

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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CBRE

THE OPPORTUNITY



- 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

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

204,132



2025
POPULATION

196,347



2025
HOUSEHOLDS

87,123



2025
POPULATION
25 & OVER

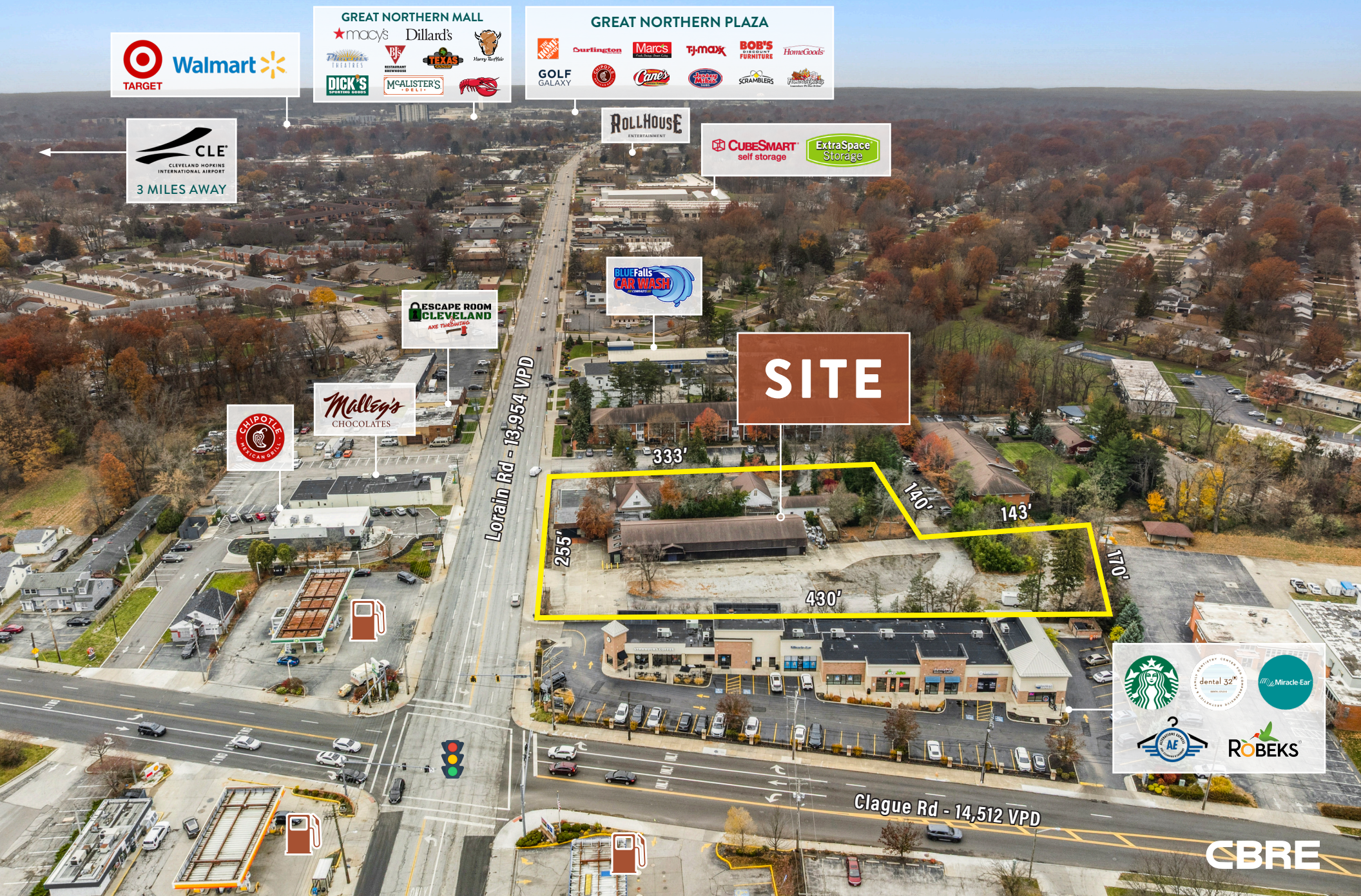
145,909



2025
AVG. HOUSEHOLD
INCOME

\$120,659

AERIAL VIEW



Lorain Rd - 13,954 VPD

Clague Rd - 14,512 VPD



AERIAL VIEW



Clague Rd - 14,512 VPD

Lorain Rd - 13,954 VPD

RETAIL TRADE MAP

NORTH OLMSTED RETAIL TRADE AREA

TRADE AREA INFO

Brookpark Rd & Great Northern Blvd
(3 Miles)

- Population: 64,244
- Daytime Population: 65,249
- Total Households: \$27,517
- Median HH Income: \$69,914
- Total Businesses: 2,093
- Total Employees: 33,534

MAJOR OFFICE BUILDINGS

797,447 Total SF
(Source, CoStar)

1. Great Northern Corp. Center I, II, III - 459,338 SF
2. Moen - 141,221 SF
3. Millennium Place East - 70,200 SF
4. Millennium Place West - 70,200 SF
5. The Community Bldg. - 56,488 SF

HOTELS

10 Hotels/1,079 Rooms
(Source, CoStar)

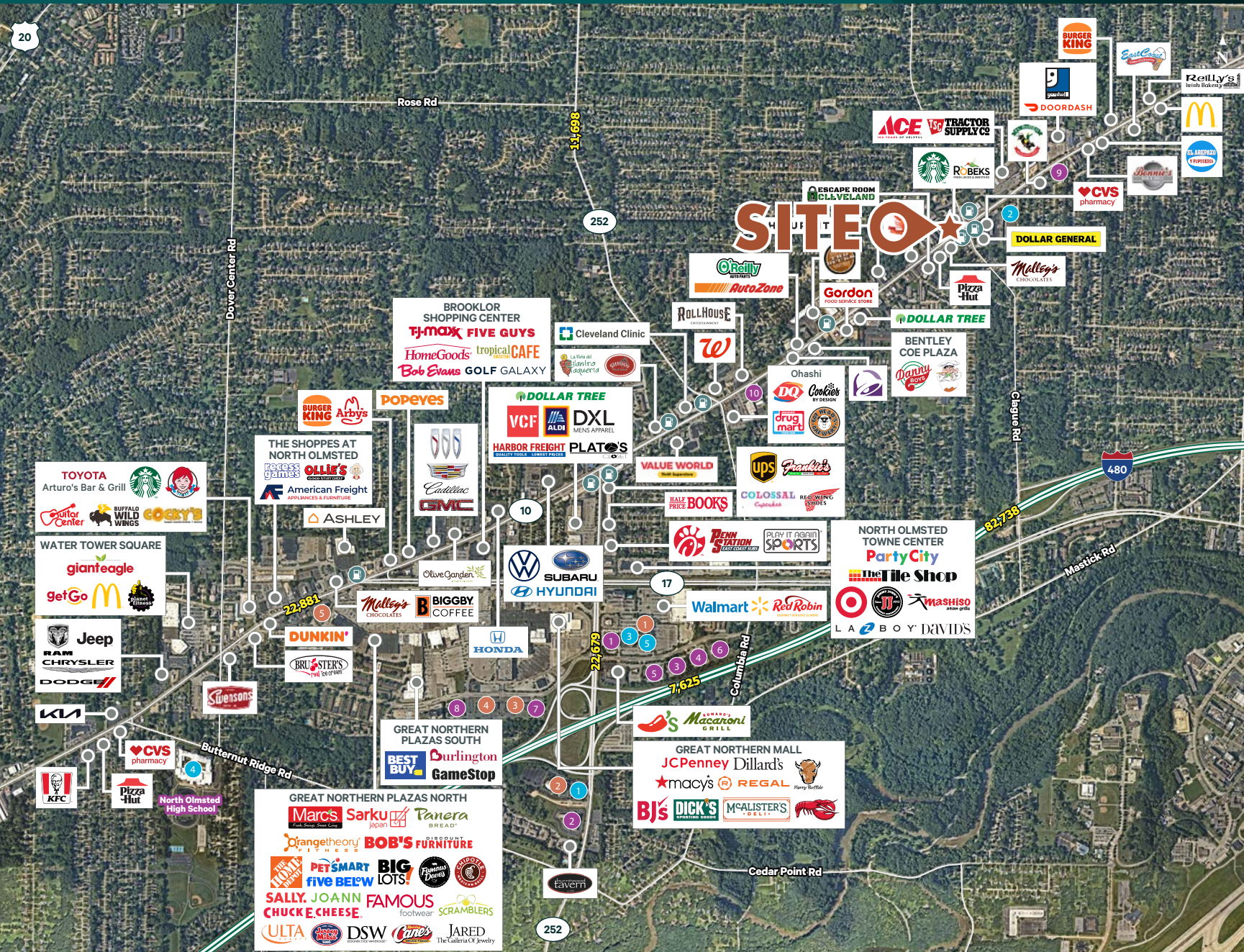
1. Radisson - 140 Rooms
2. Aloft - 137 Rooms
3. Extended Stay - 127 Rooms
4. Sonesta Suites - 125 Rooms
5. Courtyard - 121 Rooms
6. Hampton Inn - 118 Rooms
7. La Quinta - 103 Rooms
8. Extended Stay - 92 Rooms
9. Motel 6 - 59 Rooms
10. Economy Inn - 57 Rooms

MAJOR EMPLOYERS

1. Moen - 550 employees
2. Manor Care Health - 200 employees
3. FM Global - 200 employees
4. North Olmsted High School - 130 employees
5. Professional Travel - 100 employees

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Updated: March 21, 2024 (422944)



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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