# 28900 Office Park: Invest. Occupy. Own.

**For Sale** | 28900 Lorain Road, North Olmsted, Ohio 44070



Teaser

CUSHMAN & WAKEFIELD | CRESCO Real Estate

# 28900 Lorain Road

- Multi-Building Office Campus — Five neo-classical buildings totaling 17,141 SF with flexible suites from 200 to 1,600 SF
- High-Visibility Location — Prominent Lorain Road frontage at Stearns/Crocker intersection - 18,000+ VPD
- Strong Regional Access — Minutes to I-480 and I-80 (Ohio Turnpike); near Crocker Park and Great Northern Mall
- Unique Owner-User Opportunity — Utilize a portion of the available space for your own business needs while you collect income on the remaining offices
- Established Office Park — Family-owned and operated 40+ years with consistent occupancy and tenant base
- Full-Service Gross Lease — Consistent building standards are kept, offering a occupancy stability and base year protection

**76%**
occupancy

**CRG**
zoning

**85**
parking spaces

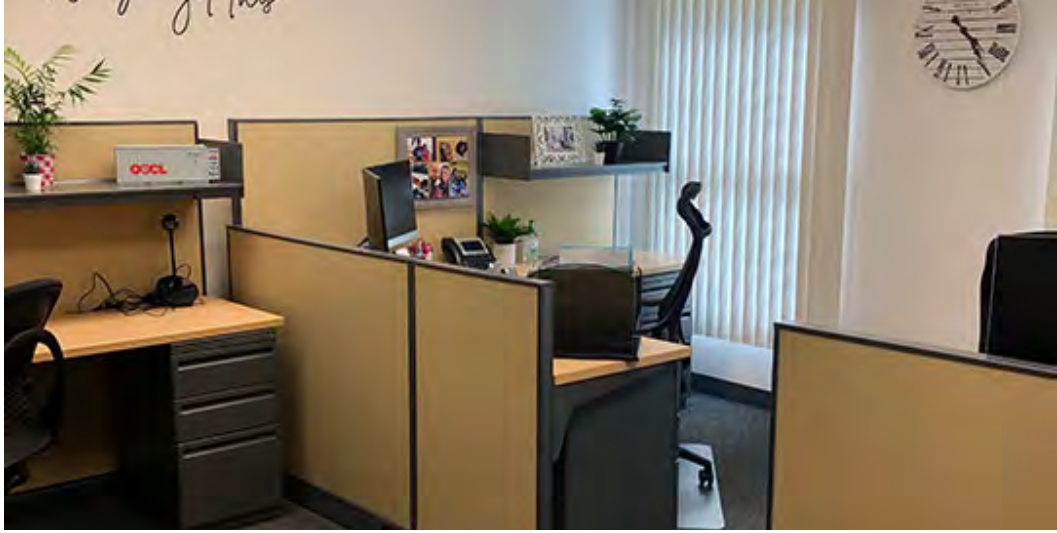
**Sale Price:** Contact Broker

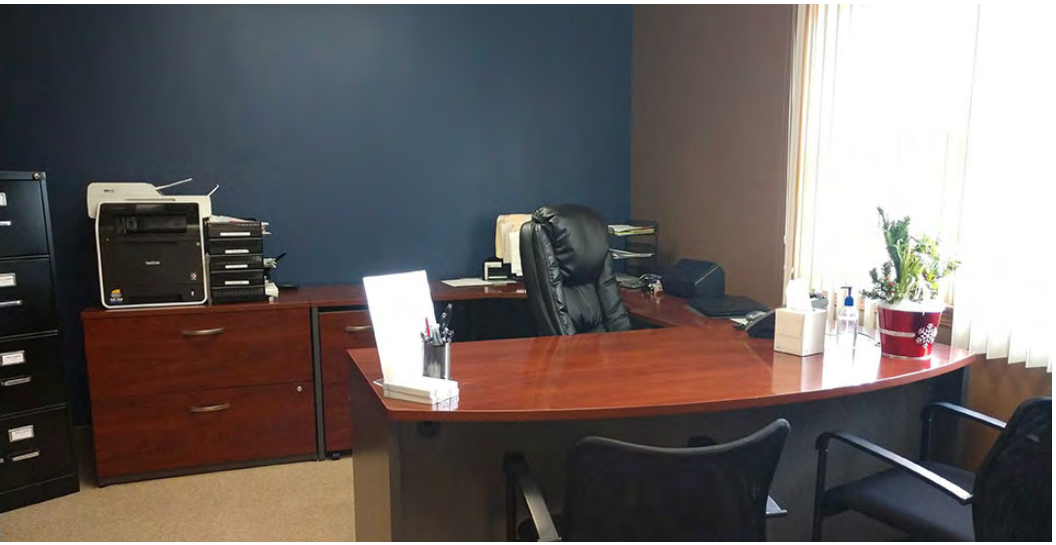


## Quick Stats

| | |
|---|---|
| **Building SF** | **14,346 USF / 17,141 RSF** |
| **Floors** | Two (2) |
| **Buildings** | Five (5) |
| **Year Built** | 1986 |
| **Occupancy** | 76% |
| **Land Area** | 1.30 Acres |
| **Parking** | 85 Spaces |
| **Roof** | Shingle |
| **Ceiling Height** | 9’ |
| **Zoning** | CRG |
| **A/C** | Central |











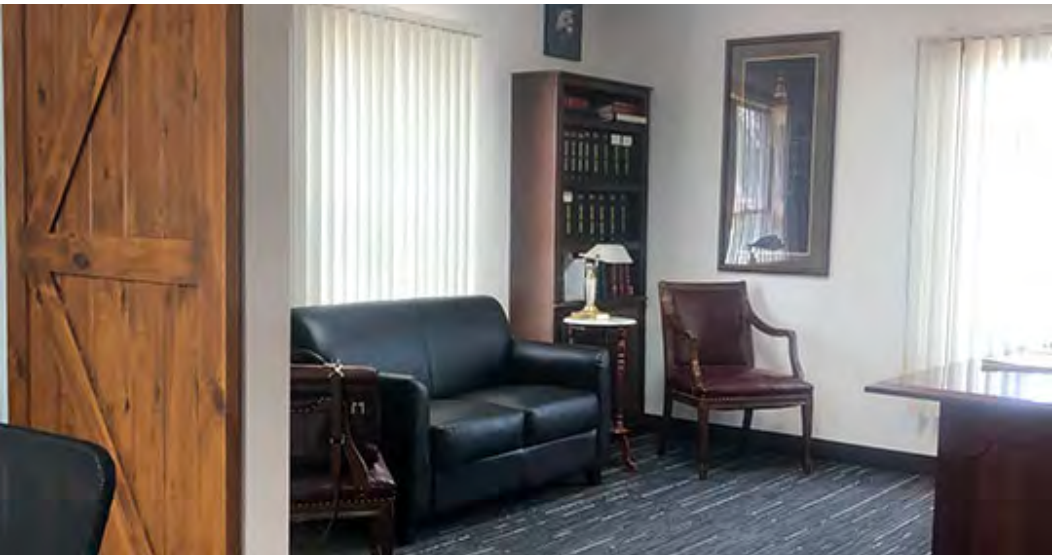



















# NEIGHBORHOOD

## North Olmsted, OH

The area surrounding 28900 Lorain Road in North Olmsted, Ohio, offers a dynamic blend of suburban comfort and urban accessibility. With a population of approximately 32,031 residents and a median age of 44.5 years, the community is characterized by a mature demographic, with a significant proportion of households comprising individuals aged 65 and over. THe median household income stands at $85,435, reflecting a stable and affluent residential base.

The vicinity boasts a rich array of amenities that enhance the quality of life for its residents. Notably, the Great Northern Mall, a major retail hub, features anchor stores such as Dick's Sporting Goods, Dillard's, JCPenney, and Macy's, along with a 10-screen movie theater. Additionally, the area is well-served by healthcare facilities, including the University Hospitals North Olmsted Health Center, which provides comprehensive primary care and orthopedic services. For outdoor enthusiasts, the Cleveland Metroparks system offers expansice green spaces and recreational opportunities.

## Things To Do

**Outdoors & Parks**

- Rocky River Reservation (Cleveland Metroparks) — hiking, biking, fishing, kayaking; runs right through North Olmsted it's one of the crown jewels of the Cleveland Metroparks, stretching across several communities including North Olmsted, with the very first parcel of Metroparks land purchased here in 1919 otterbein
- Huntington Beach in nearby Bay Village — swimming, picnicking on Lake Erie
- Cuyahoga Valley National Park — a bit further south, but doable as a day trip for hiking and scenic drives

**Shopping & Dining**

- Great Northern Mall — the area's main retail hub, with a mix of stores and restaurants
- Plenty of local restaurants and cafes along Lorain Road and Great Northern Blvd

**Entertainment & Family Activities**

- Swings-N-Things Family Fun Park — mini golf, go-karts, batting cages
- Bay Lanes Bowling — classic bowling alley nearby

**Nearby Day Trips**

- Cleveland Metroparks Zoo
  Lake Erie Nature & Science Center (Bay Village)
- NASA Glenn Research Center — great for a science/history stop
- Downtown Cleveland attractions (Rock & Roll Hall of Fame, West Side Market, the lakefront) are about 20 minutes east




| 146,634 | 44.6 | 62,687 | $141,753 | 5,410 | 61,061 |
|---|---|---|---|---|---|
| Population (5 Miles \| 2026) | Median Age (5 Miles \| 2026) | Households (5 Miles \| 2026) | Average Income (5 Miles \| 2026) | Businesses (5 Miles \| 2026) | Employees (5 Miles \| 2026) |

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