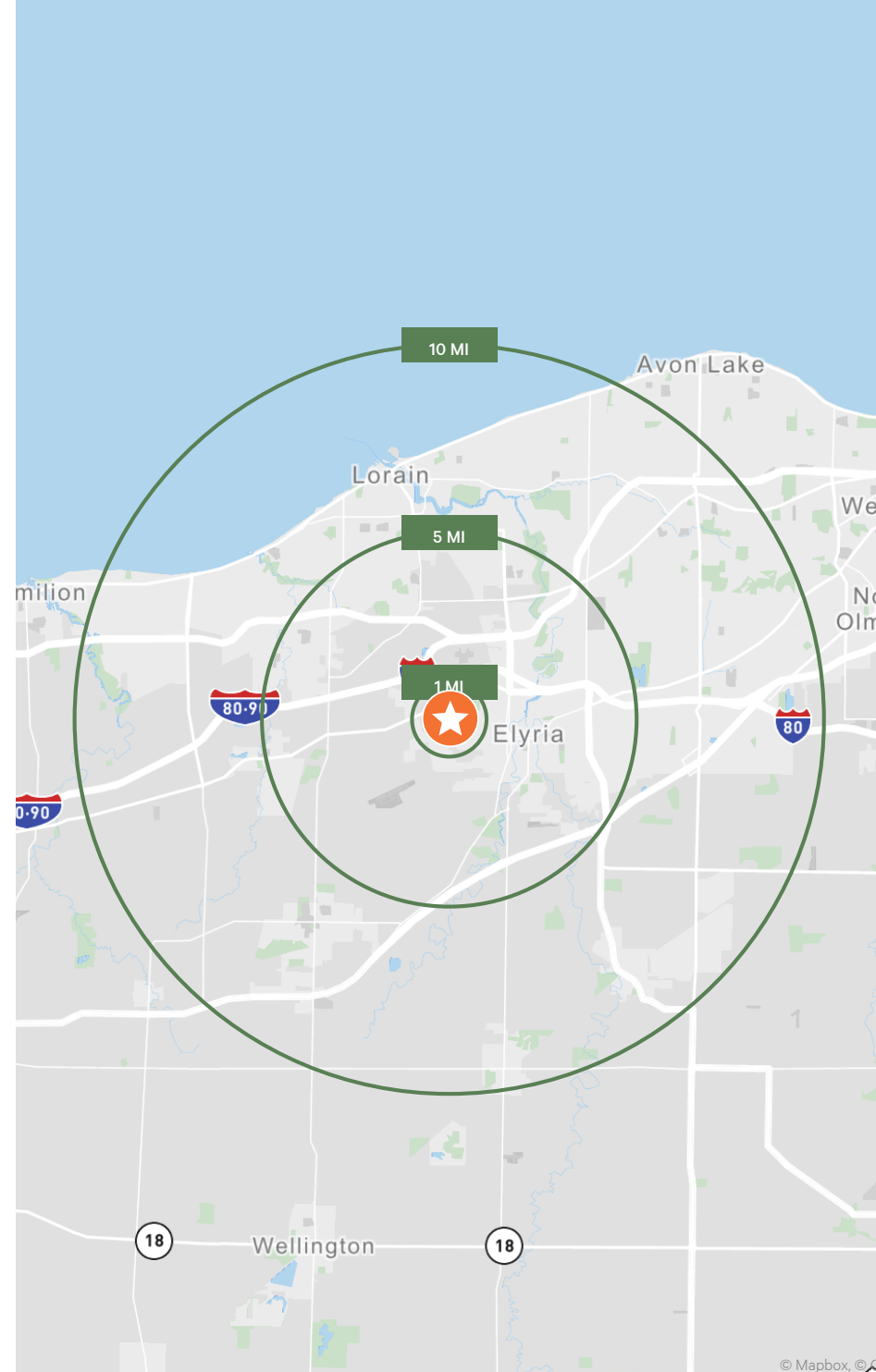
2025 BUSINESSES

◆ **\$81,773**

AVERAGE HOUSEHOLD INCOME

◆ **45,862**

2025 HOUSEHOLDS



**FOR SALE**

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