

FOR LEASE 799 N COURT STREET MEDINA, OH 44256

LEASE RATE: \$300 - \$1,300/MO



PROPERTY HIGHLIGHTS:

Available: 140 SF - 1,100 SF

- Four Salon Spaces
- · Many spaces have been recently updated with new flooring, paint, and LED lighting
- New roof updated in 2022
- Water Included in Lease Rates
- Frontage: ±121' on North Court Street and ±429' on Highland Drive at a Traffic Light
- Parking: ±80 spaces
- Traffic Count: ±13,988
- Zoning: C-2 Central Business
- Highway Access: 4.6 miles to I-71/SR-18 Interchange



LISTING AGENTS

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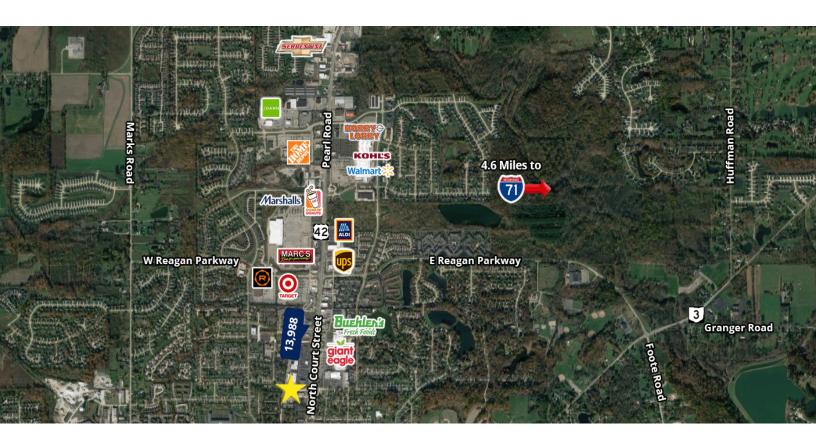
330.722.5002





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PROPERTY OVERVIEW

Office/Retail spaces for lease from 140 SF - 1,100 SF. Spaces are first and second floor and will fit a variety of needs from professional office to retail store. Landlord maintains all electrical, mechanical systems and many spaces have been recently updated with new flooring, paint and LED lighting.

LOCATION OVERVIEW

Located in the heart of Medina's commercial corridor, just north of the historic square. Located across from Walgreens and Jiffy Lube, adjacent to Rad Air.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,967	14,584	22,107
Total Population	8,546	35,060	53,907
Average HH Income	\$67,954	\$91,186	\$98,774

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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AVAILABLE SPACES

SUITE:	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1A	900 SF	Modified Gross	\$1,100 per month	First Floor Space. Currently set up for a Salon with Water Access for Shampoo Bowl. Large Reception Area with Private Room, Storage Closet, and Private Restroom. Can be Combined with Suite 1B for a Larger Suite. Utilities are Separately Metered.
Suite 1B	810 SF	Gross	\$750 per month	First Floor Space. Reception Area, 2 Small Offices, Large 16'x12' Office, ADA Compliant Private Restroom. Plus Utilities.
Suite 5/8	1,100 SF	Modified Gross	\$1,300 per month	First Floor Space. Great Open Space with Access on Both Sides of the Building, Private Restroom, New flooring, and LED lighting throughout. Utilities Separately Metered.
Suite 7	480 SF	Modified Gross	\$700 per month	480 SF - First Floor Space. Large Private Office with Private Restroom. New Flooring and LED lighting throughout. Plus Utilities - Separately Metered.
Suite 12	500 SF	Modified Gross	\$825 per month	First Floor Space (Facing Highland Street), Former Salon Space. 2 Shampoo Bowl Hookups, Private Kitchenette, and Private Restroom. Plus Utilities - Separately Metered.
Suite 16	800 SF	Gross	\$875 per month	First Floor Space. Waiting room, Reception Area, Private Office (with existing plumbing), Private restroom with shower, stackable Washer/Dryer Hookup and Storage. Utilities Separately Metered.
Suite 21	1,000 SF	Gross	\$800 per month	Second Floor Space. 2 Private Offices, and 2 Restrooms. Plus Utilities.
Suite 26A	750 SF	Gross	\$800 per month	First Floor Space. Reception Area, 2 Private Offices, Storage Room, and Private Restroom in Suite. Utilities Separately Metered.
Suite 27C	140 SF	Gross	\$325 per month	Second Floor Space. Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)
Suite 27D	190 SF	Gross	\$375 per month	Second Floor Corner Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)
Suite 27E	175 SF	Gross	\$350 per month	Second Floor Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities. (Tenant Pays Wifi)
Suite 27F	216 SF	Gross	\$300 per month	Second Floor Interior Office, Shared Restroom, Lobby, and Kitchenette. Includes Utilities (Tenant pays Wifi)
Suite 27G	525 SF	Gross	\$550 per month	Second Floor. Adjoining Office with Windows, Shared Restroom, Lobby, and Kitchenette. Includes Utilities (Tenant pays Wifi)



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SUITE 1 A - HIGHLIGHTS

- Available: 900 SF
- \$1,100/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Set up for Salon with Water Access for Shampoo Bowl
- Large Reception Area with Private Room
- Storage Closet
- Private Restroom

SUITES 1 B - HIGHLIGHTS

- Available: 1,100 SF
- \$1,300/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- · Access on Both Sides of Building
- Great Open Space
- Private Restroom
- New Flooring
- New LED lighting throughout



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SUITES 5 & 8 - HIGHLIGHTS

- Available: 1,100 SF
- \$1,300/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- · Access on Both Sides of Building
- Great Open Space
- Private Restroom
- New Flooring
- New LED lighting throughout

SUITE 7 - HIGHLIGHTS

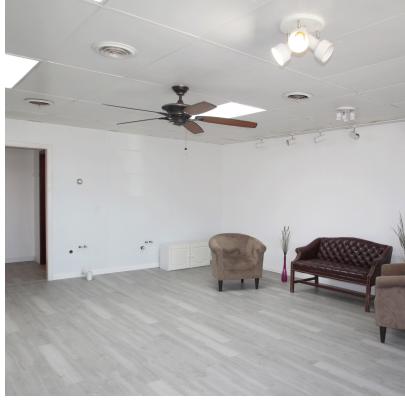
- Available: 480 SF
- \$700/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Large Private Office Space
- Large Private Restroom
- New Flooring
- New LED lighting throughout



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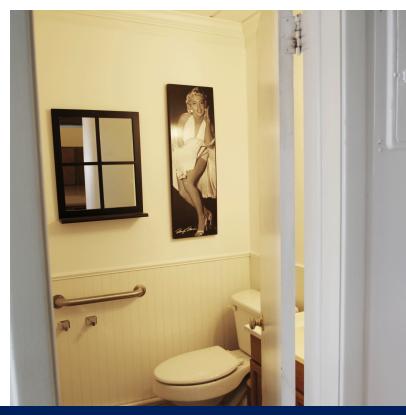




SUITE 12 - HIGHLIGHTS

Available: 500 SF

- \$825/MO Plus Gas & Electric (Separately Metered)
- · First Floor Space (Facing Highland Street)
- 2 Shampoo Bowl Hookups
- Private Kitchenette
- Private Restroom





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SUITE 16 - HIGHLIGHTS

- Available: 800 SF
- \$875/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Waiting Room
- Reception Area
- Private Office (with existing plumbing)
- Private Restroom with Shower
- Stackable Washer/Dryer Hook-up and Storage





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SUITE 21 - HIGHLIGHTS

- Available: 1,000 SF
- \$800/MO Plus Utilities
- Second Floor Space
- 2 Private Offices (Adjoining)
- 2 Restrooms





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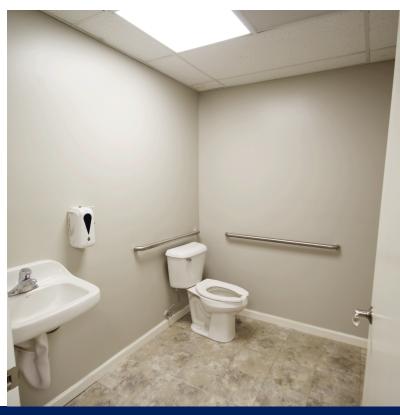
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SUITE 26 A - HIGHLIGHTS

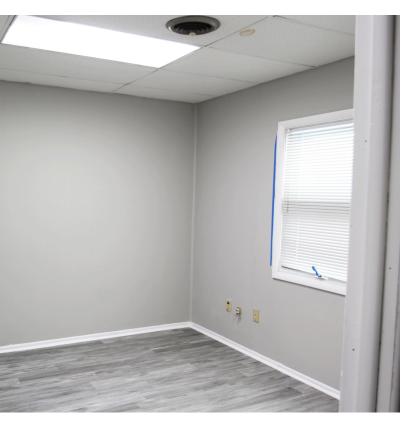
- Available: 750 SF
- \$800/MO Plus Gas & Electric (Separately Metered)
- First Floor Space
- Reception Area
- 2 Private Offices
- Private Restroom in Suite
- Storage Room





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SUITE 27 (SINGLE OFFICES) - HIGHLIGHTS

- Available: Suites 27 C-G: 140 SF -525 SF
- Includes Utilities Tenant Pays Wifi
- Second Floor Space
- 6 Private Offices
- Waiting Room/Lobby
- Kitchenette
- Shared Restroom

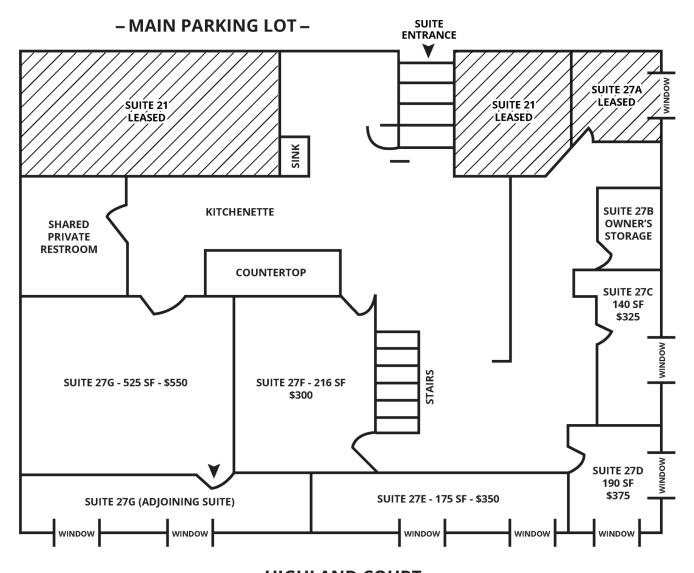




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SUITE 27 FLOORPLAN - 2ND FLOOR SINGLE OFFICES



– HIGHLAND COURT –

- N. COURT STREET-