

PRIME
DEVELOPMENT
OPPORTUNITY
FOR SALE, LEASE, OR BTS

LORAIN RD

CLEVELAND, OH



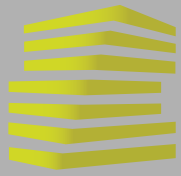
SITE
43,798 SF
±1 AC

W 220th St 6,639 (2025)

Lorain Rd 12,699 (2025)



LOCATION.
commercial real estate



LORAIN ROAD DEVELOPMENT

NEIGHBORHOOD VIBE

TONY CAROSELLO
614.401.8110 x 301 (OFFICE)
330.732.7250 (MOBILE)
Anthony@LocationCRE.com

MACLAINE REAGAN
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TRADE AREA OVERVIEW

FAIRVIEW PARK IS A FIRST-RING INNER SUBURB OF CLEVELAND IN CUYAHOGA COUNTY, LOCATED ROUGHLY SEVEN MILES WEST OF DOWNTOWN. THE COMMUNITY IS CHARACTERIZED BY AN ESTABLISHED, MATURE POPULATION WITH ABOVE-AVERAGE HOUSEHOLD INCOMES AND A STRONG SHARE OF MARRIED, FAMILY HOUSEHOLDS.

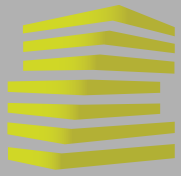
RETAIL ACTIVITY CENTERS ON TWO CORRIDORS: THE LORAIN ROAD (SR 10) BUSINESS DISTRICT, WHICH RUNS THROUGH THE HEART OF THE CITY, AND WESTGATE, AN ESTABLISHED RETAIL DESTINATION AT WEST 210TH STREET AND CENTER RIDGE ROAD SERVING WESTERN CUYAHOGA COUNTY. FAIRVIEW CENTRE, A GIANT EAGLE-ANCHORED COMMUNITY SHOPPING CENTER ON LORAIN ROAD, DRAWS FROM A SUBSTANTIAL POPULATION BASE WITHIN A FIVE MILE RADIUS THAT EXTENDS INTO NEIGHBORING CLEVELAND-AREA SUBURBS. INTERSTATES 480 AND 90 PROVIDE DIRECT REGIONAL ACCESS, SUPPORTING STEADY TRAFFIC COUNTS ALONG LORAIN ROAD AND WEST 220TH STREET.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	13,127	78,331	221,921
HOUSEHOLDS	5,875	36,098	101,459
EMPLOYEES	2,885	40,951	108,107
MED HH INCOME	\$96,160	\$91,719	\$87,821

AREA RETAIL | RESTAURANTS





LORAIN ROAD DEVELOPMENT

SITE & DETAILS

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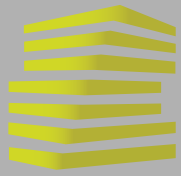
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- PRIME DEVELOPMENT OPPORTUNITY IN A GIANT EAGLE ANCHORED CENTER ON LORAIN ROAD IN CLEVELAND, SERVING THE DENSE FAIRVIEW PARK TRADE AREA.
- SHARED ACCESS WITH GIANT EAGLE AND STRONG VISIBILITY TO LORAIN ROAD WITH 12,699 VPD
- SUITABLE FOR QSR, RETAIL, FINANCIAL, MEDICAL OR SERVICE USERS
- CALL BROKER FOR PRICING



LORAIN ROAD DEVELOPMENT

MARKET AERIAL

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