



ANCHOR  
RETAIL



**NEW CONSTRUCTION  
PAD BUILDING**

13820 Lorain Avenue  
Cleveland, Ohio 44111

# AVAILABLE FOR LEASE

# New Construction Pad Building

13820 Lorain Avenue Cleveland, Ohio 44111



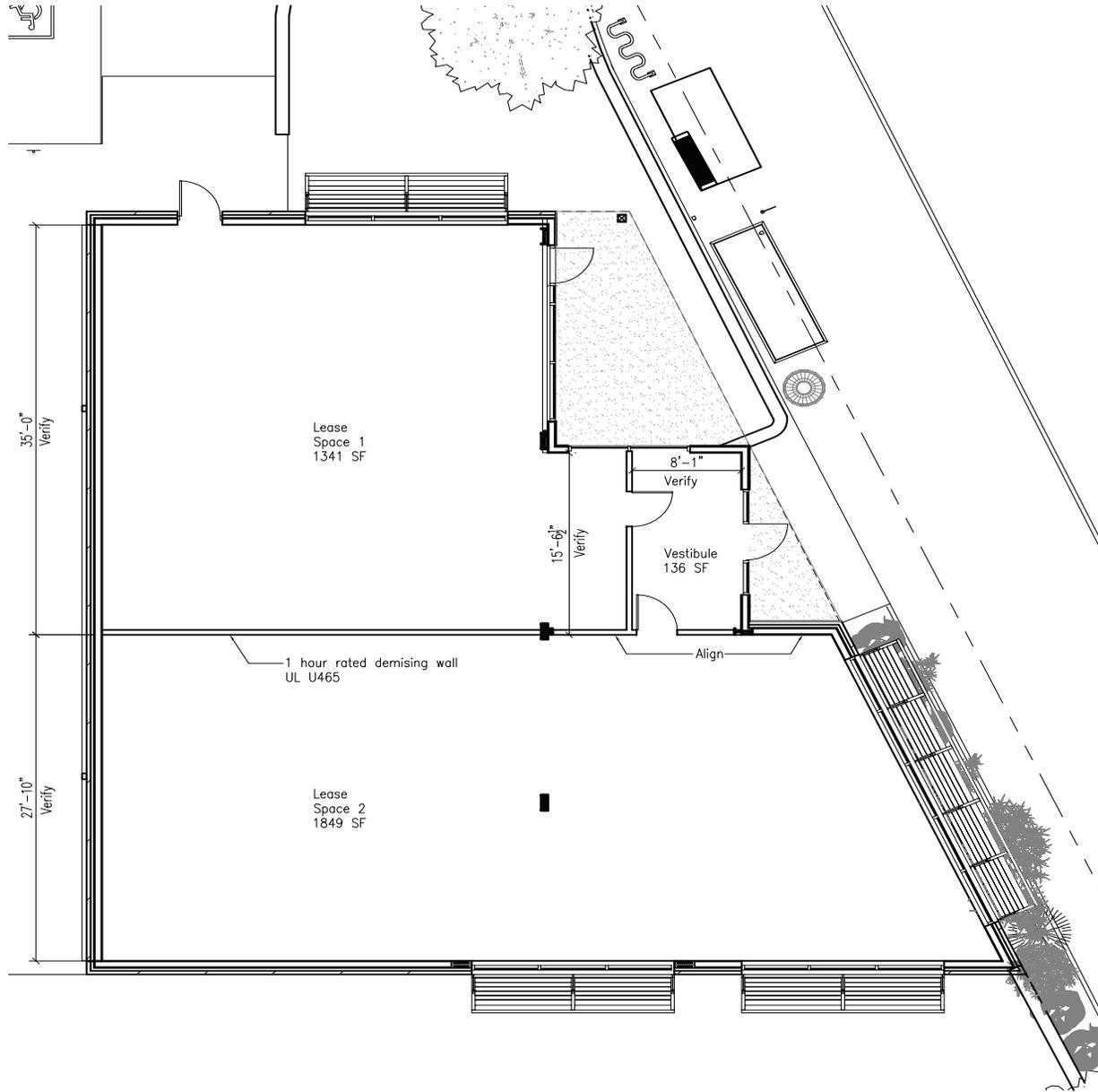
## HIGHLIGHTS

- ▶ 1341-3190 SF freestanding building or end caps with drive-thru lane and finished patio
- ▶ Newly constructed building (completed in 2022)
- ▶ One of the most densely populated areas in the state
- ▶ Less than one (1) mile from both I-480 and I-71
- ▶ 0.5 miles from West Park Shopping Center - Ross, Burlington, Starbucks, Aldi, and more!



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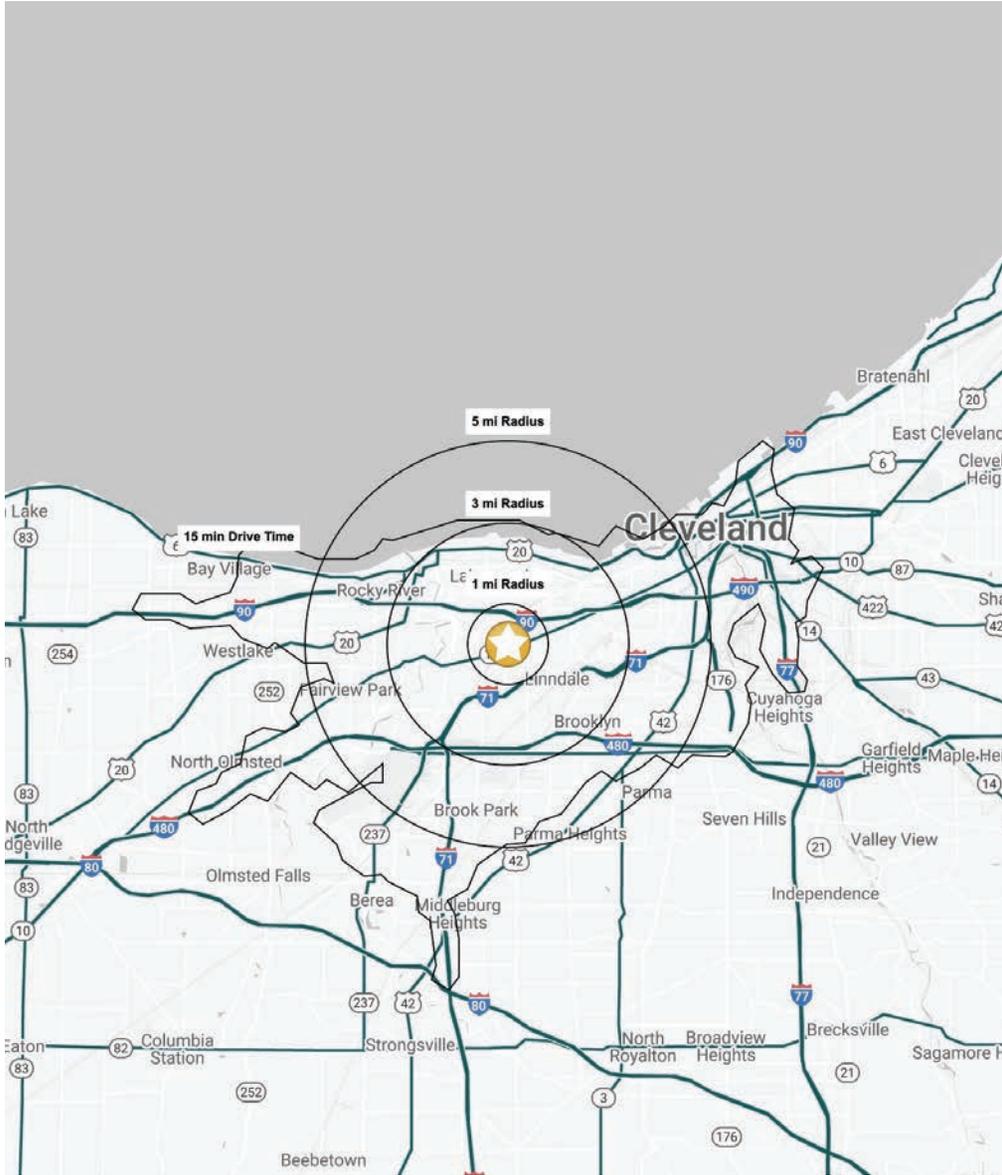
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	21,018	157,170	311,071	381,447
HOUSEHOLDS	9,465	74,319	141,575	175,746
MEDIAN AGE	36.0	36.7	37.5	37.1
AVERAGE HH INCOME	\$67,384	\$69,307	\$71,956	\$72,235
MEDIAN HH INCOME	\$50,229	\$52,800	\$55,158	\$55,243
BUSINESSES	502	4,568	9,628	16,666
EMPLOYEES	5,217	56,179	115,290	257,784
EDUCATION: BACHELORS +	20.0%	32.3%	30.5%	32.3%



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