

±28,794 SF / ±2.46 AC Former Auto Dealership

RARE FREESTANDING BUILDING OPPORTUNITY ON LORAIN AVE

IN THE KAMM'S CORNER NEIGHBORHOOD

16100 LORAIN AVENUE | CLEVELAND | OHIO | 44111

FOR SALE | FOR LEASE



THE OPPORTUNITY

- $\pm 28,794$ SF former auto dealership (Ganley Ford West) available for sale or for lease on ± 2.46 AC, additional land opportunity available
- Excellent redevelopment opportunity or leasing opportunity for your business!
- Parcel ID: 025-17-033
- $\pm 260'$ frontage on Lorain Avenue
- Zoning: Local Retail District
- Located within an 8-minute drive from the Cleveland Hopkins International Airport and 15-minute drive from downtown Cleveland
- Within 1-mile of the Cleveland Clinic Fairview Hospital located at 18101 Lorain Ave (w/ \$2.475 B in revenue in 2024 via ahd.com) is a 488-bed community hospital with a Level II Trauma Center. Fairview Hospital is recognized for achieving Magnet status, indicating excellence in nursing.
- Strong traffic counts of 13,954 VPD (Source: ODOT) along Lorain Ave with nearby access to Rocky River Dr (15,881 VPD) and W 150th St (29,679 VPD)
- Population of 136,226 people in a 3 mile drive radius, and daytime population of 136,226 people in a 3 mile radius
- Impressive Average Household Incomes:
 - 1-Mile Radius: \$97,619
 - 5-Mile Radius: \$90,416



QUICK STATS 3 MILE RADIUS



DAYTIME
POPULATION
116,277



HOUSEHOLDS
63,074



POPULATION
25 & OVER
99,467



AVG. HOUSEHOLD
INCOME
\$95,377

PROPERTY DETAILS

FORMER GANLEY FORD WEST DEALERSHIP SALES AND SERVICE

Address

16100 Lorain Ave
Cleveland, OH 44111

GLA

±28,794 SF

Lot Size

±2.462 AC

Parking

±224 Surface Level Spaces

Frontage

±260' on Lorain Ave

Zoning

Local Retail District

Parcel ID's

025-17-033

Building Breakdown

- Showroom/Office
 - » ±14,317 SF
- Service Garage
 - » ±13,235 SF
- Mezzanine 2nd Floor
 - » ±1,242 SF



ADDITIONAL LAND OPPORTUNITY

NOT INCLUDED IN MAIN LISTING, AVAILABLE SEPARATELY



Address

15910-15940 Lorain Ave
Cleveland, OH 44111

GLA

Up to 6,000 SF

Lot Size

±0.76 AC
(consisting of 2 parcels)

Parking

±40 Surface Level Spaces

Frontage

±258' on Lorain Ave

Depth Varies

±128' (East Border)
±165' (West Border)
±206' (Rear Border)

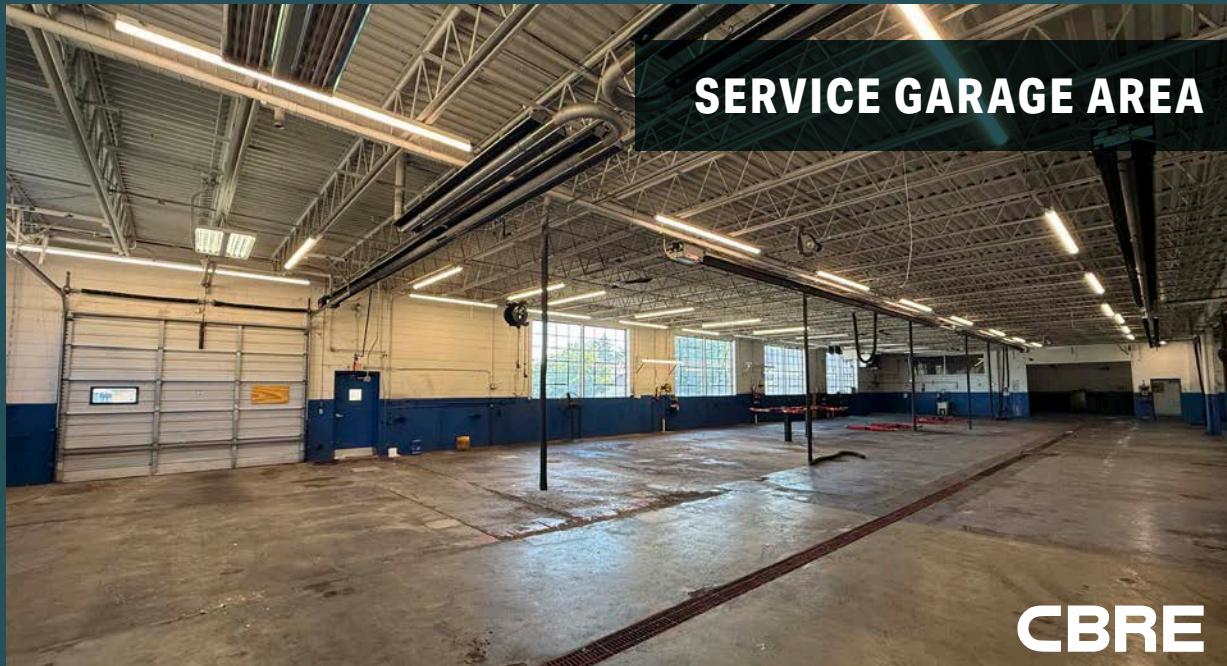
Zoning

Local Retail District

Parcel ID's

025-17-031 ; 025-17-032

INTERIOR PHOTOS (SHOWROOM)



EXTERIOR PHOTOS (JULY 2025)



CBRE



Fairview Hospital
a Cleveland Clinic hospital



DUNKIN'

SITE
 $\pm 28,794$ SF on ± 2.46 AC

± 0.76 AC Available Separately
Contact Broker for More Info

Lorain Ave - 13,954 VPD
 $\pm 258'$

$\pm 128'$

$\pm 260.7'$
 $\pm 165'$
 $\pm 206'$

$\pm 873'$

CBRE



Lorain Ave - 13,954 VPD

±0.76 AC Available Separately
Contact Broker for More Info

SITE

±28,794 SF on ±2.46 AC

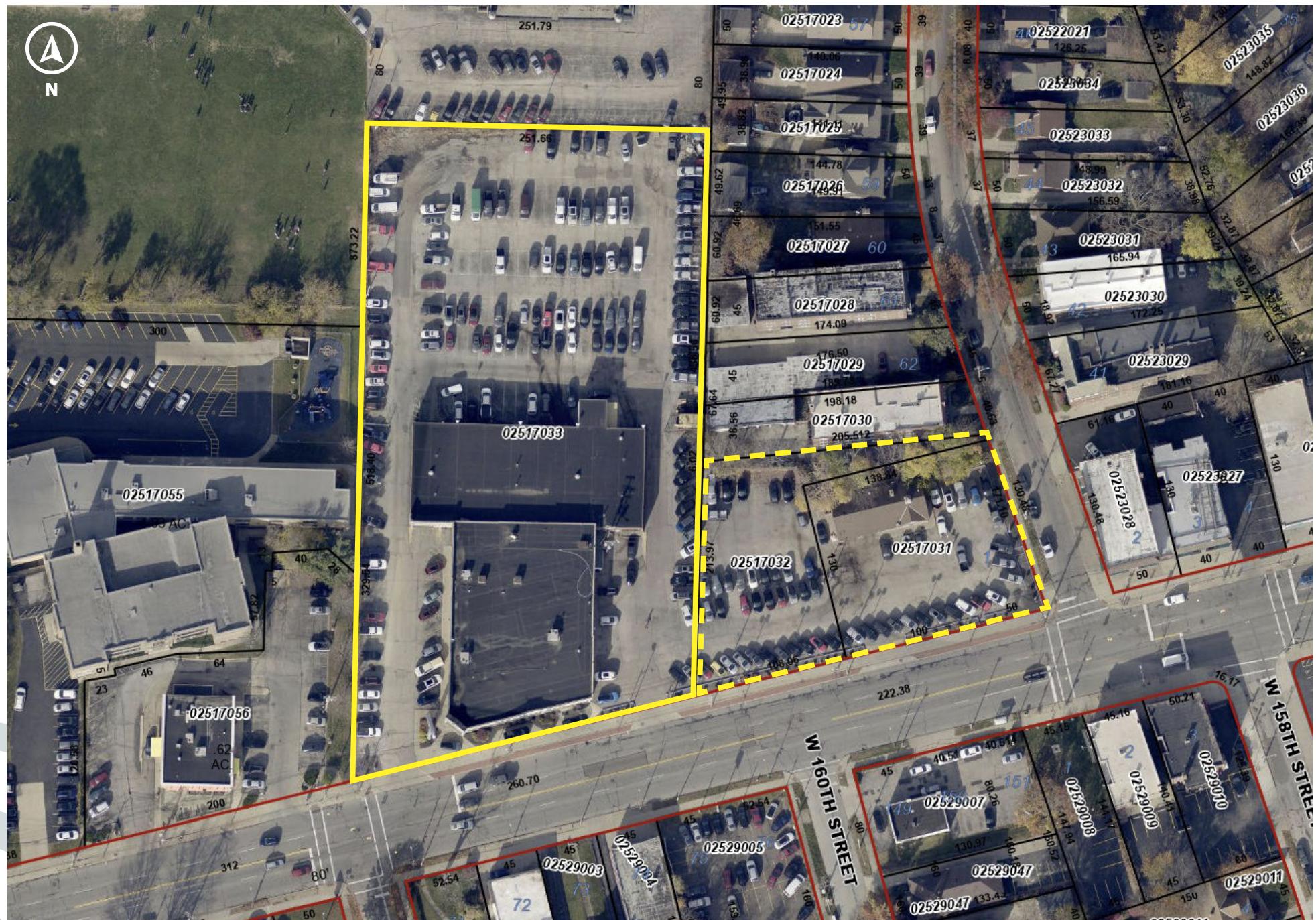
±128'
±206'
±165'
±258'
±260'

±873'

DUNKIN'

CBRE

PARCEL AERIAL



RETAIL TRADE MAP



Greater Cleveland (West Side) RETAIL TRADE AREA

KAMM'S CORNERS TRADE AREA INFO

Rocky River Dr/Lorain Ave (3 Miles)

- Population: 132,384
- Daytime Population: 113,074
- Total Households: 60,978
- Average HH Income: \$94,566
- Total Businesses: 4,520
- Total Employees: 57,316

MAJOR OFFICE BUILDINGS

1. PNC Operations Center - 262,088 SF

HOTELS

1. Wyndham Cleveland Airport - 371 Rooms
2. La Quinta Inn & Suites - 115 Rooms

MAJOR EMPLOYERS

1. Cleveland Clinic Fairview Hospital - 1,997
2. Ppg Industries - 600
3. Wyndham Cleveland Airport - 350
4. Alpha Packaging - 300

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: November 8, 2024 MOS429149

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	13,886	136,226	274,899
2024 Daytime Population	11,202	116,277	248,952
2024 Households - Current Year Estimate	6,705	63,074	127,209
2024 Average Household Income	\$97,619	\$95,377	\$90,416
2029 Average Household Income Projection	\$112,228	\$108,547	\$102,446
2024 Median Household Income	\$71,654	\$66,652	\$64,004
2024 Per Capita Income	\$47,163	\$44,098	\$41,920
2024 Population 25 and Over	10,711	99,467	201,535

CONTACT EXCLUSIVE AGENTS:

Joseph W. Khouri
Senior Vice President
216 658 6120
joseph.khoury@cbre.com

CBRE, Inc.
950 Main Ave, Suite 800
Cleveland, Ohio 44113
www.cbre.us

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE