

RARE OWNER-USER REDEVELOPMENT OPPORTUNITY IN LAKEWOOD

FOR SALE | 12401 Madison Avenue, Lakewood, Ohio 44107



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate

Executive Summary

12401 Madison Avenue presents a unique opportunity to own and reimagine a highly visible property in Lakewood's increasingly popular Birdtown neighborhood.

The ±3,132 SF building, formerly home to Griffin Cider House, is currently vacant and has been largely gutted to a shell, giving a new owner a blank canvas to bring their vision to life. With prominent storefront windows, strong visibility and signage along Madison Avenue, the property is well positioned for an owner-user, restaurant or creative commercial concept.

The two-story layout provides significant flexibility. A new owner could utilize both floors for a single commercial operation or explore converting the upper level into two residential apartments, creating an opportunity for additional income. The property also includes a full basement and attic, providing additional usable space beyond the stated building square footage.

The property also benefits from D-5 and D-6 liquor licenses, adding significant value for a future restaurant, bar or hospitality concept.

Vacant and available for immediate occupancy and redevelopment.



Building SF
3,312 SF

Year Built
1914

Floors
Two (2)

Sale Price
Contact Broker

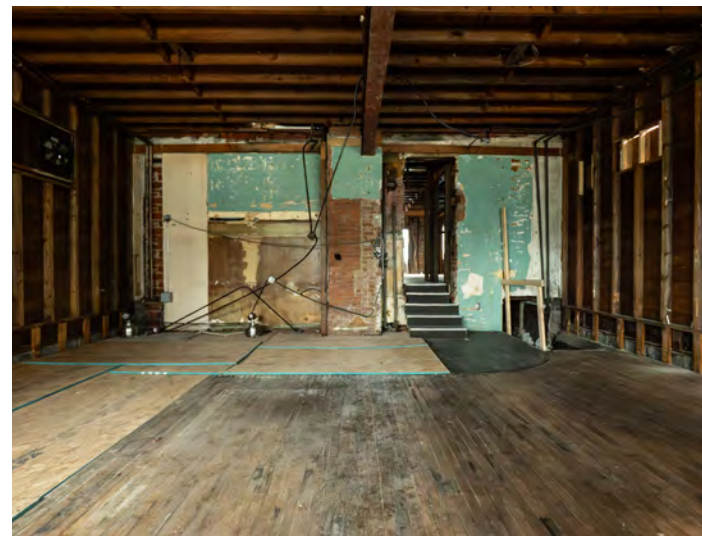
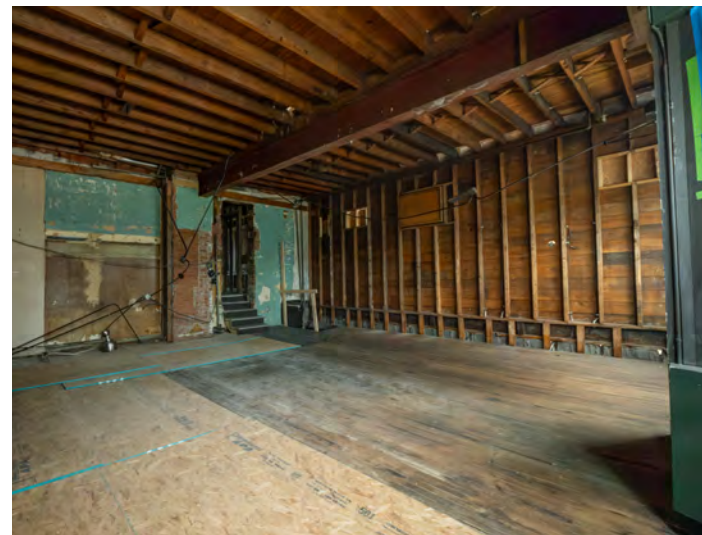
Property Highlights

- ±3,132 SF two-story commercial building
- Highly visible Madison Avenue frontage in Lakewood
- Located in the increasingly popular Birdtown neighborhood
- Former Griffin Cider House
- Building has been largely gutted to a shell, providing a blank canvas for redevelopment
- Excellent storefront windows and signage opportunity
- Ideal for an owner-user, restaurant, bar, office or creative commercial concept
- Flexible two-story layout with potential to convert the upper floor into two residential apartments
- Full basement and attic provide additional space beyond the stated square footage
- D-5 and D-6 liquor licenses
- Opportunity to own rather than lease along the Madison Avenue corridor
- Vacant and available immediately





AI Rendering of First Floor Space





AI Rendering of First Floor Space





Lake Erie



277,978
Population
(2026 | 5-Miles)

36.9
Median Age
(2026 | 5-Miles)

132,478
Households
(2026 | 5-Miles)

\$91,753
Household Income
(2026 | 5-Miles)

12,010
Total Businesses
(2026 | 5-Miles)

145,952
Total Employees
(2026 | 5-Miles)

For Sale

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