

PLAZA-71 SUITES FOR LEASE



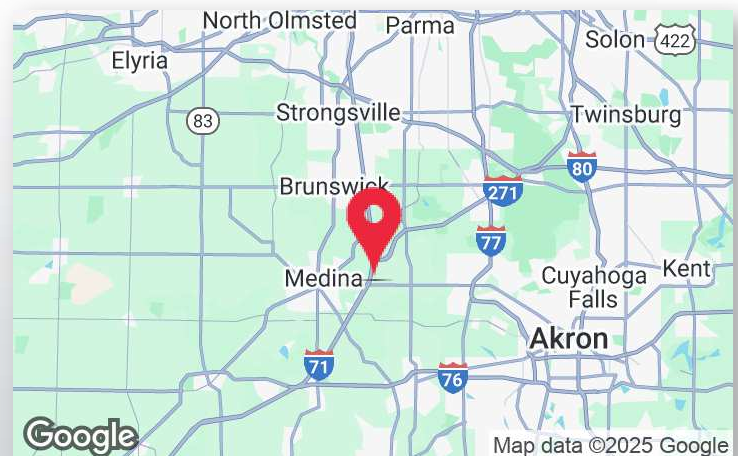
2739-2797 MEDINA ROAD
MEDINA, OH 44256

LEASE RATE: \$8/SF - \$14/SF NNN



PROPERTY HIGHLIGHTS:

- Multi-tenant retail plaza | 4 suites available for lease
- Total SF Available: 1,600 SF - 4,628 SF
- Big box retail opportunity: max contiguous 52,602 SF
- Net fees estimated at \$3.20/SF
- Renovated in 2022
- Frontage/visibility on Medina Road/SR-18
- Parking spaces: ±510 available | parking lot recently repaved
- Daily Traffic Count: ±33,024
- 51,859 population within 5 miles with an average HH income \$153,522
- Highway Access: .4 miles to I-71/SR-18 Interchange



LISTING AGENTS

Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

Emily Faust
emily@gerspachergroup.com

330.722.5002



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PROPERTY OVERVIEW

Plaza-71 is a multi-tenant neighborhood center with a mix of retail and office. Located just east of I-71, there is a total daily traffic count of 33,024. Property features 800 feet of frontage at the corner of SR-18 and Windfall Road. Available suites include several small retail spaces ranging from 1,600 SF - 2,266 SF, adjacent 2,000 SF warehouse, and 4,628 SF of second-floor office space with 9 private offices.

LOCATION OVERVIEW

Plaza 71 is in Medina Township at the corner of Medina Road (SR-18) and Windfall Road, which is only .4 miles east of I-71. There are two entrances into the plaza, one on Windfall Road and one on Medina Road. This is located 5 miles from Downtown Medina, 18 miles from Downtown Akron, 33 miles from Downtown Cleveland and 21 miles from Cleveland Hopkins Airport.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	624	5,936	19,815
Total Population	1,485	14,727	48,391
Average HH Income	\$126,095	\$119,339	\$104,157

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

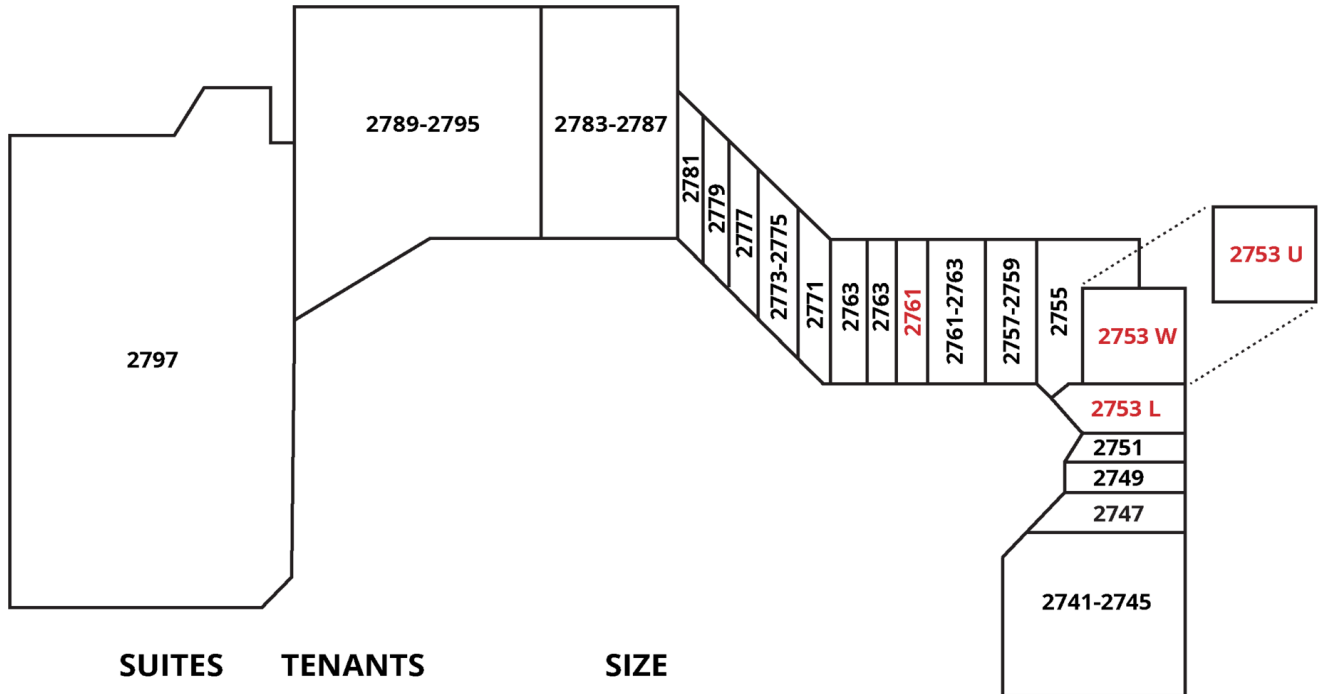


PLAZA-71 SUITES FOR LEASE



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SUITES	TENANTS	SIZE
2739	Dunkin'	1.25 AC
2741-2745	Thirsty Cowboy	11,900 SF
2747	Serenity Health Spa	1,700 SF
2749	Breakfast Club Barbell	2,000 SF
2751	Breakfast Club Barbell	1,040 SF
2753 L	Vacant Lower Level	2,266 SF
2753 W	Vacant Warehouse	2,064 SF
2753 U	Vacant Upper Level	4,628 SF
2755	FastSigns	3,460 SF
2757-2759	Tru-Barre	2,350 SF
2761	Available	1,600 SF
2763	Kat Lotus	2,800 SF
2765	Designed to Dance	2,000 SF
2767-2769	EZ Win	3,200 SF
2771	Republican Party	1,227 SF
2773-2775	Chill Ice Cream	1,333 SF
2777	Marcello's NY Pizza	1,335 SF
2779	H&R Block	1,227 SF
2781	D Con Enterprises	1,440 SF
2783-2787	Dollar Tree	10,000 SF
2789-2795	D-Bat Training	22,205 SF
2797	Medina Antique Mall	52,602 SF
OUTLOT	Key Bank	



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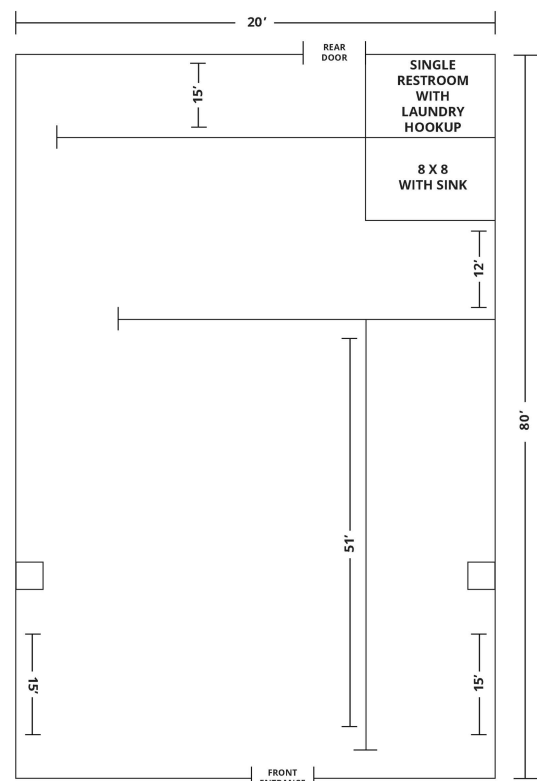
SUITE 2761
MEDINA, OH 44256

LEASE RATE: \$14/SF NET



SUITE 2761:

- Available Space: 1,600 SF
- Suite Size: 20' X 80'
- ±1,200 SF of Open Retail Space
- Private 8' x 8' Room with Sink
- Rear Storage/Office Area including a Private Restroom with Laundry Hook-up



PLAZA-71 SUITES FOR LEASE



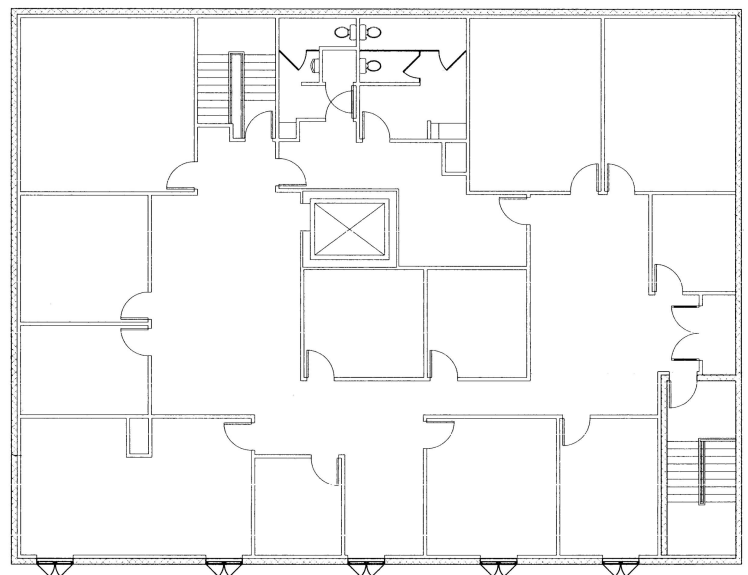
SUITE 2753 U
MEDINA, OH 44256

LEASE RATE: \$10/SF NET



SUITE 2753 U:

- Available space: 4,628 SF
- Second floor office space
- 9 private offices (2 offices with exterior windows)
- 1 conference room
- 2 storage rooms
- Server room
- Open bullpen
- Breakroom and 2 restrooms
- Suite is sprinklered



PLAZA-71 SUITES FOR LEASE



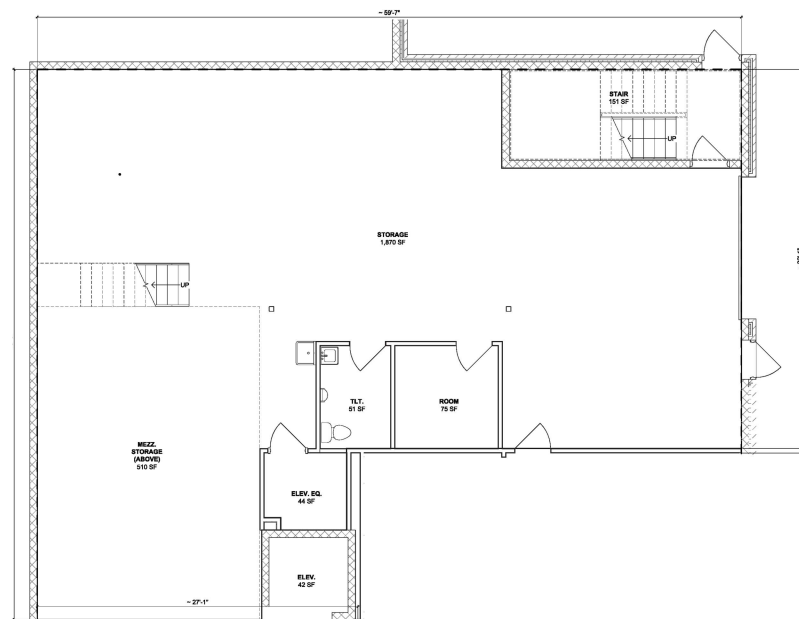
SUITE 2753 W
MEDINA, OH 44256

LEASE RATE: \$8/SF NET



SUITE 2753 W:

- Available Space: 2,064 SF Warehouse
- 1 ground level 12' x 10' door
- 15' ceiling clears
- 1 warehouse office
- 1 warehouse restroom
- 2 columns - 19' apart
- Suite is sprinklered
- Fenced in inventory cage with Mezzanine above
- 3-Phase, 480 V, 400 AMP
- Reznor heat



PLAZA-71 SUITES FOR LEASE



SUITE 2753 U & 2753 W
MEDINA, OH 44256

LEASE RATE: \$8/SF - \$10/SF NET



Gerspacher REAL ESTATE GROUP
CORFAC INTERNATIONAL

LEASE RATE: \$12/SF NET



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