

MULTIPLE RETAIL/OFFICE SPACES FOR LEASE



**8 N. MAIN STREET
RITTMAN, OH 44270**

LEASE RATE: \$300 - \$1,750/MO



PROPERTY HIGHLIGHTS

- Available: 144 SF - 1,500 SF
- **Suite 1 (311 SF)** former Pop's Ice Cream Shop (equipment and assumable lease for sale). Space includes, a counter, seating area, small storage room and rear kitchenette (signage available on the building) (tenant pays separately metered utilities)
- **Suite 2 (495 SF)** with 2 private offices and reception area (tenant pays separately metered utilities)
- **Suite 3 (144 SF)** Single private office with storage space
- **Suite 6 (180 SF)** Single private office
- **Suite 7 (1,500 SF)** Large retail space with two private offices and a private restroom
- **Lower level garage space** with restroom
- Parking: ± 15 spaces - public parking
- Zoning: C-2 (Central Business)
- Traffic Count: $\pm 4,350$



LISTING AGENTS

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PROPERTY OVERVIEW

This multi-tenant retail plaza has 6 suites available ranging from 144 SF single office to 1,500 SF suites that are available for a variety of uses. Suite 1 is former "Pop's Ice Cream Shop" and the shop owner is selling the turnkey ice cream equipment. With direct parking out front, these suites would be ideal for a salon user, office user, or other retail use. Full-service leases offered making it simple to budget and run your next business with good visibility along Main Street. There is a garage space in the rear of the building as well, for an auto user or can be used as storage.

LOCATION OVERVIEW

The City of Rittman is located in Northeast Wayne County and Southeast Medina County. Within an hour's drive of Cleveland and even closer to Akron, Canton, Massillon, and Wooster. Rittman's economy benefits from its proximity to these and major Midwest markets. This retail plaza is next to Gionino's Pizza and NAPA Autoparts in the heart of Rittman's retail corridor.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,977	3,899	11,683
Total Population	4,603	9,490	29,293
Average HH Income	\$78,174	\$89,365	\$99,307

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	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	311 SF	Gross	\$500 per month	Former Pop's Ice Cream Shop (equipment and assumable lease for sale). Space includes, a counter, seating area, small storage room and rear kitchenette (signage available on the building). Tenant pays gas and electric.
Suite 2	Available	495 SF	Gross	\$625 per month	With 2 private offices and reception area. Tenant pays gas and electric.
Suite 3	Available	144 SF	Full Service	\$300 per month	Single private office with storage space
Suite 6	Available	180 SF	Full Service	\$325 per month	Single private office
Suite 7	Available	1,500 SF	Gross	\$1,750 per month	Large retail space with two private offices, a private restroom, and multiple water supply lines. (Tenant pays gas and electric.)
Garage Space	Available	500 SF	Full Service	\$800 per month	Lower level with restroom



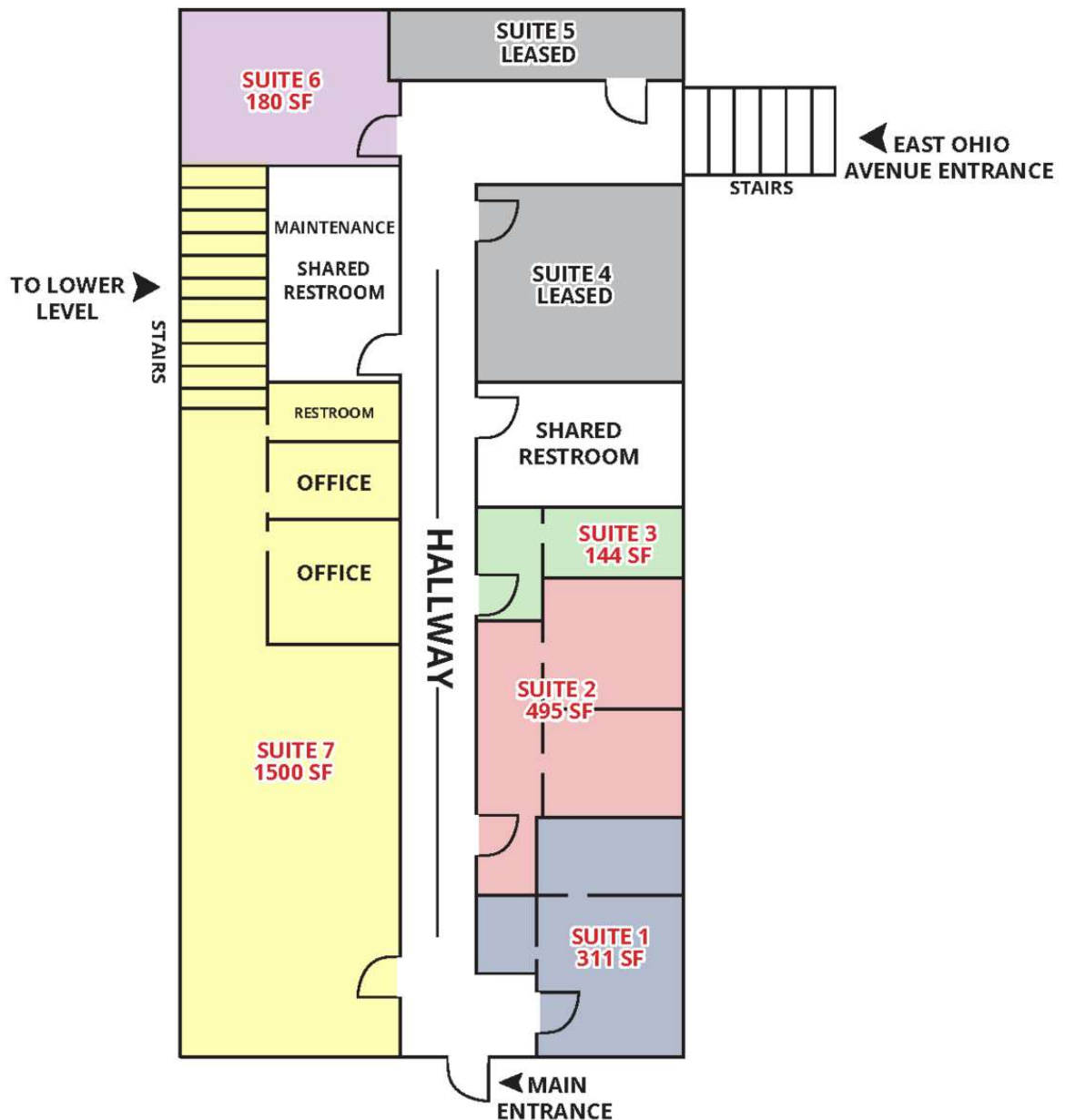
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FLOORPLAN

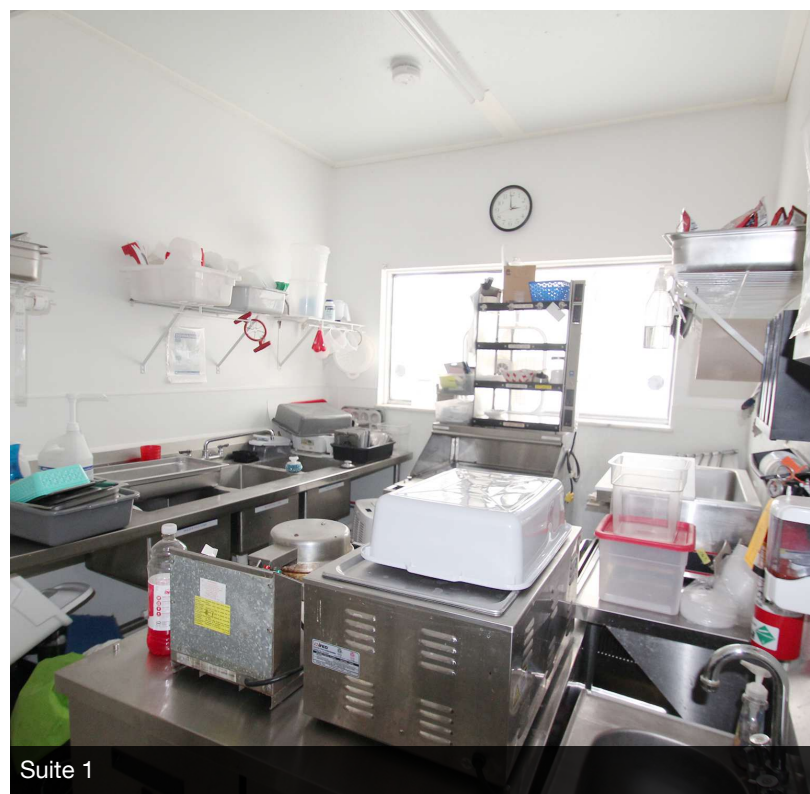
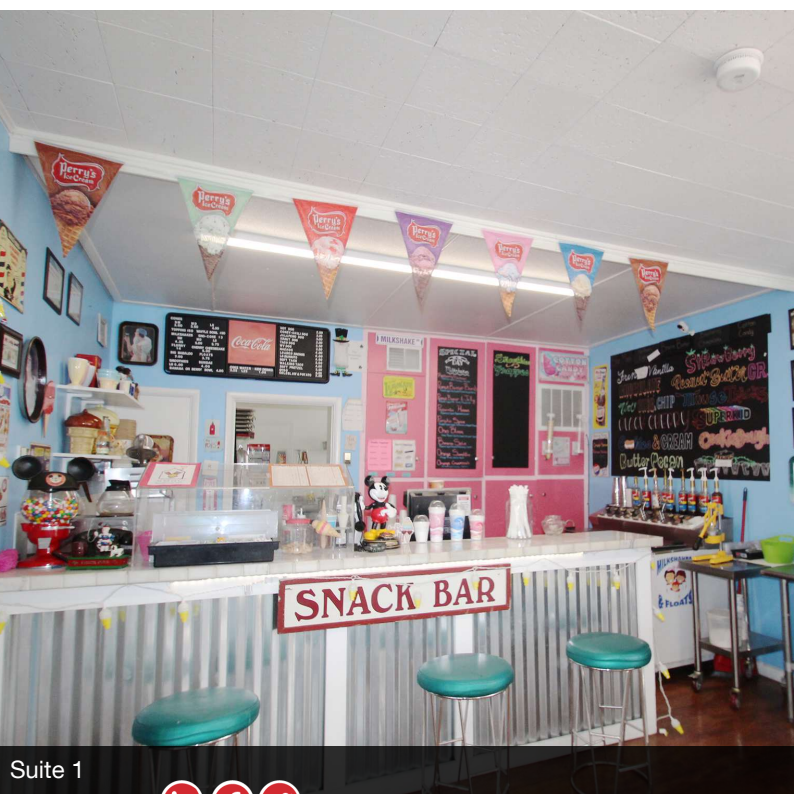
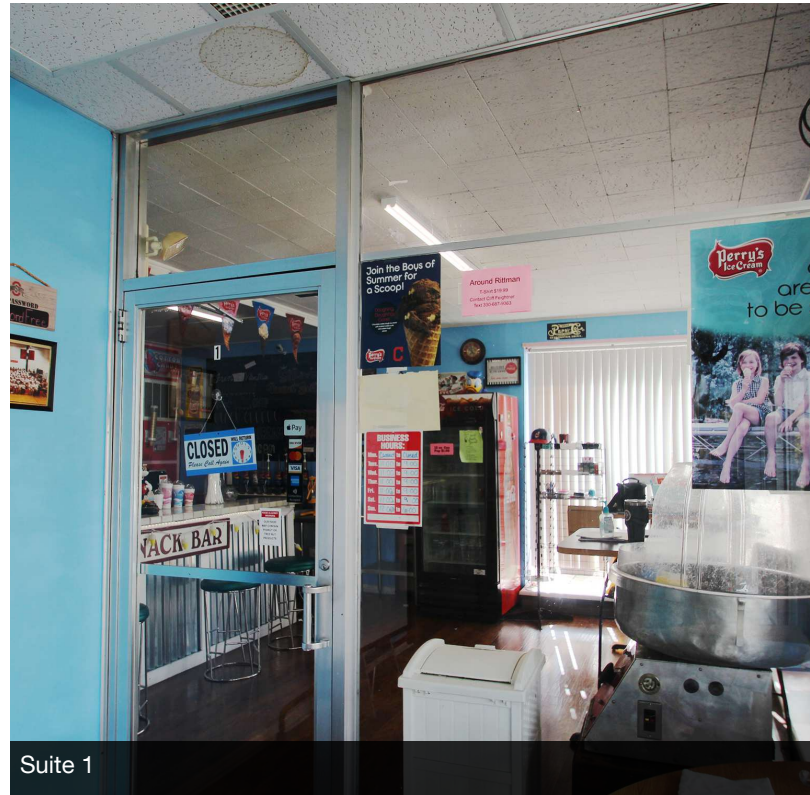


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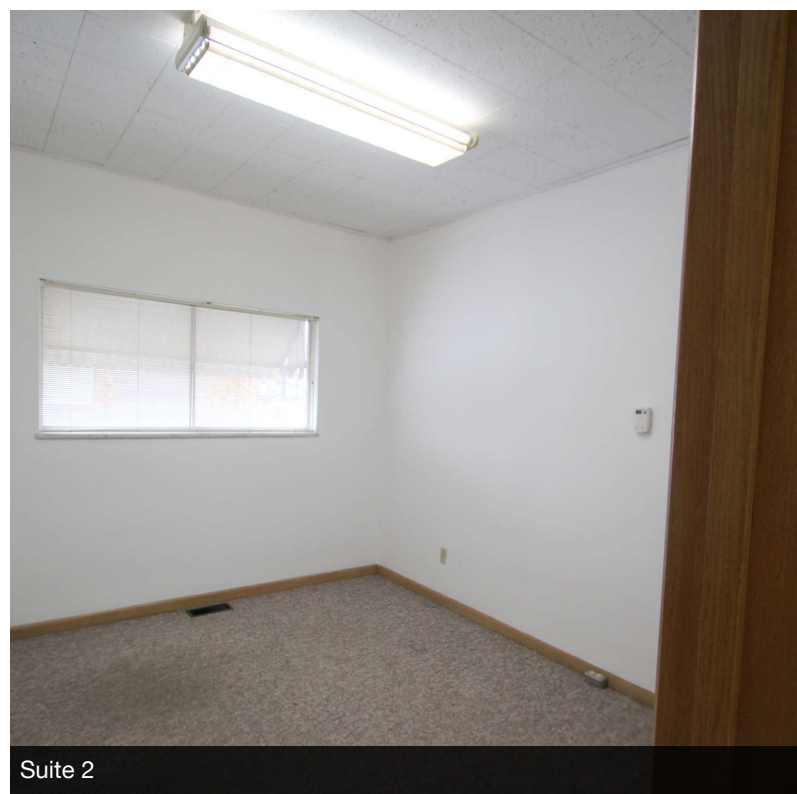
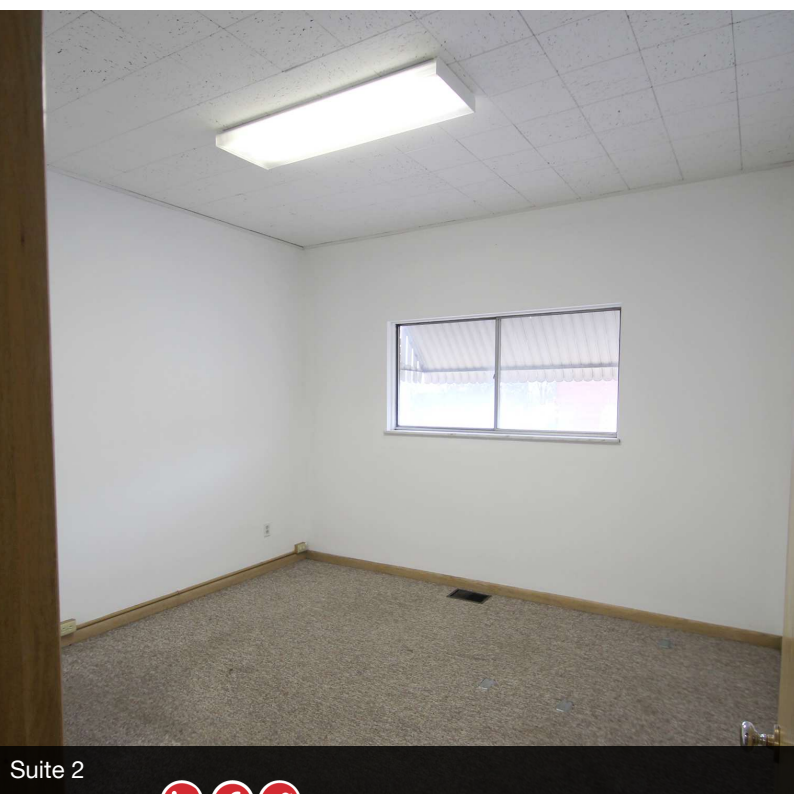
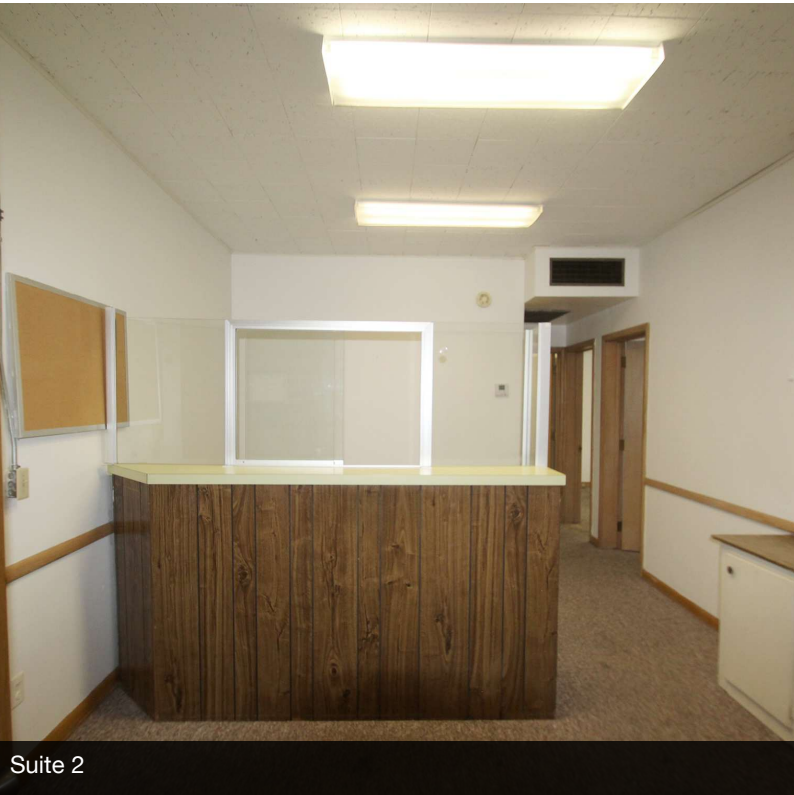


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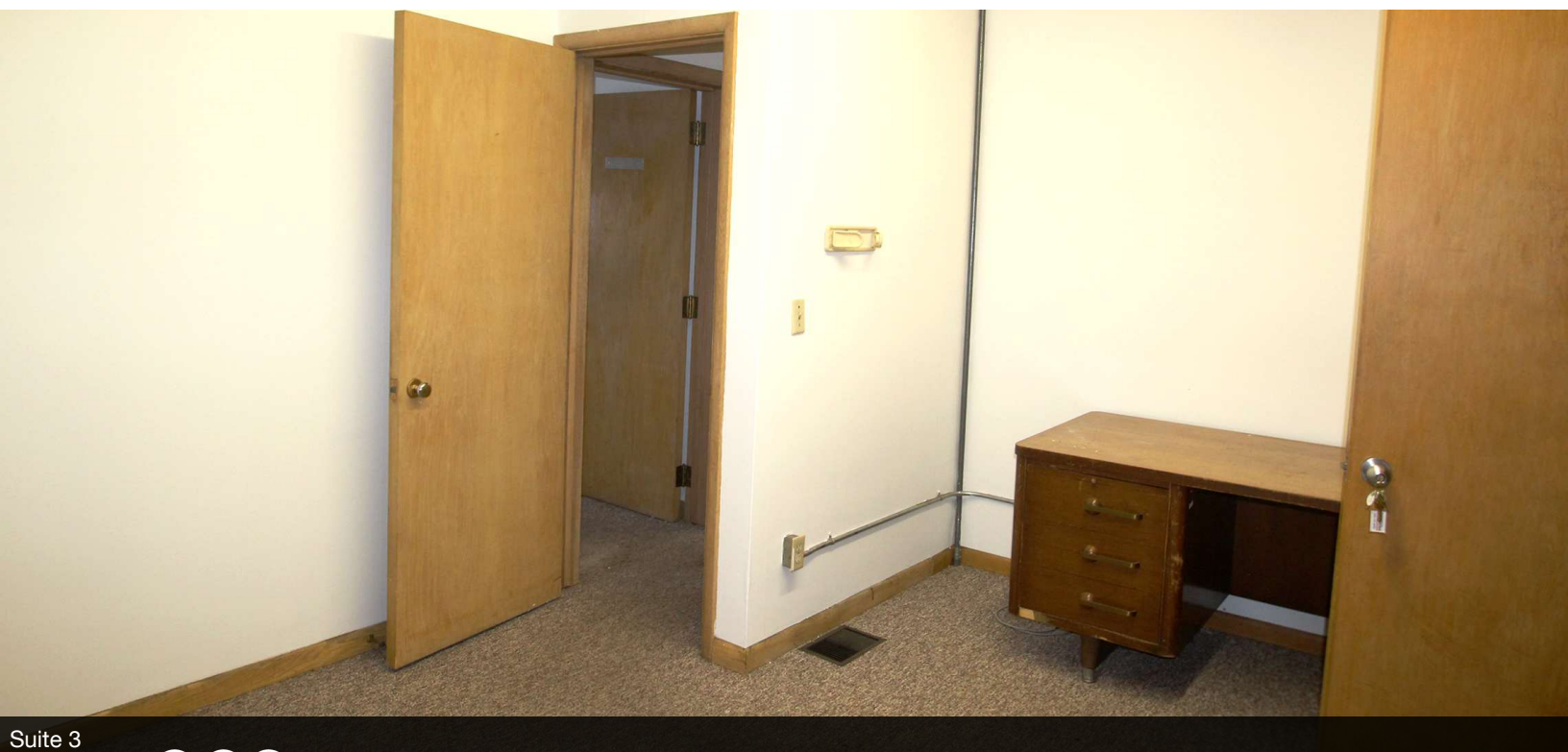
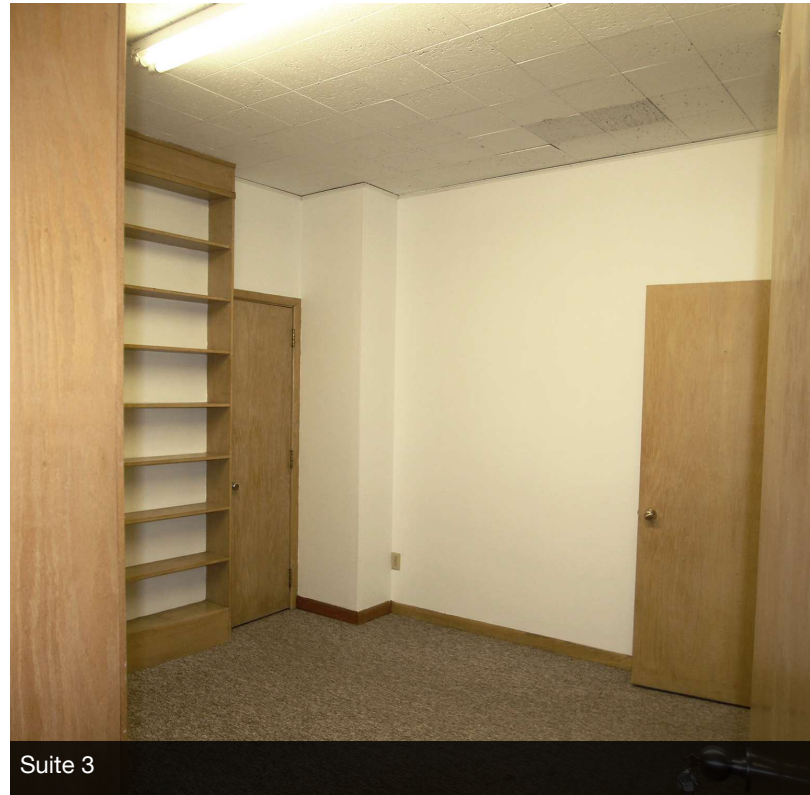


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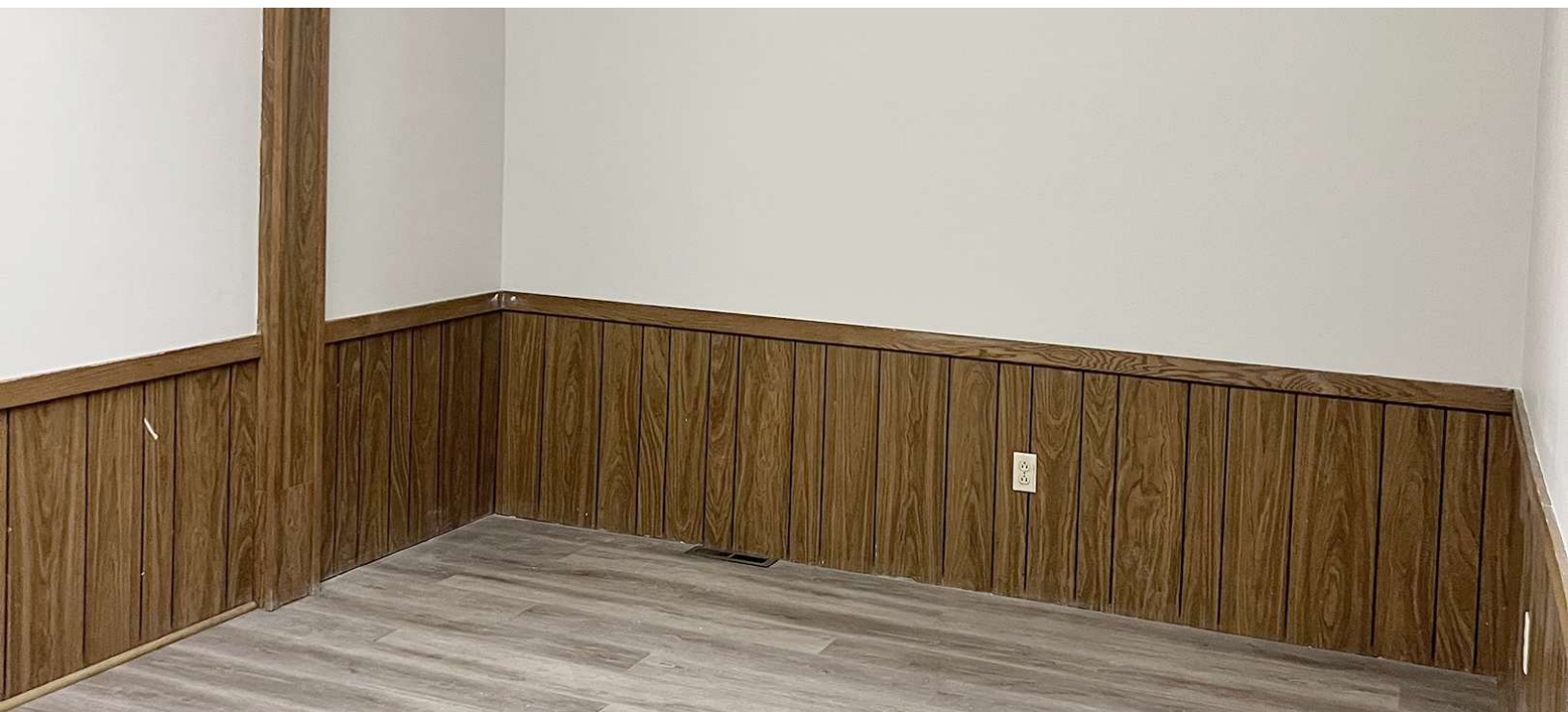


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Suite 6



Suite 6

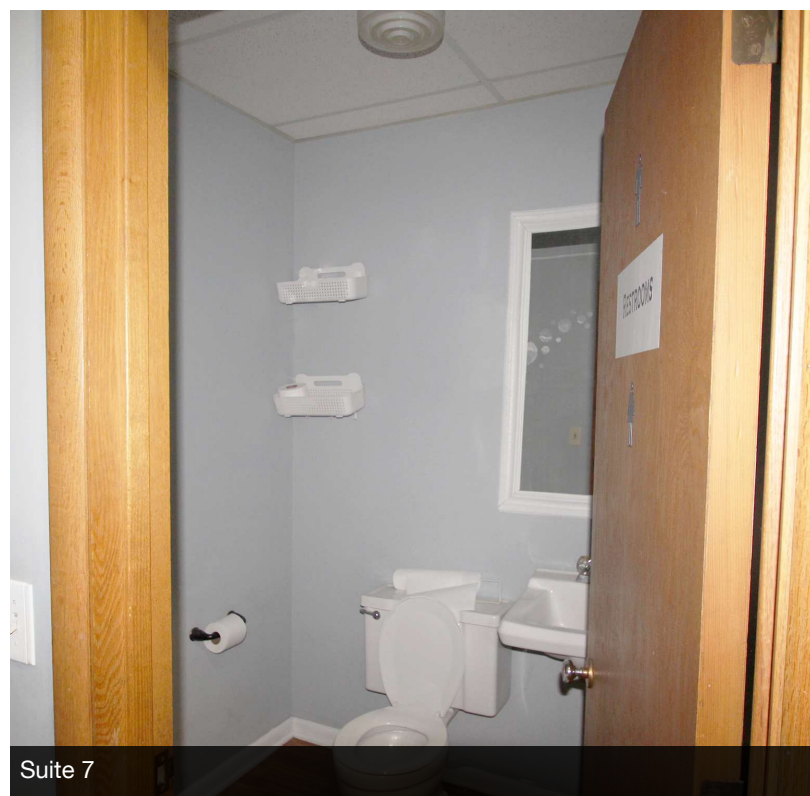
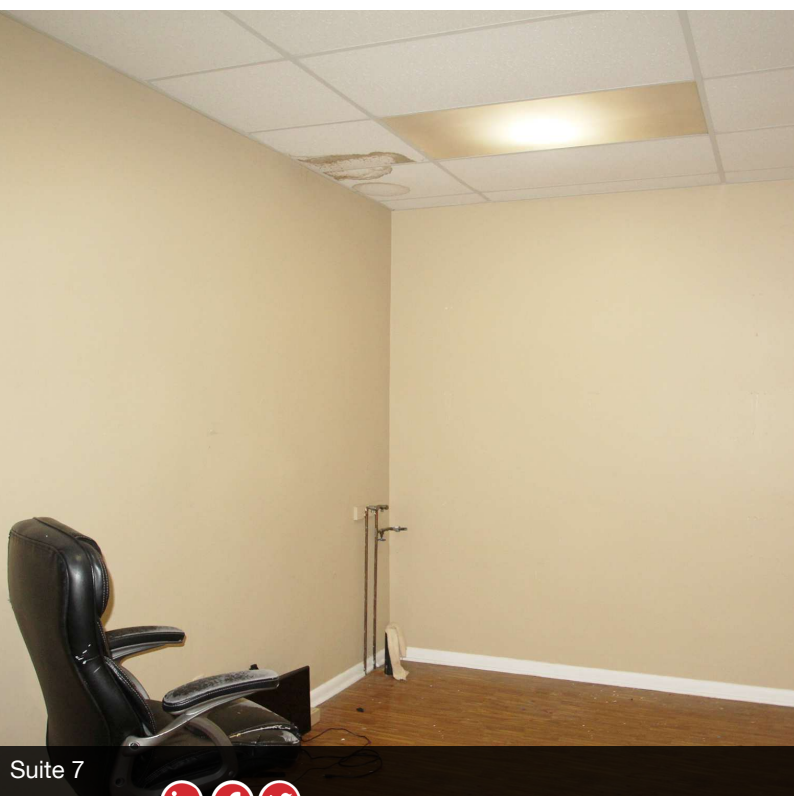
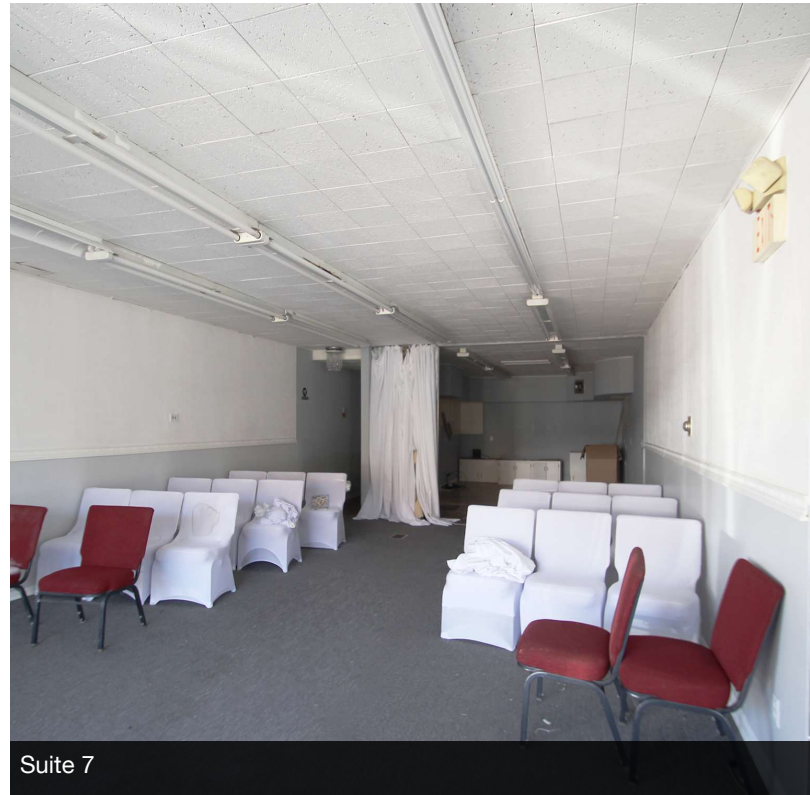


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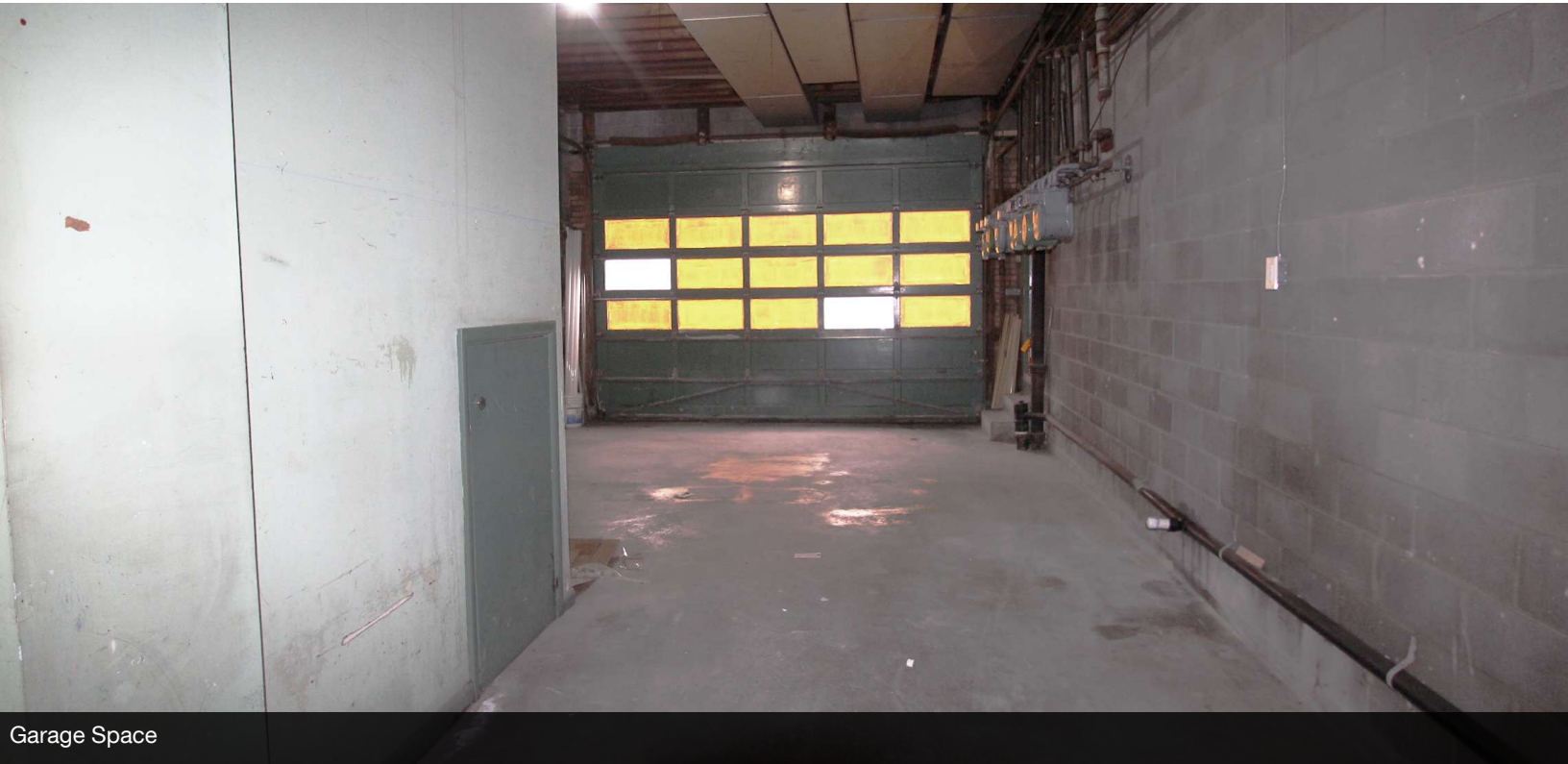


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Garage Space



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