

30,000 SF
EXISTING BIG LOTS
AVAILABLE FOR LEASE
1211 TOWER BOULEVARD

LORAIN, OH



AR
AGREE REALTY
RETHINK RETAIL

LOCATION.
commercial real estate



1211 TOWER BLVD

NEIGHBORHOOD VIBE

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TRADE AREA OVERVIEW

Lorain, Ohio, is a dynamic city situated on the southern shore of Lake Erie, roughly 30 miles west of Cleveland. It serves as a key retail hub for the broader Lorain County, which is home to over 300,000 residents. The city's strategic location along major transportation corridors, including State Route 2 and I-90, connects Lorain to Cleveland, Akron, and other prominent cities in the region, offering retailers access to a diverse customer base.

Lorain boasts a growing retail sector, with prominent national retailers and local businesses creating a balanced mix of shopping options. Key shopping centers and retail nodes are anchored by major tenants like Walmart, Target, and Home Depot, while new retail developments are also on the rise. The trade area also benefits from nearby recreational attractions such as Lakeview Park and the Black River.

In addition to retail, Lorain's economy is supported by its manufacturing sector, which has a long history due to its proximity to the lake and shipping routes. Recent investments in renewable energy and tech industries are expanding the city's economic base, boosting employment and spending power in the area.

DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	10,739	61,374	101,959
HOUSEHOLDS	4,842	25,981	43,119
EMPLOYEES	3,215	18,345	31,462
MED HH INCOME	\$61,242	\$57,009	\$59,935

AREA RETAIL | RESTAURANTS

Walmart *



KOHL'S

meijer



TJ-maxx

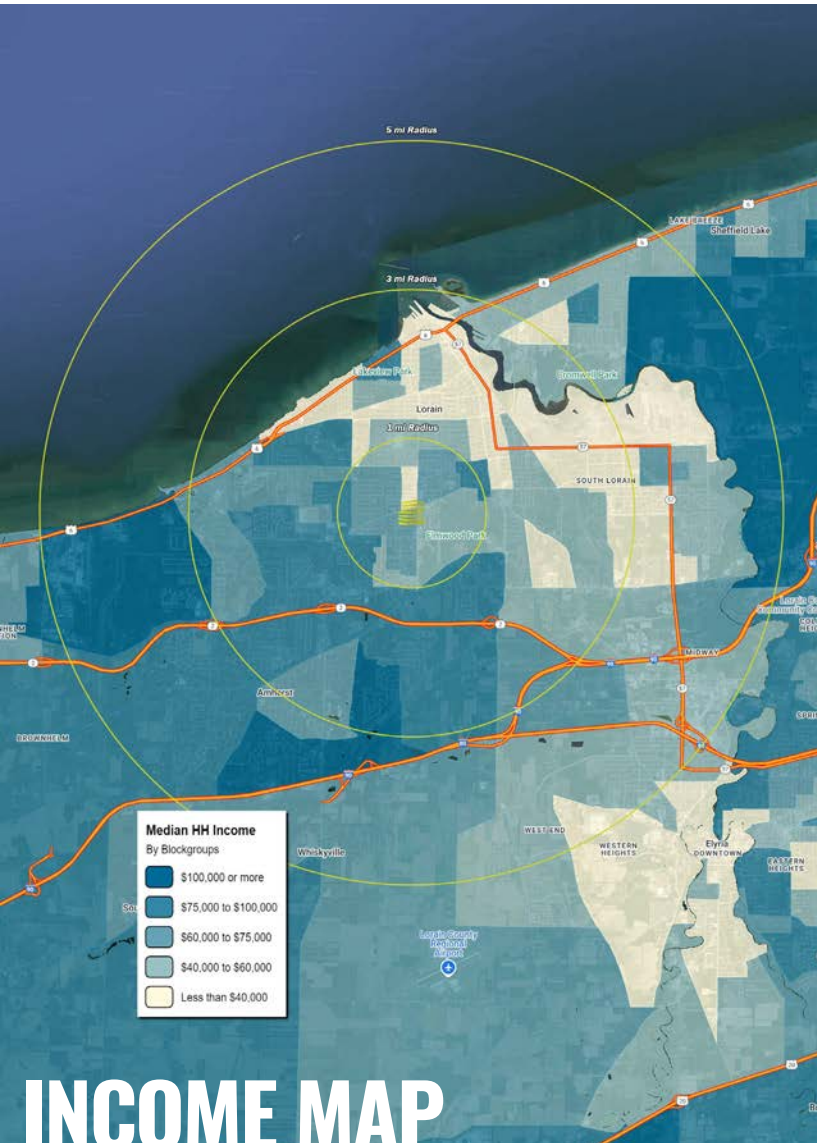
DOLLAR TREE



five BEL'W



SUBWAY



INCOME MAP

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ZOOM AERIAL

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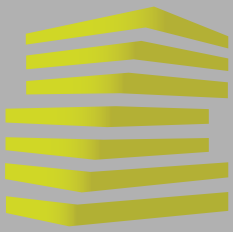
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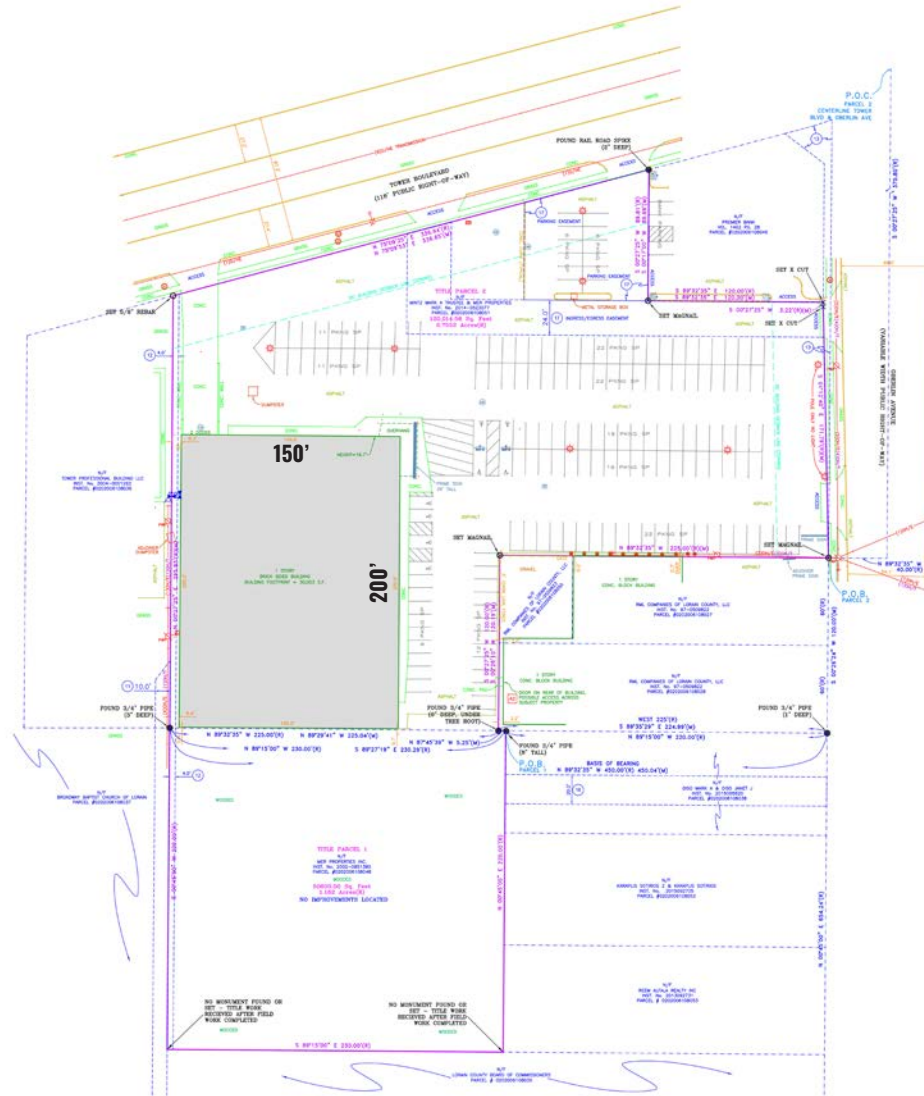


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SURVEY + DETAILS

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- **30,000 SF RETAIL SPACE AVAILABLE FOR LEASE IN LORAIN, OH**
- **GREAT VISIBILITY TO TOWER BLVD AND OBERLIN AVE**
- **LOCATED IN THE HEART OF THE TRADE AREA NEAR APPLE MARKET AND DOLLAR TREE**
- **CLOSE PROXIMITY TO LORAIN WALMART (2.7M ANNUAL VISITS) AND HOME DEPOT (663.6K ANNUAL VISITS)**
- **PLEASE CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION**

* VISITOR DATA PROVIDED BY PLACER.AI

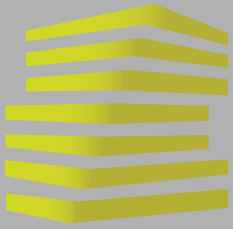


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MARKET AERIAL

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