



1270 Abbe Road

Elyria, Ohio 44035

For Lease

6,605 SF Office or Medical space

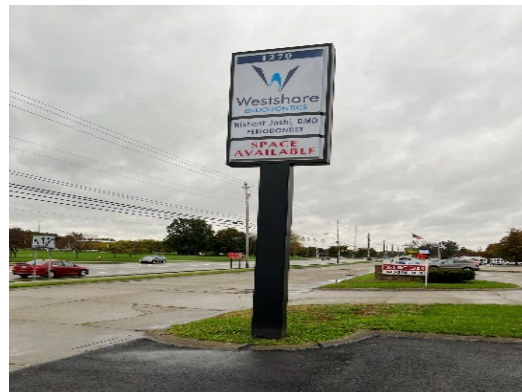
Divisible to +/- 2,500 SF



1270 Abbe Road

Full Building opportunity up to 6,605 SF

Located in Elyria, Ohio, 1270 N Abbe Rd offers a highly visible and accessible opportunity for both office and/or medical users. The property boasts a 28,000 vehicle per day count with a daytime population of over 102,000.



Building features



Lorain Community College – across the street



Layout ideal for office or medical user



Easily accessible from both I-90 and I-80 (OH Turnpike)



Move-In ready exam rooms for medical usage



Negotiable lease rates



Located in Elyria Business district with ample access to Retail, Restaurants, and much more



Great signage opportunities

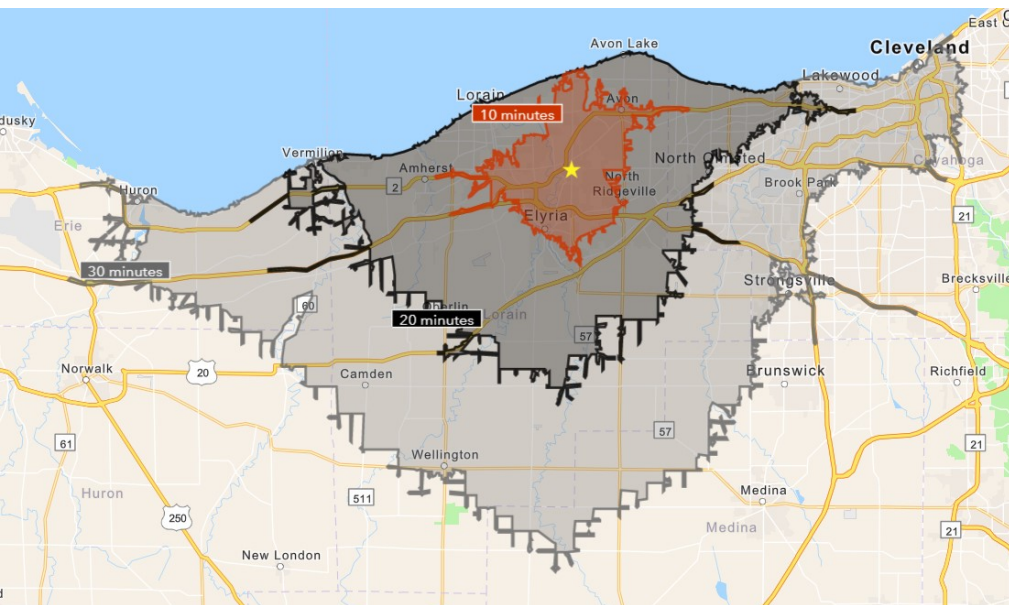
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Demographics	5-mile	10-miles	15-mile
Population	122,768	340,514	556,732
Income (average)	\$75,070	\$85,297	\$85,677
Total Households	48,201	134,649	225,643
Median Age	38.4	40.6	41

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