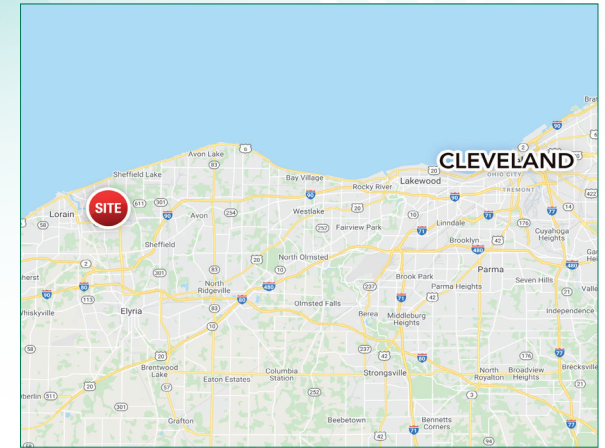


AVAILABLE FOR LEASE

COLORADO AVE. & OHIO AVE., LORAIN OH 44052



DEMOGRAPHICS

2021	1 mile	3 mile	5 mile
Population	5,069	47,955	90,235
Households	2,073	19,347	37,791
Average HH Income	\$46,882	\$49,775	\$60,090
Daytime Employees	1,275	9,761	30,315

HIGHLIGHTS

- 4,300 SF Available
- Inline and corner space available
- **NEW OUTPARCEL – New Build**
- BRAND NEW Biggby Coffee Endcap to Open!!
- High traffic main road
- At the hard corner intersection of Colorado Ave and Ohio Ave
- Located catty corner to USPS and Pizza Hut
- Zoned vacant land

TRAFFIC COUNTS

Colorado Ave = 15,050 VPD

CONTACT

VICTOR KIRALLAH
vkirallah@anchorcleveland.com
216.342.2626

Anchor
CLEVELAND

24500 CHAGRIN BLVD., SUITE 100

BEACHWOOD, OHIO 44122

WWW.ANCHORCLE.COM

COLORADO AVE. & OHIO AVE., LORAIN OH 44052

TRADE AERIAL



VICTOR KIRALLAH - 216.342.2626

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

COLORADO AVE. & OHIO AVE., LORAIN OH 44052

LOW AERIAL

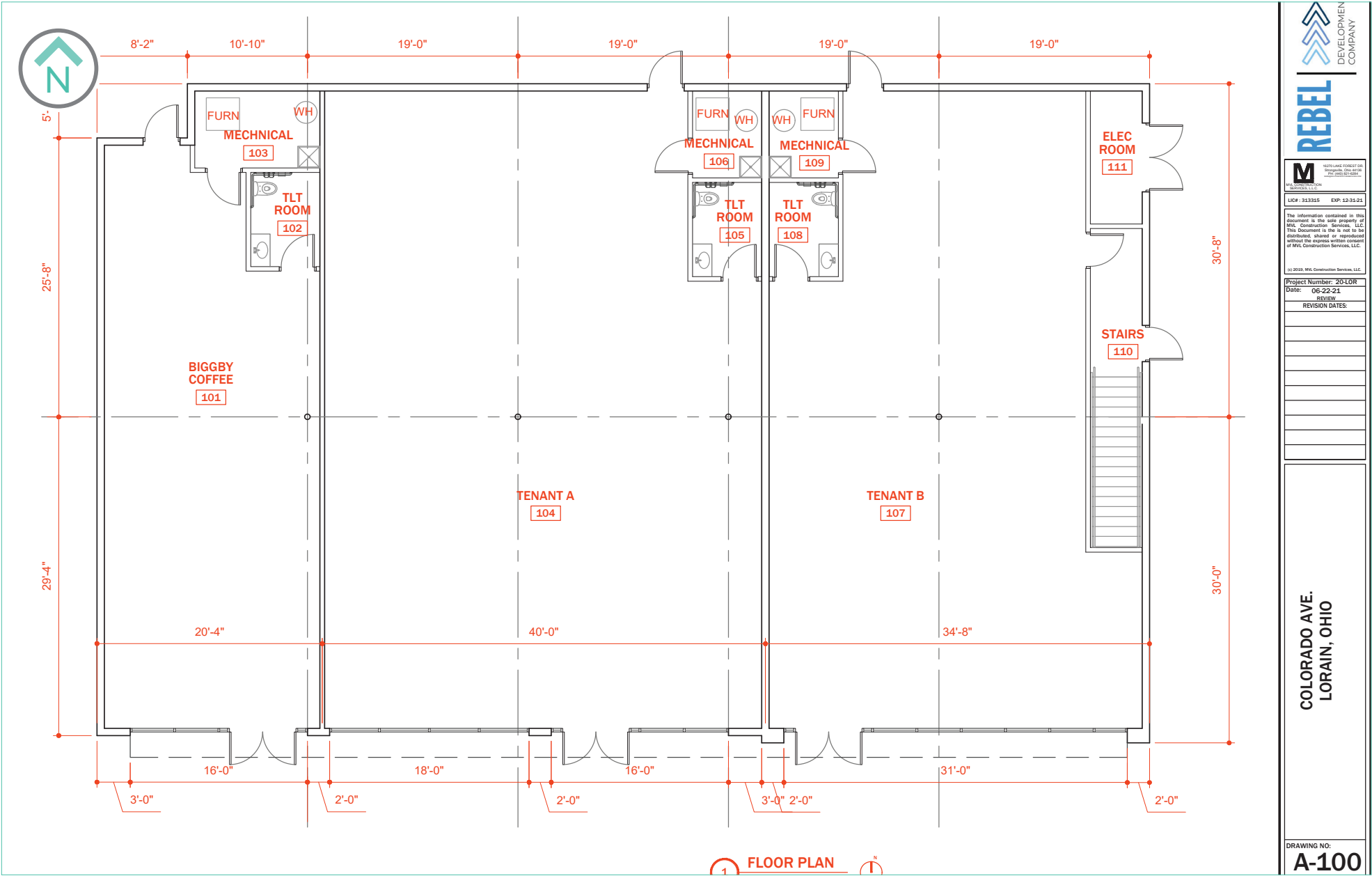


VICTOR KIRALLAH - 216.342.2626

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

COLORADO AVE. & OHIO AVE., LORAIN OH 44052

PARCEL MAP



REBEL
DEVELOPMENT COMPANY

M
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 111316
EXPIRATION DATE: 12-31-21

The information contained in this document is the sole property of MVL Construction Services, LLC. This document is not to be distributed, altered or reproduced without the express written consent of MVL Construction Services, LLC.

(c) 2021 MVL Construction Services, LLC.

Project Number: 201LOR
Date: 06-22-21
REVIEW
REVISION DATES:

COLORADO AVE.
LORAIN, OHIO

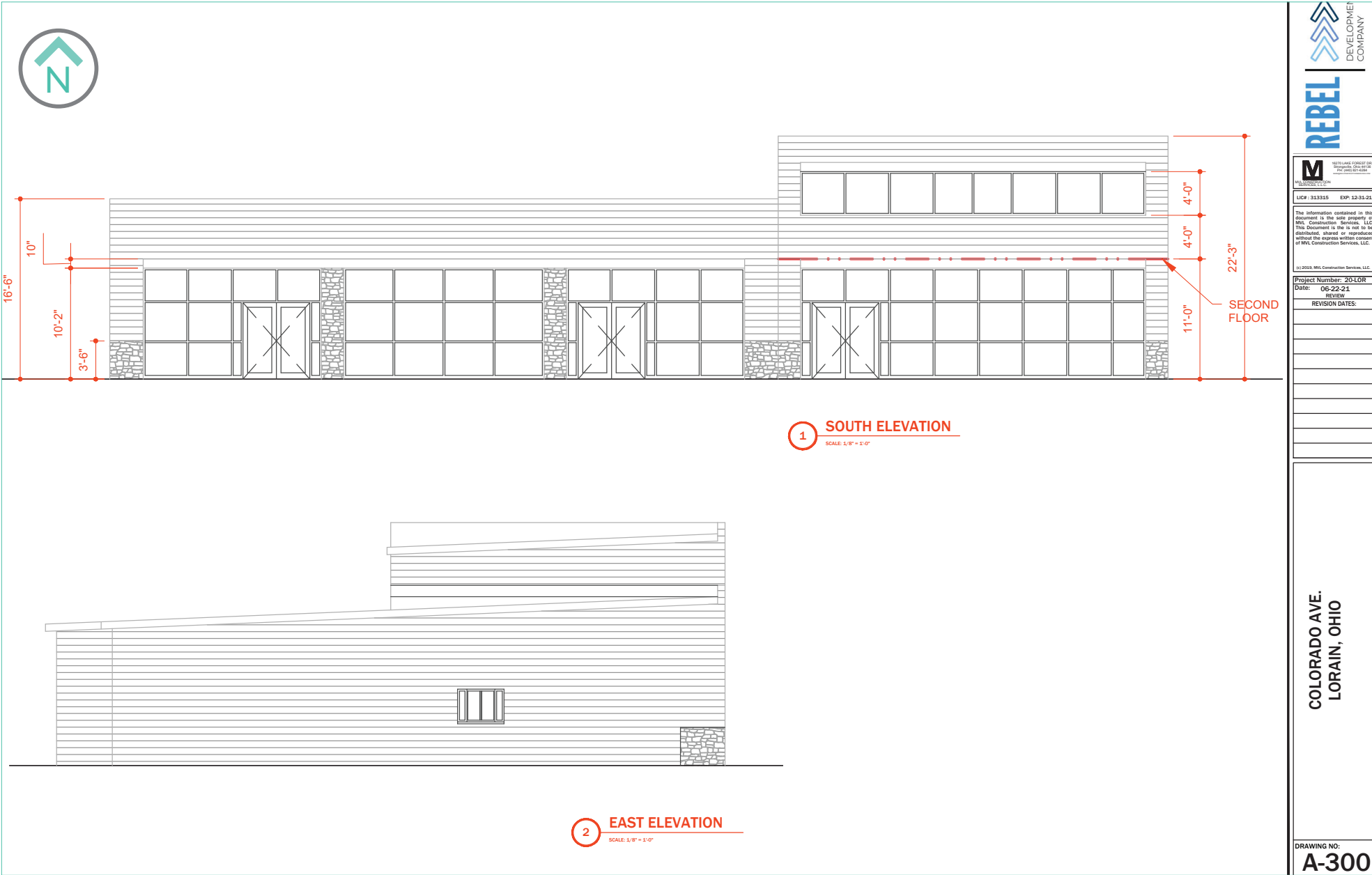
DRAWING NO:
A-100

VICTOR KIRALLAH - 216.342.2626

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

COLORADO AVE. & OHIO AVE., LORAIN OH 44052

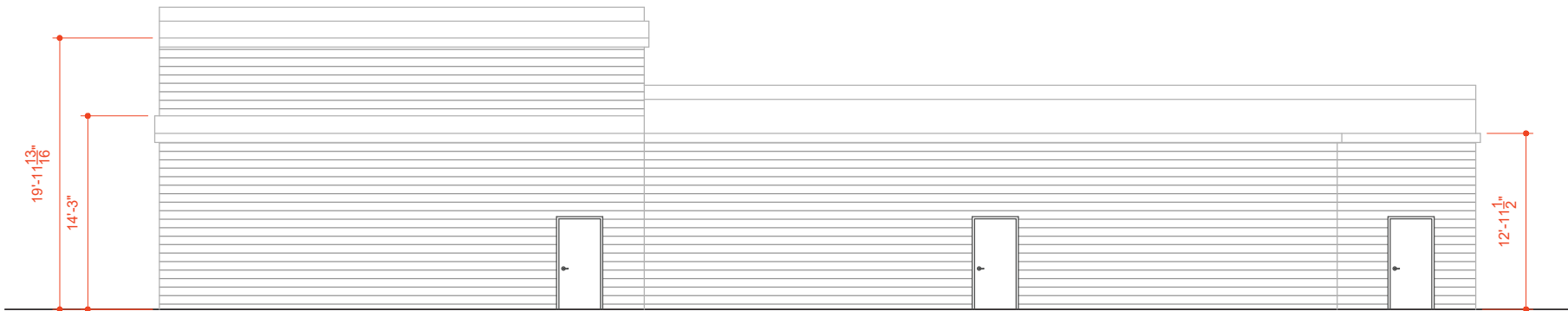
ELEVATIONS (SOUTH AND EAST)



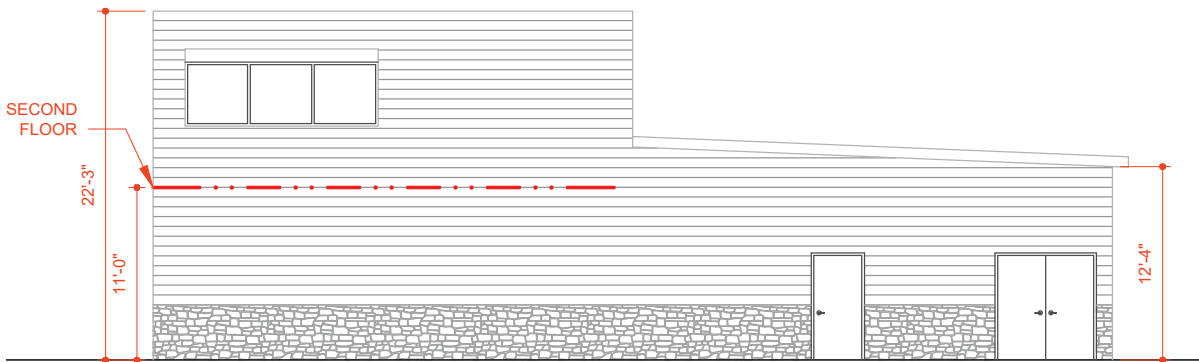
VICTOR KIRALLAH - 216.342.2626

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.

ELEVATIONS (NORTH AND WEST)



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



M
HYBRID CONSTRUCTION
LIC# 313315 EXP 12-31-21

The information contained in this document is the sole property of MVL Construction Services, LLC. This document is to be distributed, shared or reproduced without the express written consent of MVL Construction Services, LLC.

© 2018, MVL Construction Services, LLC

Project Number: 2010R

Date: 06-22-21

REVISION

REVISION DATES:

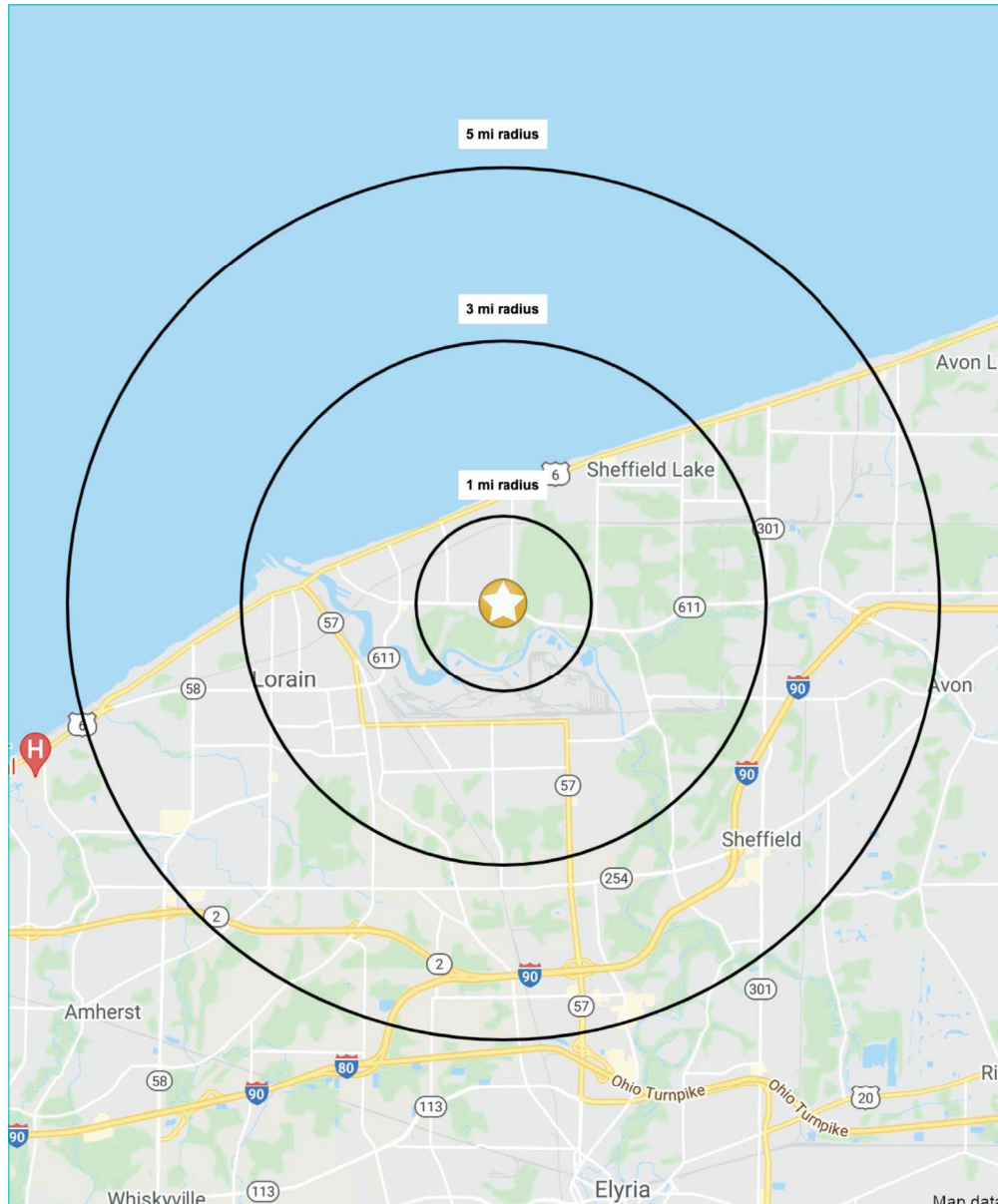
COLORADO AVE.
LORAIN, OHIO

DRAWING NO:
A-301

VICTOR KIRALLAH - 216.342.2626

COLORADO AVE. & OHIO AVE., LORAIN OH 44052

DEMOGRAPHICS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4652/-82.1339

Anchor
CLEVELAND

RS1

Ohio Ave & Colorado Ave

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	5,069	47,955	90,235
	2026 Projected Population	4,936	46,532	89,112
	2010 Census Population	5,300	49,293	88,572
	2000 Census Population	5,892	55,140	91,418
	Projected Annual Growth 2021 to 2026	-0.5%	-0.6%	-0.2%
	Historical Annual Growth 2000 to 2021	-0.7%	-0.6%	-
HOUSEHOLDS	2021 Median Age	35.6	36.9	39.7
	2021 Estimated Households	2,073	19,347	37,791
	2026 Projected Households	2,048	19,140	38,110
	2010 Census Households	2,088	19,138	35,750
	2000 Census Households	2,217	20,321	35,208
	Projected Annual Growth 2021 to 2026	-0.2%	-0.2%	0.2%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	-0.3%	-0.2%	0.3%
	2021 Estimated White	72.6%	67.9%	72.3%
	2021 Estimated Black or African American	14.0%	15.5%	13.8%
	2021 Estimated Asian or Pacific Islander	0.7%	0.6%	1.2%
	2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.5%
	2021 Estimated Other Races	12.4%	15.4%	12.2%
INCOME	2021 Estimated Hispanic	18.8%	27.9%	21.6%
	2021 Estimated Average Household Income	\$46,882	\$49,775	\$60,090
	2021 Estimated Median Household Income	\$41,782	\$42,302	\$50,691
	2021 Estimated Per Capita Income	\$19,176	\$20,133	\$25,216
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	2.6%	5.4%	3.7%
	2021 Estimated Some High School (Grade Level 9 to 11)	13.3%	12.9%	10.6%
	2021 Estimated High School Graduate	50.2%	37.4%	32.9%
	2021 Estimated Some College	15.6%	22.5%	23.5%
	2021 Estimated Associates Degree Only	11.8%	10.5%	10.8%
	2021 Estimated Bachelors Degree Only	4.1%	7.5%	12.0%
BUSINESS	2021 Estimated Graduate Degree	2.6%	3.7%	6.4%
	2021 Estimated Total Businesses	49	850	2,367
	2021 Estimated Total Employees	1,275	9,761	30,315
	2021 Estimated Employee Population per Business	25.9	11.5	12.8
	2021 Estimated Residential Population per Business	103.1	56.4	38.1

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

©2021, Sites USA, Chandler, Arizona, 480-491-1112

page 1 of 1

Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography

VICTOR KIRALLAH - 216.342.2626

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Anchor Cleveland, LLC, and its agents, associates and employees make no guarantee, warranty, or representation of the property. All images contained herein are the property of Anchor Cleveland, LLC and shall not be duplicated or reproduced without express written consent of Anchor Cleveland, LLC.