



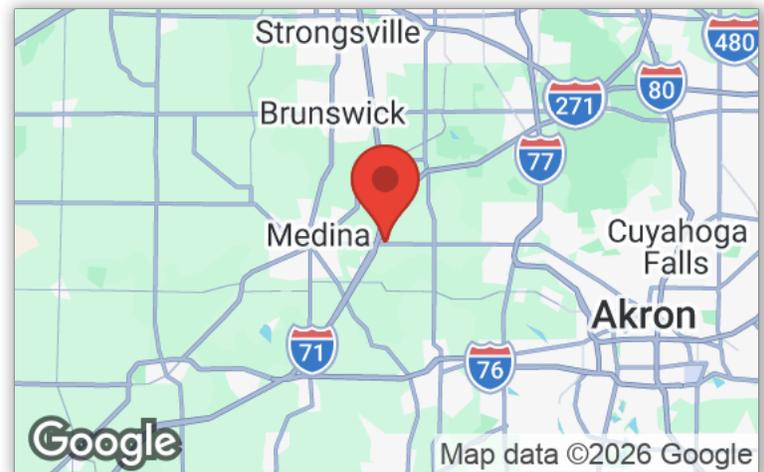
2739-2797 MEDINA ROAD
MEDINA, OH 44256

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



PROPERTY HIGHLIGHTS

- Multi-Tenant Retail Plaza | 4 Suites Available for Lease
- Total SF Available: 1,600 - 4,628 SF
- Estimated Net Fees of \$3.20/SF
- Renovated in 2022
- Frontage/Visibility on Medina Road/SR-18
- Electric and Gas Separately Metered
- Monument & Facade Signage Available
- Parking Spaces: ±510 | Parking Lot Recently Repaved
- Zoning: Medina Township (General Business District)
- 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

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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 Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

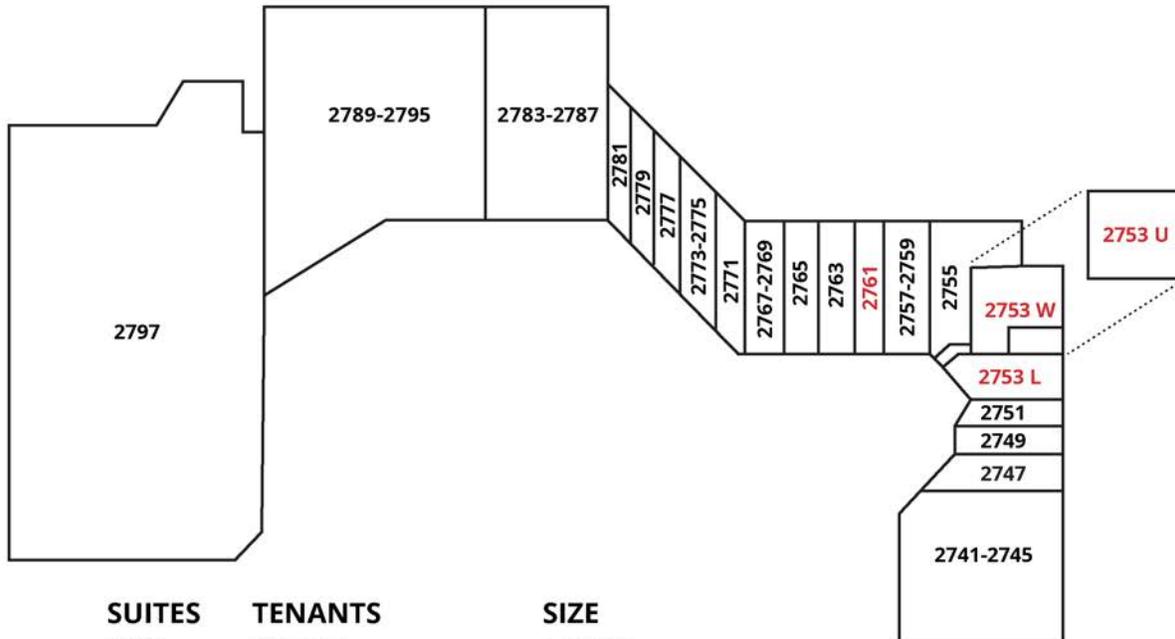
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SUITES	TENANTS	SIZE
2739	Dunkin'	1.25 AC
2741-2745	Thirsty Cowboy	11,900 SF
2747	Serenity Health Spa	1,700 SF
2749	Breakfast Club Barbell	2,000 SF
2751	Breakfast Club Barbell	1,040 SF
2753 L	Vacant Lower Level	2,266 SF
2753 W	Vacant Warehouse	2,064 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	





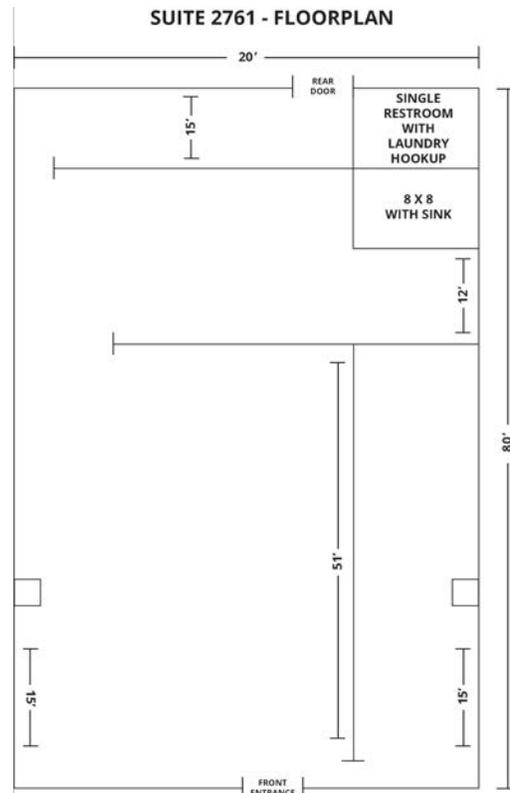
SUITE 2761
MEDINA, OH 44256

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





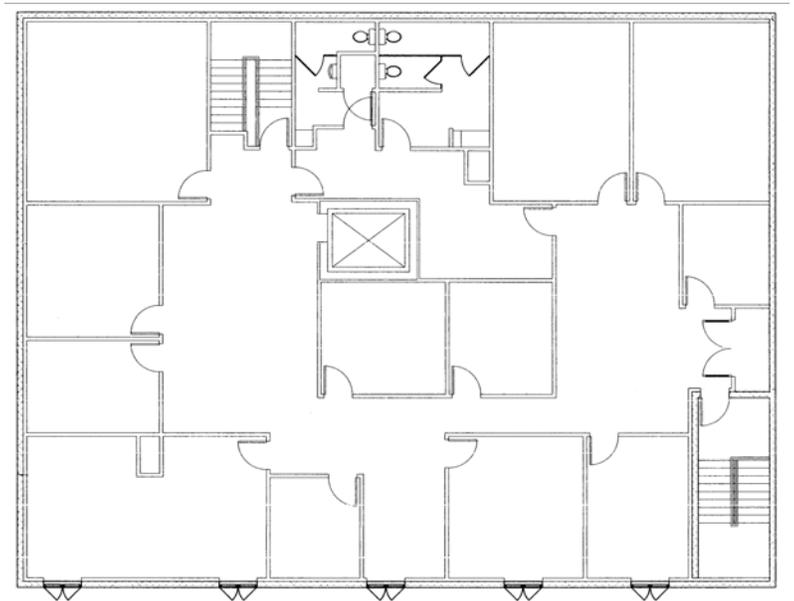
SUITE 2753
MEDINA, OH 44256

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





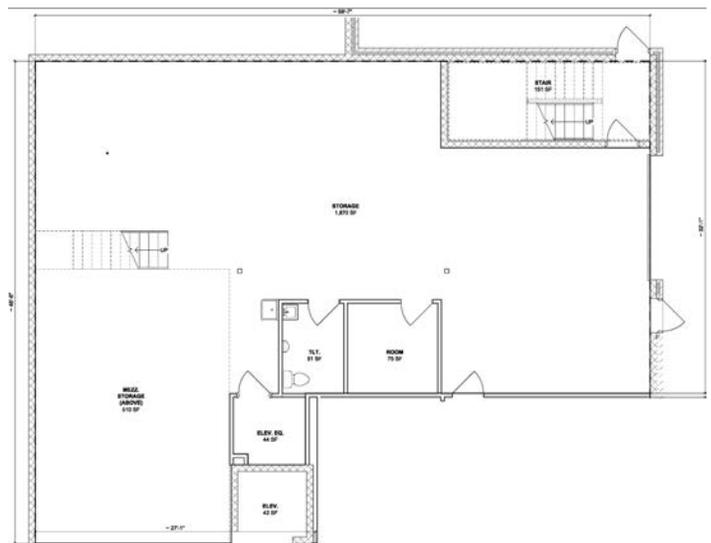
SUITE 2753 W
 MEDINA, OH 44256

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





**SUITE 2753 U & 2753 W
MEDINA, OH 44256**

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



Suite 2753 U



Suite 2753 U



Suite 2753 W



Suite 2753 W





SUITE 2753 L
MEDINA, OH 44256

LEASE RATE: \$12/SF NET



SUITE 2753 L:

- Available Space: 2,266 SF
- Could be Combined with Adjacent Warehouse
- Open Floor Plan with Lobby
- 1 Private Office
- 1 Kitchenette
- 2 Restrooms
- Suite is Sprinklered

