



# Prime Retail or Office Space on Madison Avenue

**For Lease at** 13400 Madison Avenue, Lakewood, Ohio 44107

# 13400 Madison Ave

- 2,850 SF of retail or office available for lease
- New facade coming In 2025
- Tenant improvement allowances available
- Parking available
- Over 8,000 VPD
- Owner occupied building



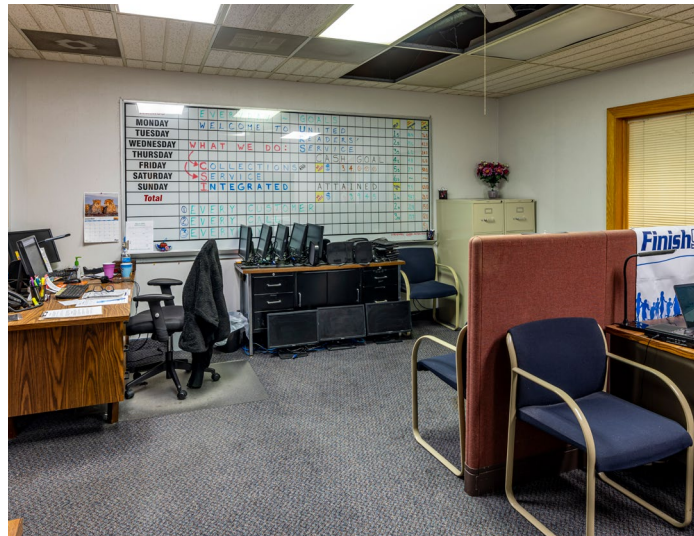
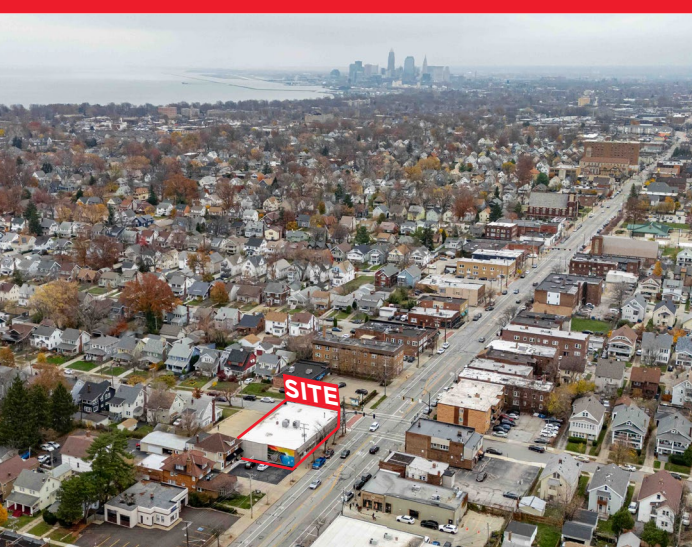
## Available Space

2,850 SF

## Lease Rate

\$20.00/SF Gross



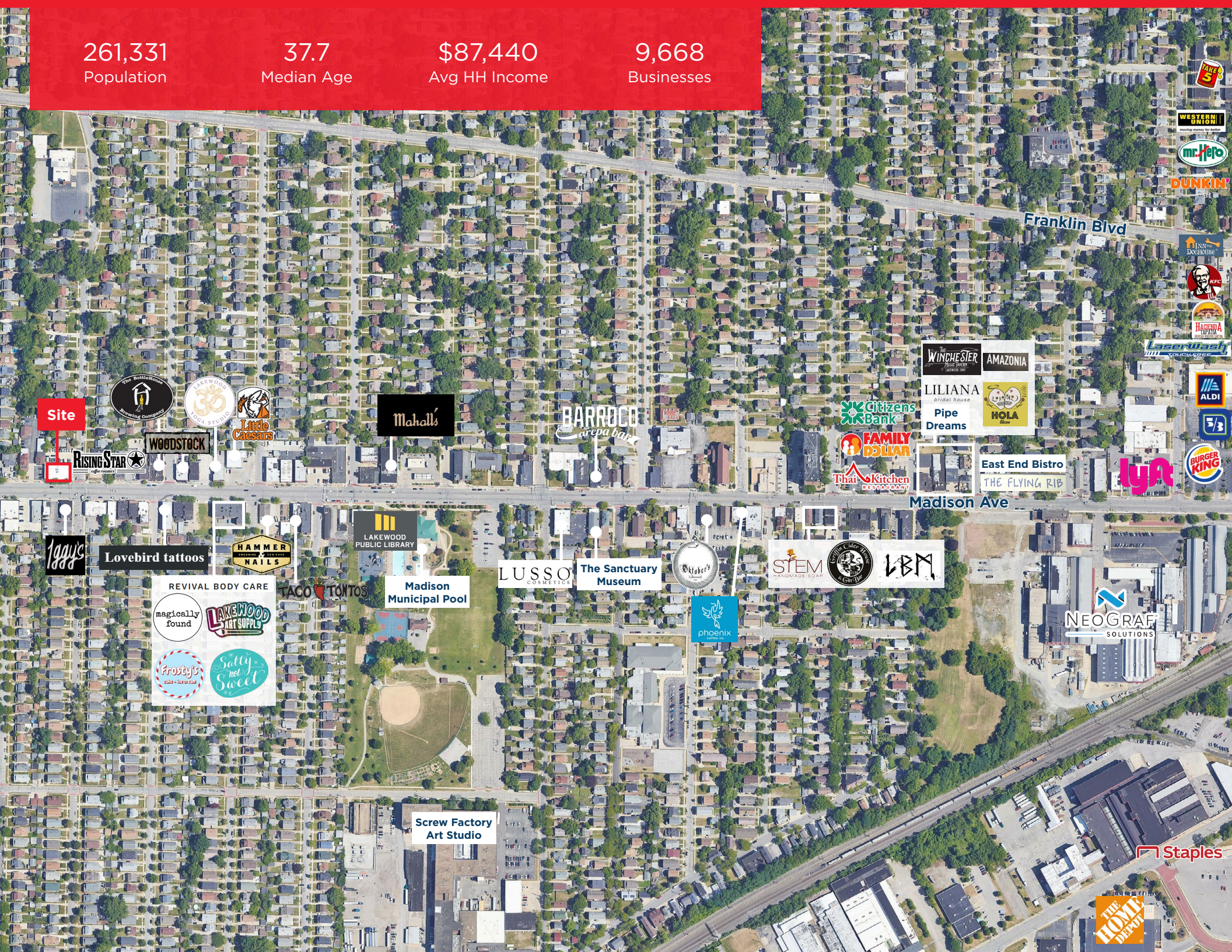


261,331  
Population

37.7  
Median Age

\$87,440  
Avg HH Income

9,668  
Businesses



Site

Franklin Blvd

Madison Ave

**Rising Star**  
coffee roasters

**WOODSTOCK**

**Little Caesars**

**Mahall's**

**BARROCO**  
arepa bar

**Citizens Bank**  
**FAMILY DOLLAR**  
**Tihai Kitchen RESTAURANT**

**WINCHESTER**  
**AMAZONIA**  
**LILIANA**  
Digital House  
**Pipe Dreams**  
**HOLA**  
Bacon

**East End Bistro**  
**THE FLYING RIB**

**lyft**

**BURGER KING**

**1day's**

**Lovebird tattoos**

**HAMMER**  
NAILS

**LAKWOOD PUBLIC LIBRARY**

**Madison Municipal Pool**

**LUSSO**  
COSMETICS

**The Sanctuary Museum**

**Oktober's**

**STEM**  
HANDMADE SOAP

**LBM**

**REVIVAL BODY CARE**  
**magically found**  
**LAKWOOD ART SUPPLY**  
**Frosty's**  
2013-2019 Fall  
**Salty not Sweet**

**TACO TONTOS**

**phoenix**  
coffee co.

**NEOGRAF**  
SOLUTIONS

**Screw Factory Art Studio**

**Staples**

**THE HOME DEPOT**

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**Jim Krivanek**

Vice President

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