

FOR LEASE

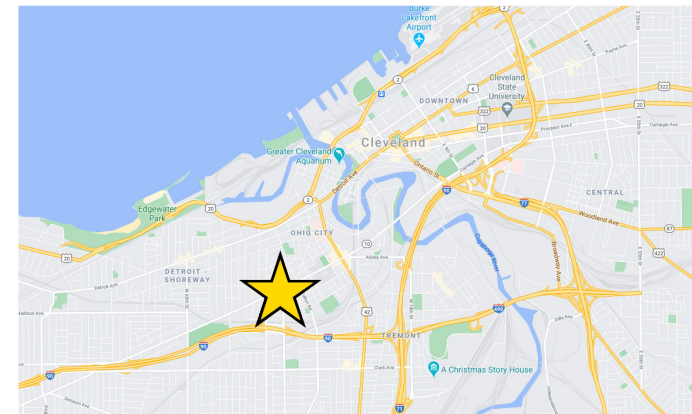
Outstanding Retail or Mixed Use Opportunity

4434 Lorain Ave., Cleveland, OH 44113



PROPERTY OVERVIEW

- 7,000 Total SF of Retail or Mixed Use Space Available
- Prime Retail Location in the Heart of Lorain Avenue Retail District
- Historic 1870 Circa Two Story Building Ready for Renovation
- Second Floor Office or Storage Space also Available
- 15 Parking Spaces on Site
- Offered for Lease at: **\$16.00, NNN**



[View in Google Maps](#)



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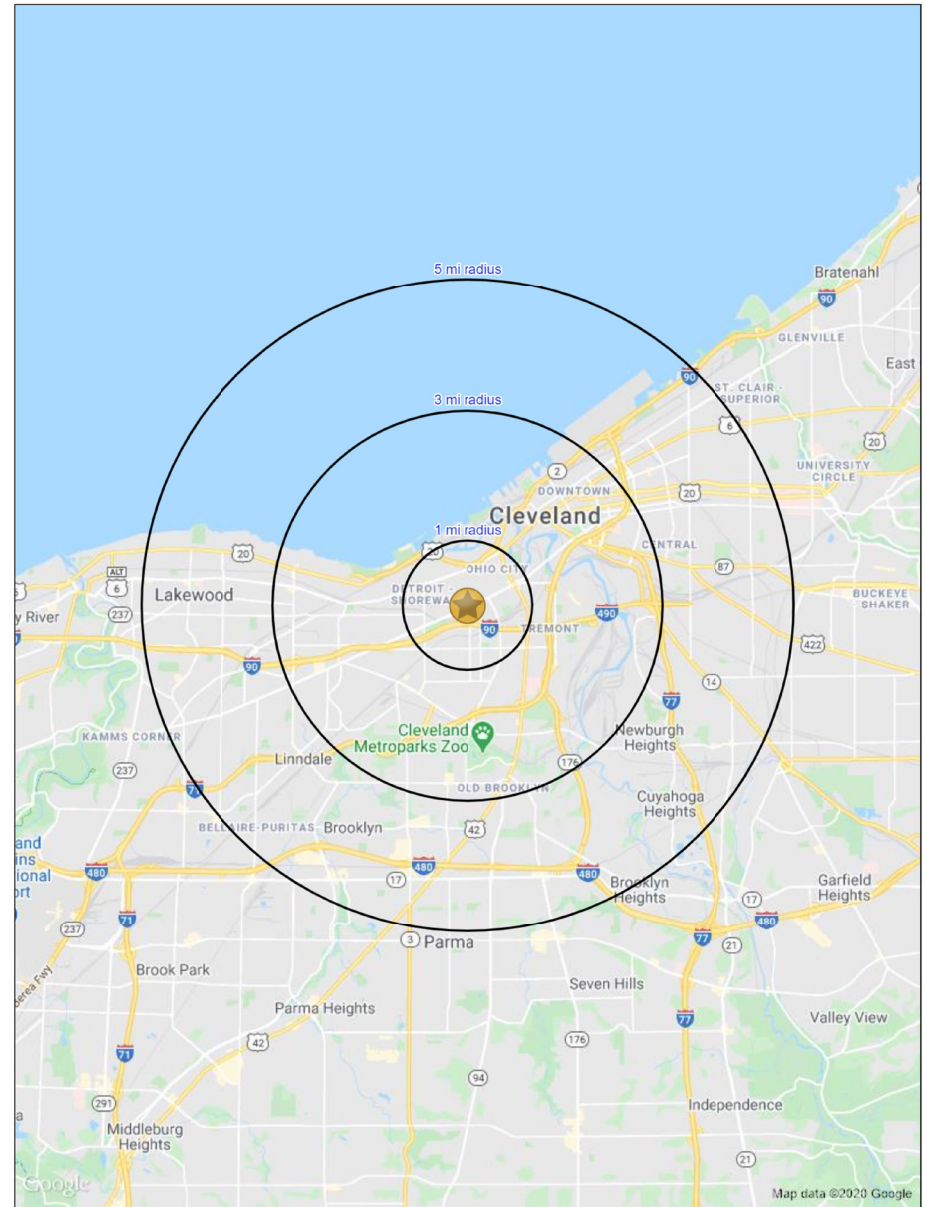
SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4793/-81.7173

4434 Lorain Ave		RS1		
Cleveland, OH 44113		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	20,326	119,587	280,242
	2025 Projected Population	20,977	118,176	275,299
	2010 Census Population	20,726	121,825	290,942
	2000 Census Population	24,917	132,555	323,112
	Projected Annual Growth 2020 to 2025	0.6%	-0.2%	-0.4%
	Historical Annual Growth 2000 to 2020	-0.9%	-0.5%	-0.7%
	2020 Median Age	33.3	32.6	34.8
HOUSEHOLDS	2020 Estimated Households	9,077	54,104	128,291
	2025 Projected Households	9,096	51,820	122,598
	2010 Census Households	8,595	50,761	124,362
	2000 Census Households	9,328	52,898	133,789
	Projected Annual Growth 2020 to 2025	-	-0.8%	-0.9%
RACE AND ETHNICITY	2020 Estimated White	50.6%	51.6%	58.2%
	2020 Estimated Black or African American	26.8%	28.1%	27.1%
	2020 Estimated Asian or Pacific Islander	1.6%	2.8%	3.1%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.4%
	2020 Estimated Other Races	20.3%	17.0%	11.2%
	2020 Estimated Hispanic	32.1%	26.0%	16.6%
INCOME	2020 Estimated Average Household Income	\$64,436	\$60,130	\$59,101
	2020 Estimated Median Household Income	\$41,810	\$37,218	\$40,534
	2020 Estimated Per Capita Income	\$29,134	\$27,930	\$27,442
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	8.3%	6.4%	5.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	12.9%	13.3%	11.6%
	2020 Estimated High School Graduate	24.1%	28.8%	30.1%
	2020 Estimated Some College	17.8%	21.0%	22.2%
	2020 Estimated Associates Degree Only	5.8%	6.6%	6.9%
	2020 Estimated Bachelors Degree Only	17.1%	14.4%	15.1%
	2020 Estimated Graduate Degree	14.0%	9.4%	8.8%
BUSINESS	2020 Estimated Total Businesses	1,019	7,850	14,238
	2020 Estimated Total Employees	9,677	131,135	209,497
	2020 Estimated Employee Population per Business	9.5	16.7	14.7
	2020 Estimated Residential Population per Business	20.0	15.2	19.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

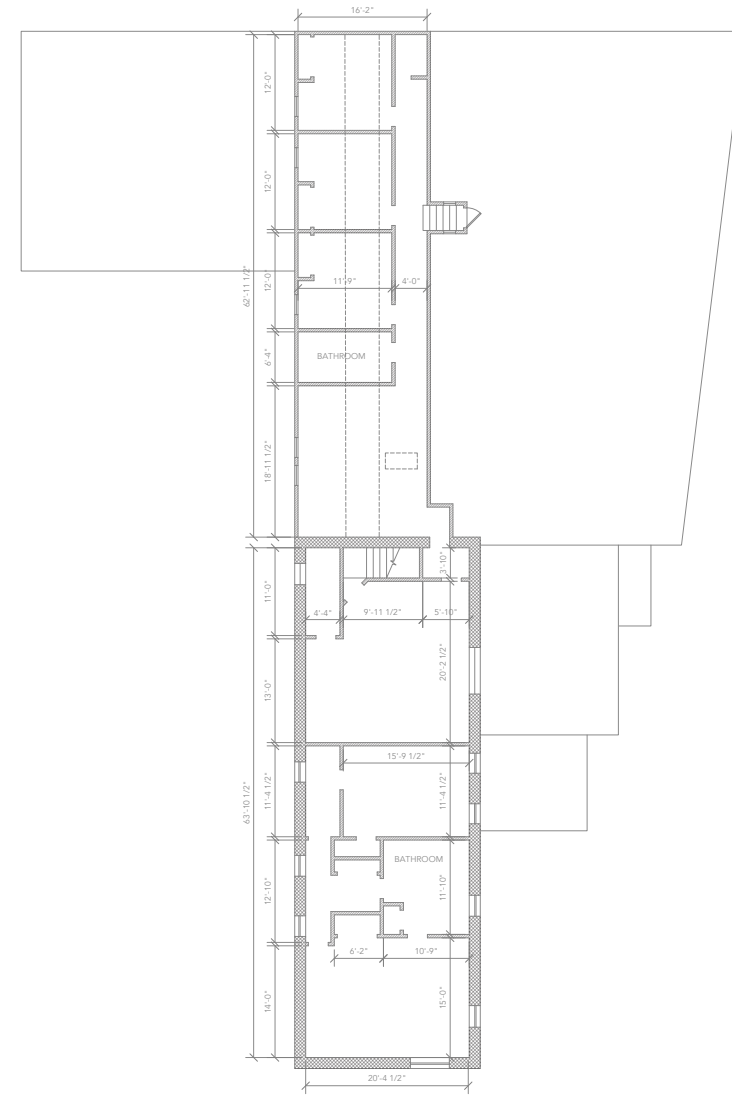


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This architectural floor plan shows a building layout with the following dimensions and features:

- Overall Dimensions:**
 - Top: 35'-0" (left), 17'-0" (middle), 33'-4 3/4" (right)
 - Right: 30'-0" (top), 29'-8 1/2" (middle), 59'-8 1/2" (bottom)
 - Bottom: 20'-4 1/2" (left), 10'-4" (middle), 9'-5" (right)
- Rooms and Features:**
 - RESTROOM:** Located in the upper middle section, measuring 10'-2 1/4" by 4'-2".
 - RESTROOM:** Located in the middle section, measuring 11'-5 1/2" by 8'-6".
 - REST ROOM:** Located in the lower middle section, measuring 6'-0 1/2" by 4'-4".
 - Staircase:** Located in the middle section, measuring 11'-5 1/2" by 8'-6".
 - Entrance/Exit:** Located on the right side, measuring 23'-1" by 19'-7".
- Other Dimensions:**
 - 14'-4" (top left vertical)
 - 8'-4" (top left vertical)
 - 17'-10 3/4" (top middle horizontal)
 - 62'-0 1/2" (left vertical)
 - 10'-8" (left vertical)
 - 4'-8" (middle vertical)
 - 6'-5 1/2" (middle vertical)
 - 7'-0" (middle vertical)
 - 3'-11/2" (middle vertical)
 - 9'-3" (middle vertical)
 - 10'-1 1/2" (middle vertical)
 - 63'-10 1/2" (left vertical)
 - 20'-2 1/2" (middle vertical)
 - 15'-0" (bottom left vertical)
 - 10'-10" (bottom left vertical)
 - 3'-7" (bottom left vertical)
 - 13'-7" (bottom middle vertical)
 - 23'-3 1/2" (bottom middle vertical)
 - 17'-1" (bottom middle vertical)
 - 7'-10" (bottom middle vertical)
 - 28'-0" (right vertical)



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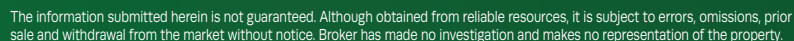
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This aerial map displays a residential neighborhood in St. Louis, Missouri, with property boundaries and lot numbers clearly marked. The map is oriented with North at the top. Key streets include W 45th Street, W 44th Street, and Lorain Avenue. A yellow outline highlights a specific property area, likely the subject of the legal case. The map shows various lot numbers and parcel IDs, such as 00234172, 00234173, 00234115, 00234113, 00234114, 00234112, 00234111, 00234110, 00234109, 00234123, 00234174, 00234124, 00234126, 00234153, 00234155, 00234157, 00234128, 00234129, 00234130, 00234131, 00234132, 00234133, 00234134, 00234135, 00234136, 00234137, 00234138, 00234139, 00234140, 00234141, 00234142, 00234143, 00234144, 00234145, 00234146, 00234147, 00234148, 00234149, 00234150, 00234151, 00234152, 00234153, 00234154, 00234155, 00234156, 00234157, 00234158, 00234159, 00234160, 00234161, 00234162, 00234163, 00234164, 00234165, 00234166, 00234167, 00234168, 00234169, 00234170, 00234171, 00234172, 00234173, 00234174, 00234175, 00234176, 00234177, 00234178, 00234179, 00234180, 00234181, 00234182, 00234183, 00234184, 00234185, 00234186, 00234187, 00234188, 00234189, 00234190, 00234191, 00234192, 00234193, 00234194, 00234195, 00234196, 00234197, 00234198, 00234199, 00234200. The map also shows various lot numbers, such as 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows various lot numbers, such as 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows various lot numbers, such as 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.



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★ ★ ★
OHIO CITY
Cleveland, Ohio



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