

Lakewood Office/Retail Opportunity

For Lease | 13322 Madison Avenue, Lakewood, Ohio 44107



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

13322 Madison Avenue

- Situated in the heart of Lakewood’s historic Birdtown neighborhood, known for its eclectic mix of boutiques, eateries, and cultural spots
- Proximity to popular venues like Mahall’s, Rising Star, Birdietown and various local businesses ensures consistent foot traffic
- Excellent accessibility, being reachable via public transit and with I-90 just minutes away, facilitating convenient access for both customers and employees
- Landlord has invested in preparing the space, making it move-in ready for prospective tenants, and is also prepared to allocate additional funds towards tenant-specific build-outs contingent on term commitment



Quick Stats

Available Space	First Floor ~1,000 SF
Year Built (Reno)	1951 (2025)
# of Floors	Three (3)
Households within 5-Miles	124,490
Neighborhood	Birdtown
Lease Rate	\$1,600/month

Photos

1,000 SF

13322
Madison Ave

SEASONS
LANDSCAPING
& TREE REMOVAL
440.212.3840

13324

13320



265,352
Population

37.4
Median Age

\$90,124
Avg HH Income

9,986
Businesses



13322 Madison Ave

Franklin Blvd

Madison Ave

Cle Glo

Mahall's

BARROCO
arepa bar

LILIANA
DRIAL HOUSE
Pipe Dreams

AMAZONIA
HOLA

Citizens Bank
FAMILY DOLLAR
Thai Kitchen RESTAURANT

East End Bistro
THE FLYING RIB

lyft

BURGER KING

1day's

Lovebird tattoos

HAMMER
NAILS

LAKEWOOD
PUBLIC LIBRARY

Madison
Municipal Pool

LUSSO
COSMETICS

The Sanctuary
Museum

Oktober's

STEM
HANDMADE SOAP

Urban Cider House
Gin Type

LBN

REVIVAL BODY CARE
magically found
LAKELAND ART SUPPLY
Frosty's
Salty not Sweet

TACO TONTOS

phoenix
coffee co.

Birdietown
WINERY • LOUNGE

NEOGRAF
SOLUTIONS

Screw Factory
Art Studio

Staples

THE HOME
DEPOT



Lakewood

Lakewood, Ohio is a lively, walkable city located just west of downtown Cleveland along the shores of Lake Erie. Known for its dense mix of historic homes, independent shops, restaurants, and parks, Lakewood has a strong sense of community and a vibrant small business scene. Its location offers easy access to the greater Cleveland area while maintaining a unique, charming identity of its own. Popular commercial corridors like Detroit Avenue and Madison Avenue are filled with boutiques, coffee shops, breweries, and local services, drawing both residents and visitors daily. With a reputation for being progressive, diverse, and supportive of small businesses, Lakewood is a dynamic place to set up shop.



Birdtown Neighborhood

Birdtown, one of Lakewood's oldest neighborhoods, offers a more tucked-away, community-focused environment just south of Madison Avenue. Originally built as a workers' village in the late 1800s, Birdtown today retains its historic character with tightly packed homes, cozy streets, and a strong sense of neighborliness. It's positioned near several commercial areas, making it a strategic spot for businesses looking to serve a local, loyal customer base. The neighborhood is undergoing quiet revitalization, with an increasing number of new residents and small businesses moving in, making it an attractive option for a fresh retail, café, or service venture that values community roots and authenticity.



**13322 MADISON AVENUE
LAKEWOOD, OHIO 44107**

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