

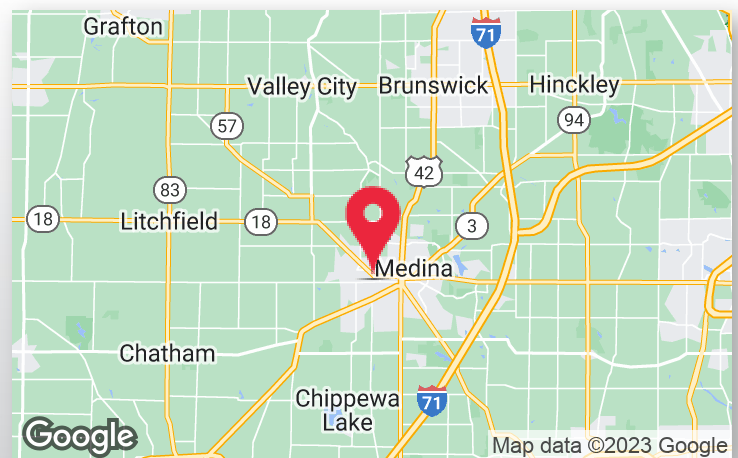


FOR SALE
780 W. SMITH ROAD
MEDINA, OH 44256
SALE PRICE: \$1,195,000



PROPERTY HIGHLIGHTS:

- Available: 16,124
- Price/SF: \$74.12
- **Offices (8,012 SF)** - Consist of Reception Area, 2 Conference Rooms, 10 Private Offices, Bullpen Space, Private Restrooms, and Storage
- **Warehouse (8,112 SF)** - Dividable 3 Flex Warehouse Spaces with Fenced Storage on 1.45 AC
- Parking: 35 Spaces
- Zoning: I-1 Industrial
- Highway Access: 5 Miles to I-71/SR-18 Interchange
- Annual Taxes: \$16,521



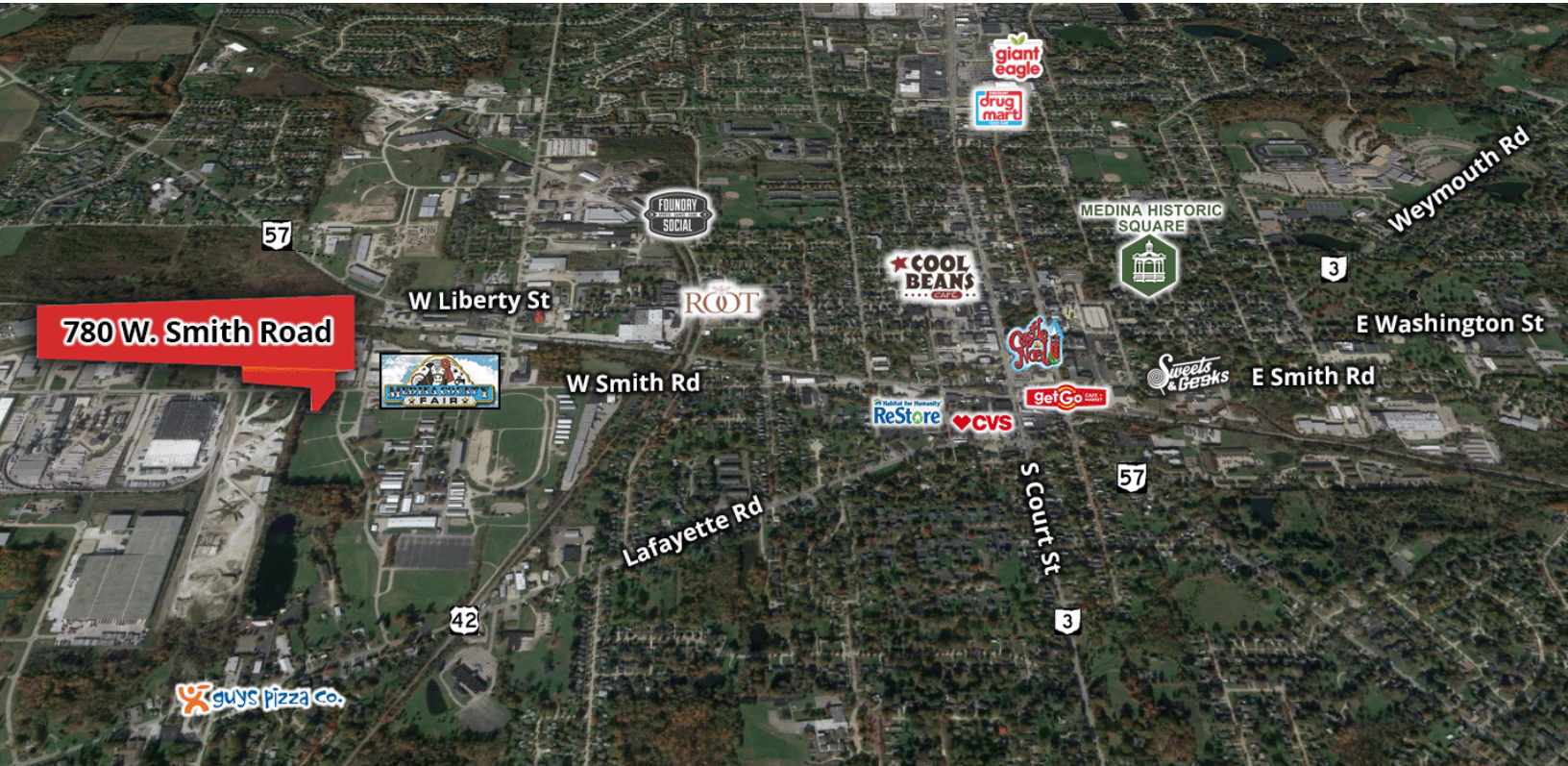
LISTING AGENT

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330.722.5002





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PROPERTY OVERVIEW

8,012 SF of beautiful offices and 8,112 SF of dividable warehouse with fenced storage on 1.56 AC of land in Medina. Offices consist of Reception Area, 2 Conference Rooms, 10 Private Offices, Bullpen Space, Storage, and 3 Flex Warehouse Spaces with Offices and Private Restrooms.

LOCATION OVERVIEW

Located on Medina's West Side on Smith Road, near the Medina County Fairgrounds

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

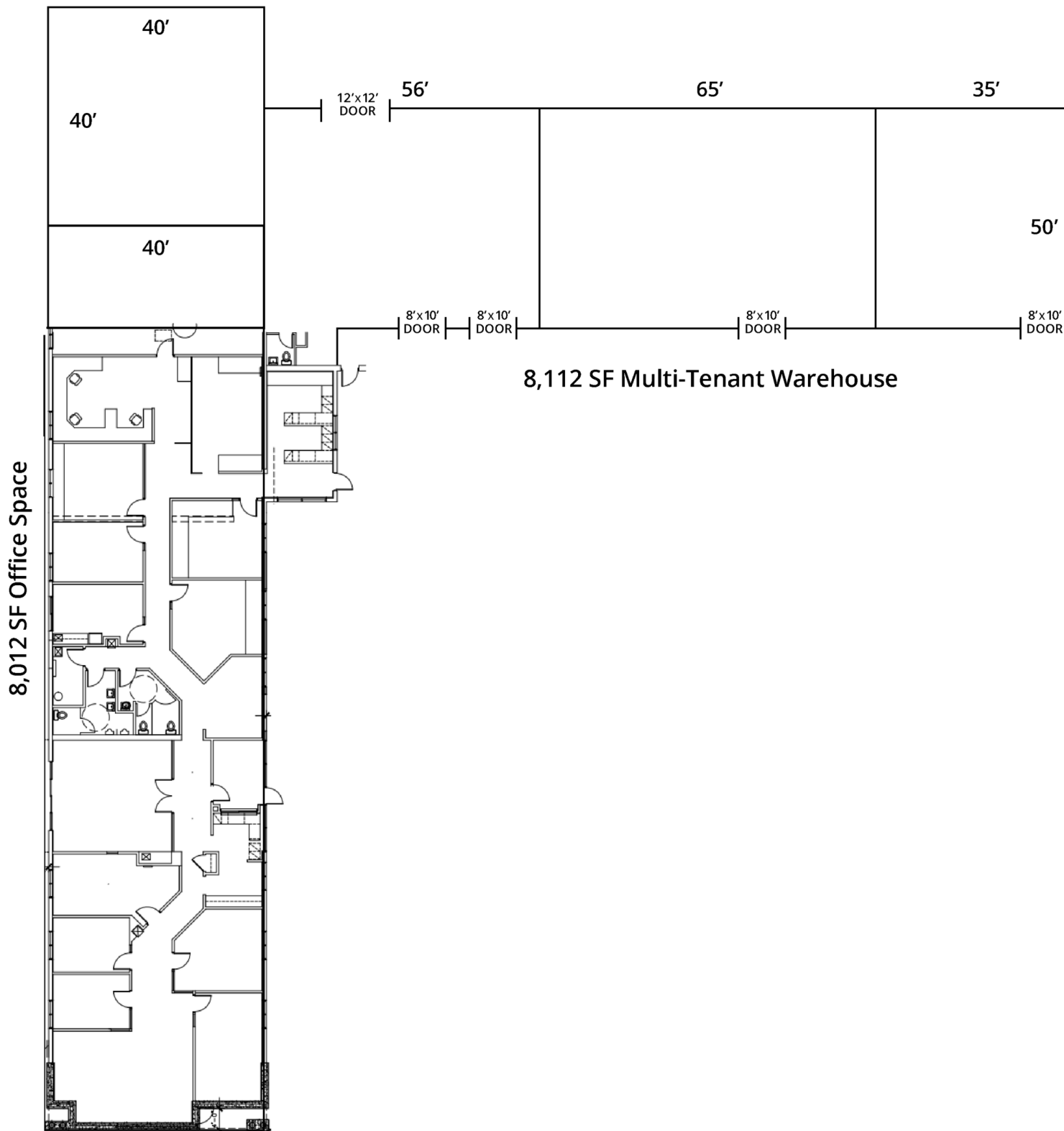
Total Households	2,123	14,065	21,783
Total Population	4,872	34,188	53,034
Average HH Income	\$66,337	\$87,883	\$96,961

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





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CLASS A OFFICE/WAREHOUSE SPACE AVAILABLE



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