

# 2.25 AC LORAIN ROAD OUTPARCEL

23460 LORAIN ROAD, NORTH OLMSTED, OHIO 44070

FOR SALE | FOR LEASE



OVER 28K VEHICLES PER DAY  
AT THE INTERSECTION

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# THE OPPORTUNITY



## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION

**204,132**



2025  
POPULATION

**196,347**



2025  
HOUSEHOLDS

**87,123**



2025  
POPULATION  
25 & OVER

**145,909**

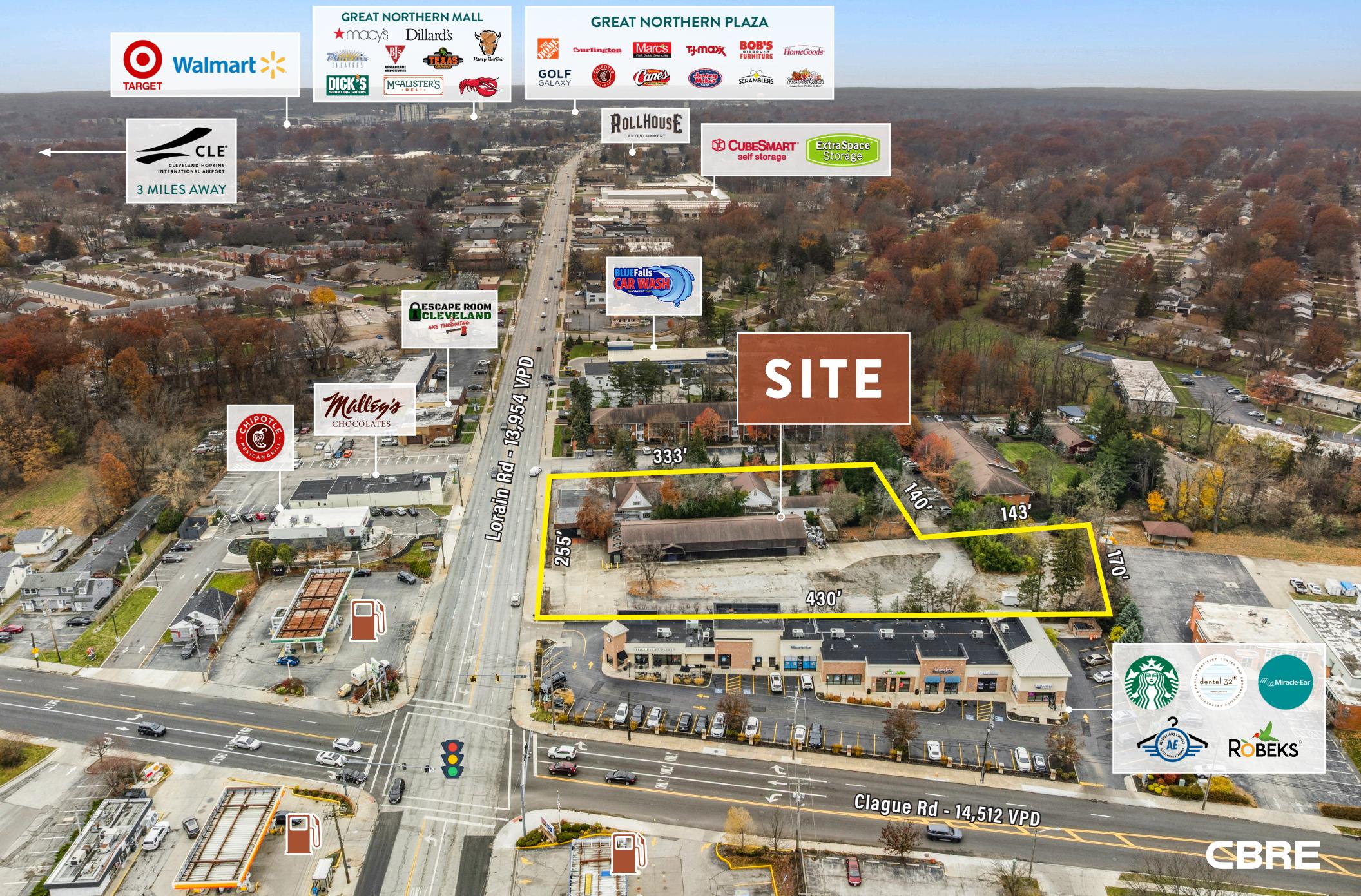


2025  
AVG. HOUSEHOLD  
INCOME

**\$120,659**

- Sale Price: \$1,200,000
- 2.25 AC Outparcel For Sale on High Traffic Lorain Road
- Located minutes from Great Northern Mall retail corridor and Westgate retail corridor
- Located next to Starbucks and across from a brand new Chipotle
- Dimensions: Over 250' frontage along Lorain Road
- High traffic counts over 30k VPD at the intersection (source ODOT TIMS)
- Zoned: B-3 General Business
- Dense market of 70,395 people and average household income of \$121,163 in a 3 mile radius

# AERIAL VIEW



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# AERIAL VIEW



**DOLLAR GENERAL**

**CVS**  
pharmacy

**SITE**



**Malley's**  
CHOCOLATES

**ESCAPE ROOM**  
CLEVELAND  
AXE THROWING

**Blue Falls**  
CAR WASH

Clague Rd - 14,512 VPD

255'

430'

140'

170'

143'

**CBRE**

Lorain Rd - 13,954 VPD

# RETAIL TRADE MAP



## NORTH OLMSTED RETAIL TRADE AREA

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	13,360	70,395	196,347
2025 Daytime Population	8,385	75,922	204,132
2025 Households - Current Year Estimate	5,972	31,745	87,123
2025 Average Household Income	\$103,832	\$121,163	\$120,659
2030 Average Household Income Projection	\$119,379	\$138,363	\$137,827
2025 Median Household Income	\$85,487	\$86,413	\$84,388
2025 Per Capita Income	\$46,414	\$54,739	\$53,734
2025 Population 25 and Over	9,993	53,063	145,909

## CONTACT US

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