

High-Visibility Office Building For Sale

6125 S. Broadway, Lorain, Ohio 44053



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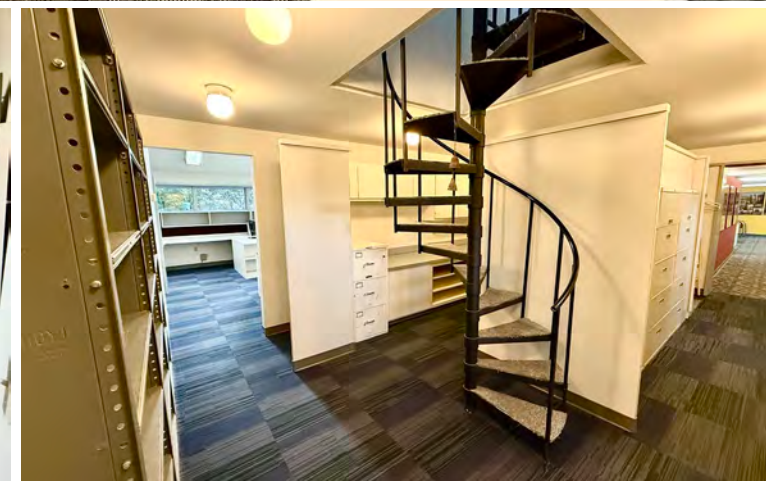
Own a corner that stands out. This highly visible professional office building offers a mix of income and opportunity — two leased first-floor suites provide steady revenue, while the open-concept second floor and loft are ready for an owner-user or creative conversion.

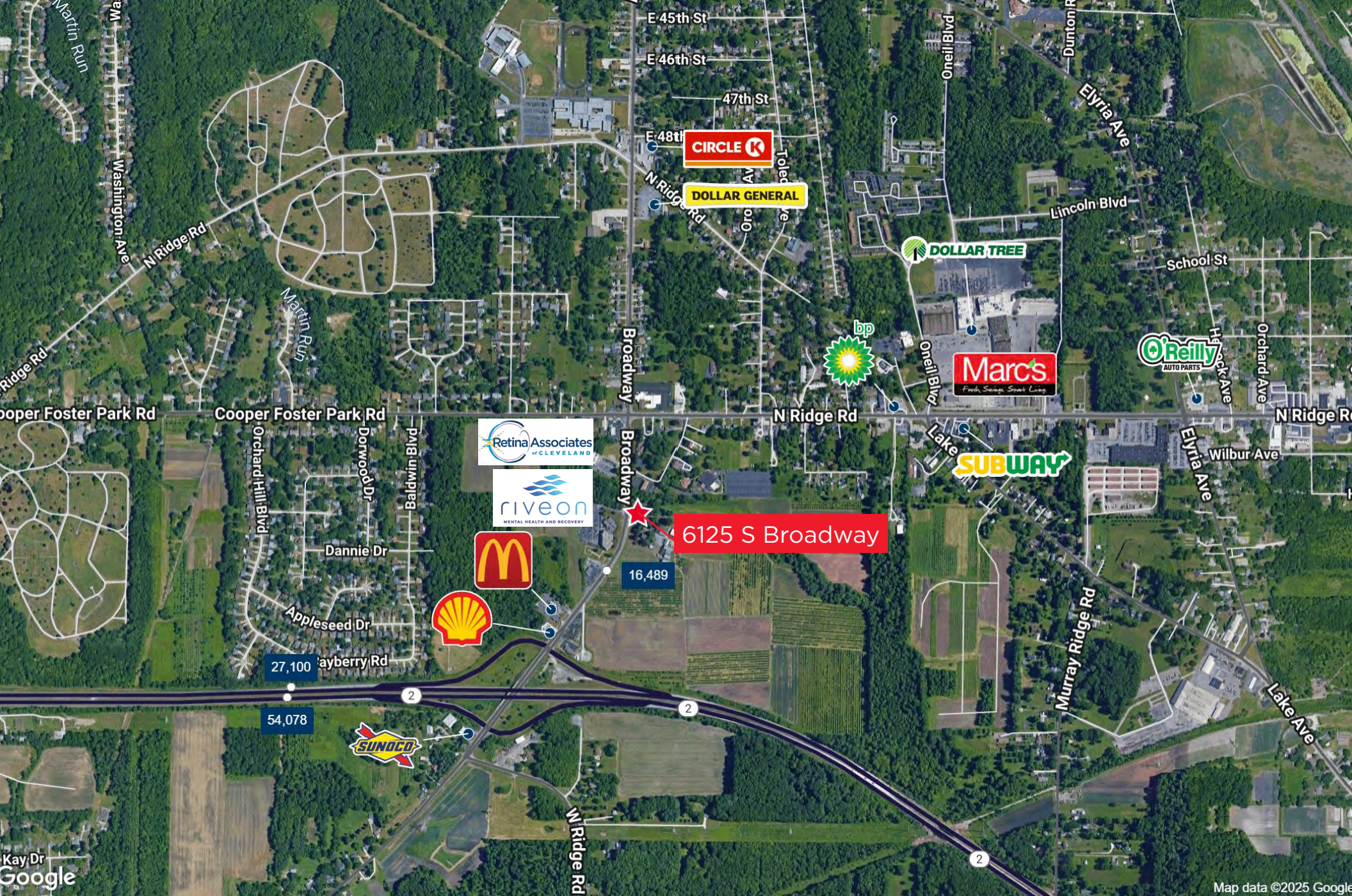
- **Owner/User + Investment:** Two occupied first-floor suites generate passive income while you occupy the second floor + loft (±3,020 SF).
- **Prominent Corner Presence:** Situated at Broadway & Herrick Ct. with exceptional street visibility and signage potential.
- **Ample Parking:** Large on-site surface lot offers front-door parking for staff and visitors — a rare advantage in this corridor.
- **High-Traffic Corridor:** South Broadway sees an estimated 6,800+ vehicles per day, offering strong branding exposure.
- **Accessible Location:** ±2 minutes to SR-2/I-90, ± 5 minutes to the Ohio Turnpike (I-80/I-90).
- **Flexible Space:** Former architectural firm layout ideal for professional office, medical, creative, or hybrid workspace uses.
- **Surrounding Amenities:** Close to retail, restaurants, and service businesses supporting strong daytime population.



Quick Stats

Building Size	7,580 SF
# of Floors	Two (2)
Unoccupied	3,020 SF (2nd Floor + Loft)
Parking Spaces	~20 Surface Spaces
AC	Central Air
Asking Price	\$330,000





129,903

Population
(2025 | 5 Mile)

39.7

Median Age
(2025 | 5 Mile)

55,399

Households
(2025 | 5 Mile)

\$80,201

Household Income
(2025 | 5 Mile)

3,525

Total Businesses
(2025 | 5 Mile)

42,696

Total Employees
(2025 | 5 Mile)

**6125 S. BROADWAY
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