

# ±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

## SITE

±28,794 SF on ±2.46 AC

±0.76 AC Available Separately  
Contact Broker for More Info

Lorain Ave - 13,954 VPD

±206'

±128'

±165'

±258'

±260.7'

±873'

Exclusive Contact:

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Senior Vice President

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# THE OPPORTUNITY

- ±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
- ±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)

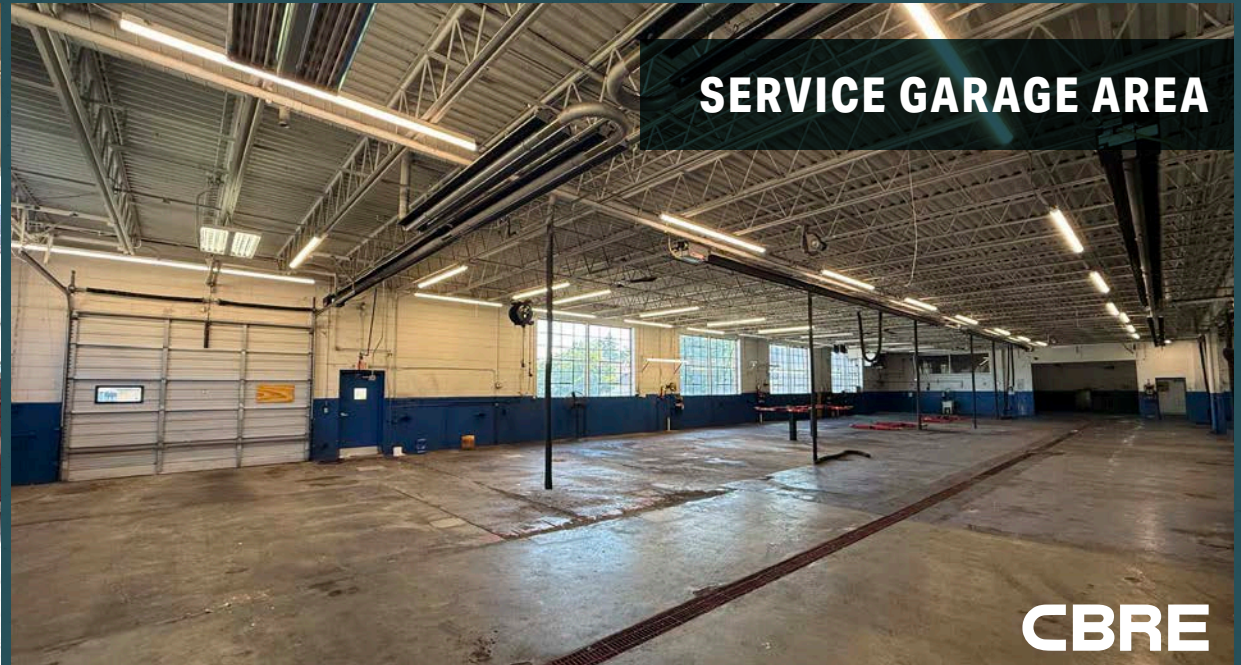
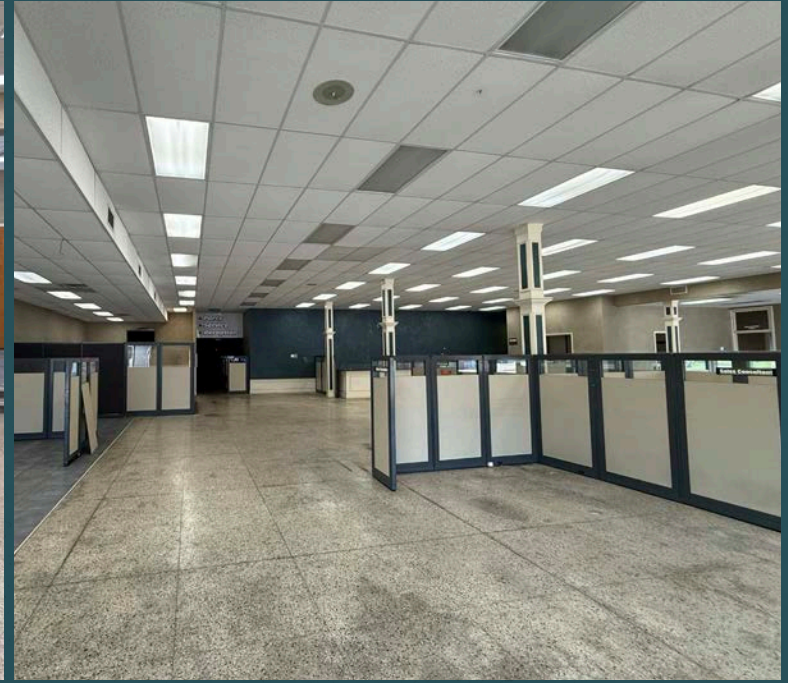
## Zoning

Local Retail District

## Parcel ID's

025-17-031 ; 025-17-032

# INTERIOR PHOTOS (SHOWROOM)



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# EXTERIOR PHOTOS (JULY 2025)



**CLE**  
CLEVELAND HOPKINS  
INTERNATIONAL AIRPORT  
4 Miles Away



**Fairview Hospital**  
a Cleveland Clinic hospital



**SITE**  
±28,794 SF on ±2.46 AC

**DUNKIN'**

±0.76 AC Available Separately  
Contact Broker for More Info

Lorain Ave - 13,954 VPD

±260.7'

±873'

±165'

±206'

±258'

±128'

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93,740 VPD  
Access within 1 Mile

Lorain Ave - 13,954 VPD

±0.76 AC Available Separately  
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## SITE

±28,794 SF on ±2.46 AC

±128'

±206'

±258'

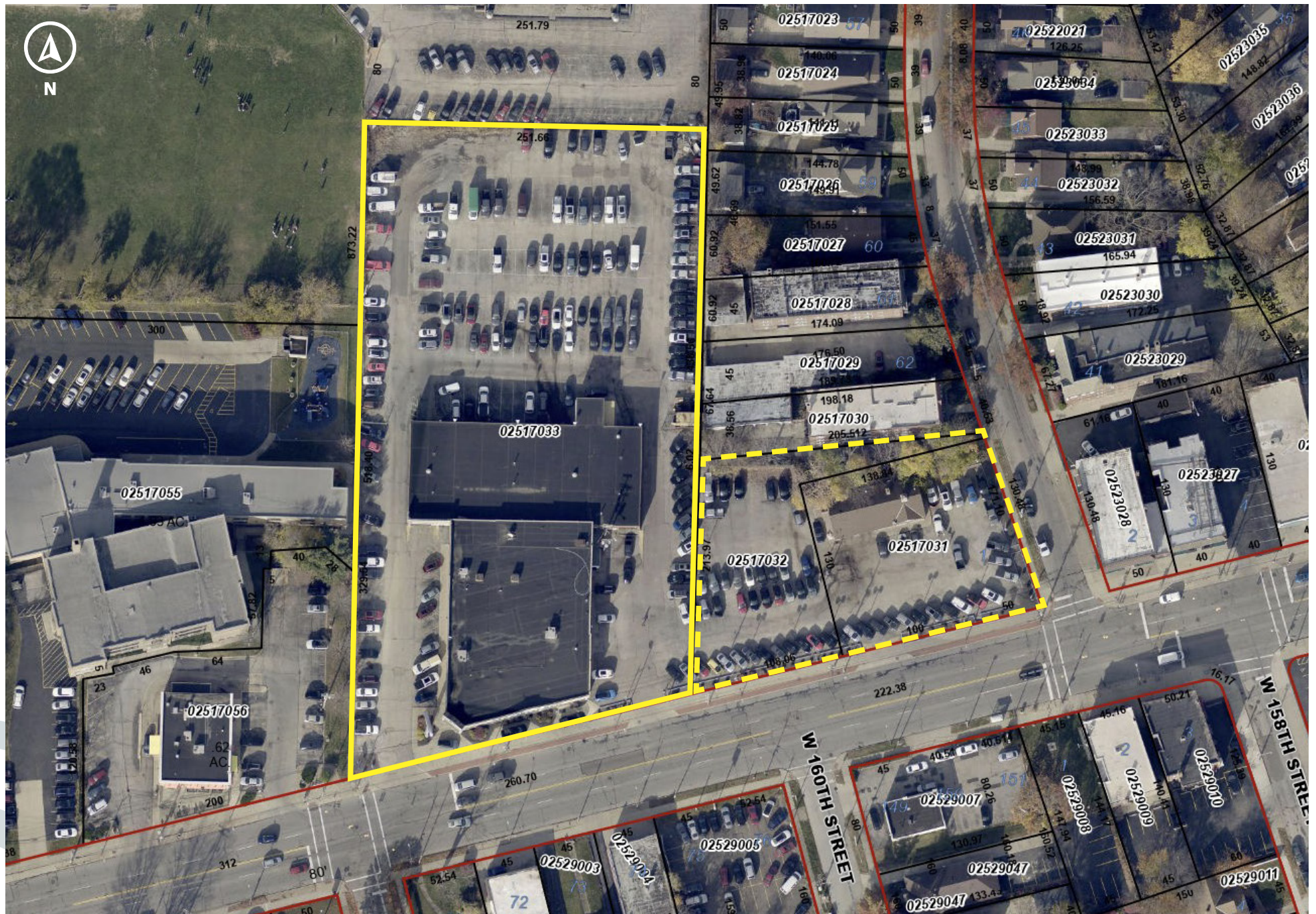
±165'

±260'-7"

±873'

DUNKIN'

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# 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

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# 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:

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