

# Second Floor Creative Space for Lease

4517 LORAIN AVENUE, CLEVELAND, OHIO 44102

★ ★ ★  
OHIO CITY



**AODK** vision  
architecture  
branding

 **CUSHMAN &  
WAKEFIELD**

**CRESCO**  
Real Estate



# New to Market

- 2nd floor office/creative/retail space in 2024 gut rehab historic property on Lorain Avenue in Ohio City
- Perfect for creative or arts focused commercial user
- Brand new windows, HVAC, ceilings, bathrooms, and kitchenette
- Above the soon-to-be-open Guitar Riot showroom
- Immediately next door to Arsenal Cider House and the brand new Visible Voice Books, which will include a brand new cafe, bar, and 135 seat performance venue featuring national touring acts.



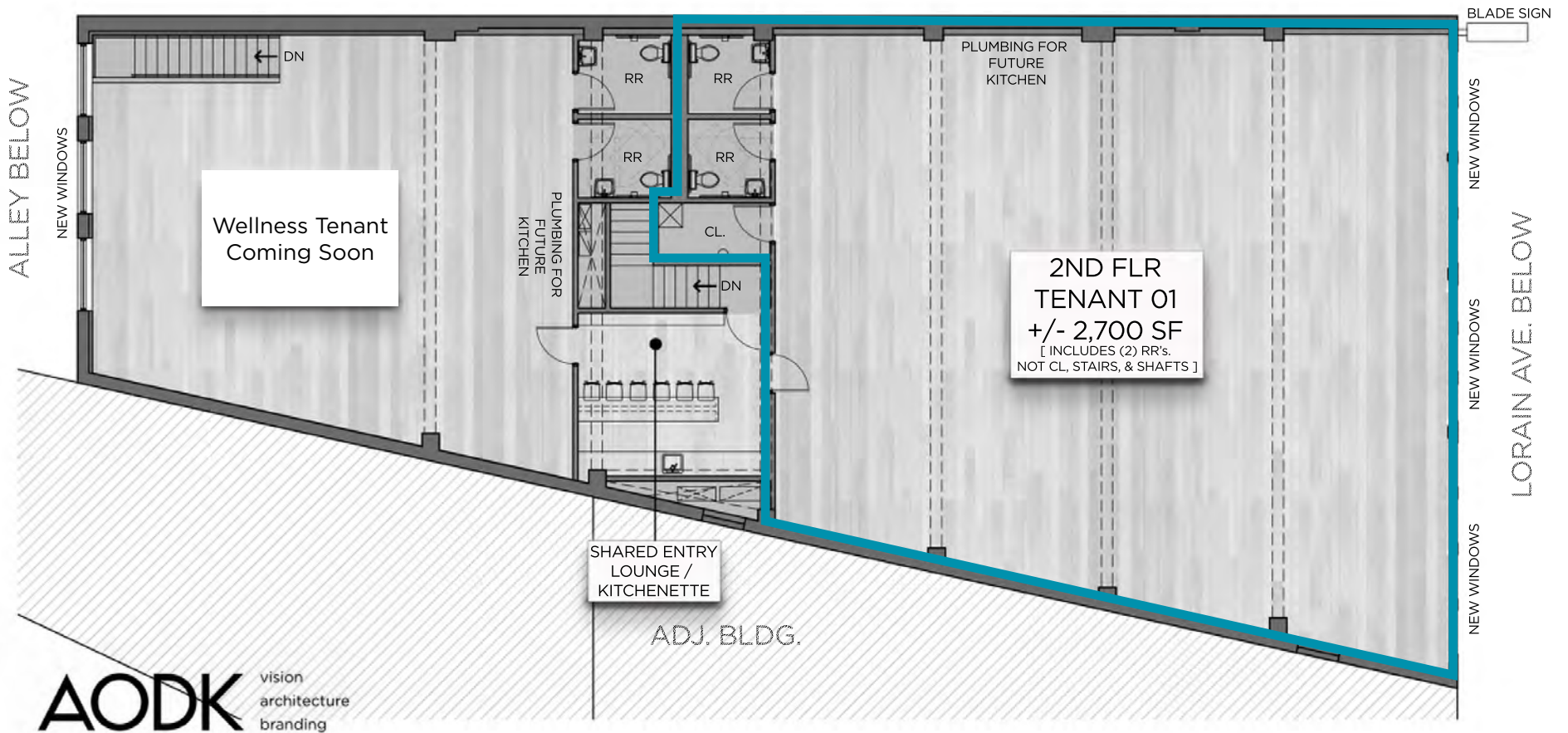
## Quick Stats

Available 2nd Floor	± 2,700 SF
Available on	9/1/2024
Lorain Rd Traffic	9,473 VPD
Distance to I-90	0.1 Miles
Lease Rate	\$18.00/SF MG





PARKING BELOW





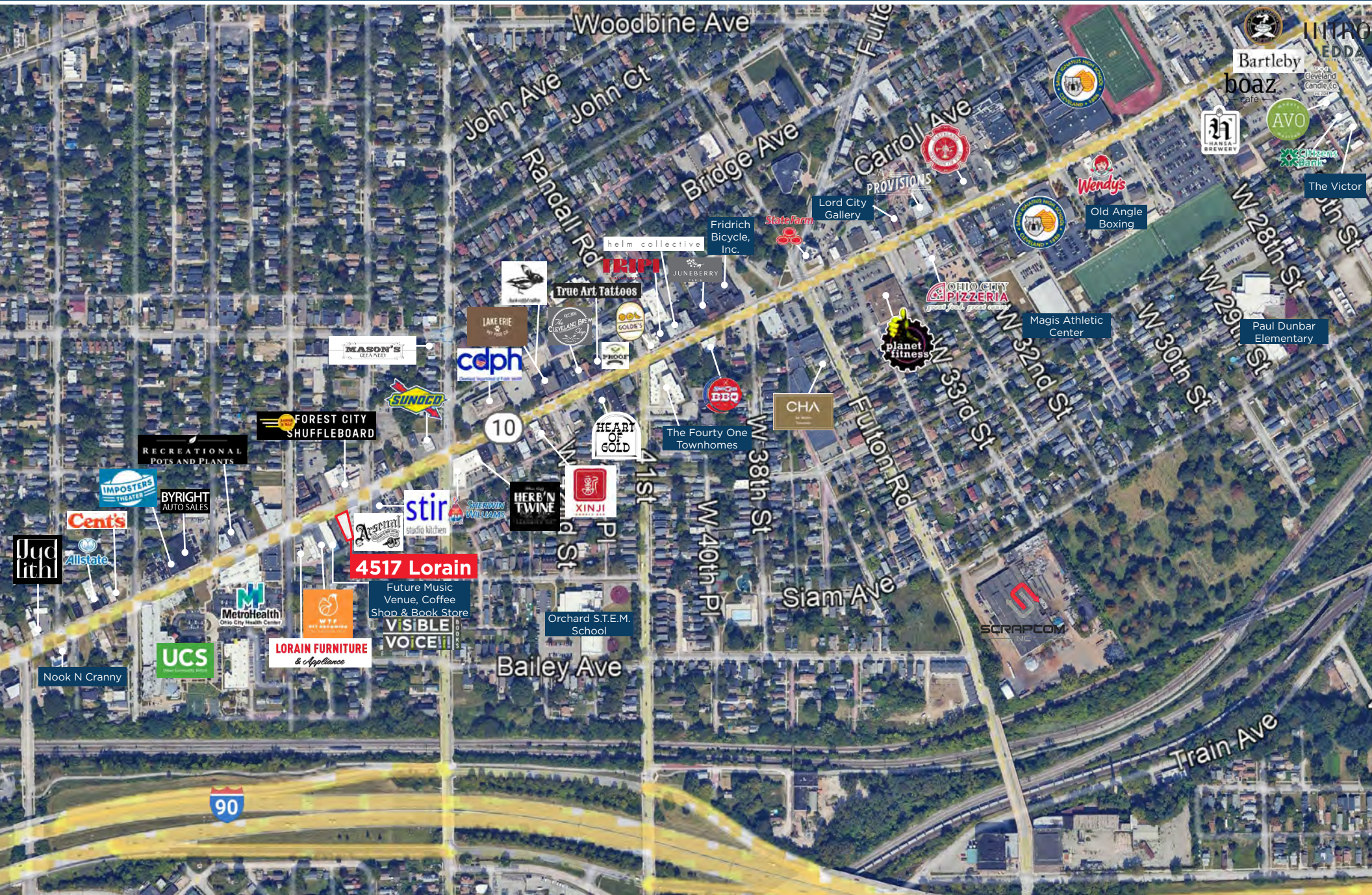
**281,009**  
Population  
(2023 | 5 Mile)

**35.4**  
Median Age  
(2023 | 5 Mile)

**133,693**  
Households  
(2023 | 5 Mile)

**\$72,255**  
Household Income  
(2023 | 5 Mile)

**13,214**  
Total Businesses  
(2023 | 5 Mile)







**4517 LORAIN AVENUE  
CLEVELAND, OHIO 44102**

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