



FOR LEASE
758 MEDINA ROAD
MEDINA, OH 44256

LEASE RATE: \$1,000/MO - \$1,208/MO
+ CAM & UTILITIES



PROPERTY HIGHLIGHTS

- Total Available: 2,416 SF
- **First Floor: 1,208 SF (\$1,208/MO)** consists of a reception area with a fireplace, one private office, bullpen area, and an ADA restroom
- **Second Floor: 1,208 SF (\$1,000/MO)** consists of three private offices, bullpen area, kitchenette, and private restroom
- CAM Fees: \$218/MO
- Renovated in 2023: New Paint and Flooring Throughout
- Lighted Monument Sign | Additional Building Signage needs to be approved by owner and Sharon Township Board of Trustees
- Parking: 10 Parking Spaces
- Zoning: C-2 Commercial
- Highway Access: 3.2 Miles to I-77 and 4.2 Miles to I-71



LISTING AGENT

Emily Faust
emily@gerspachergroup.com

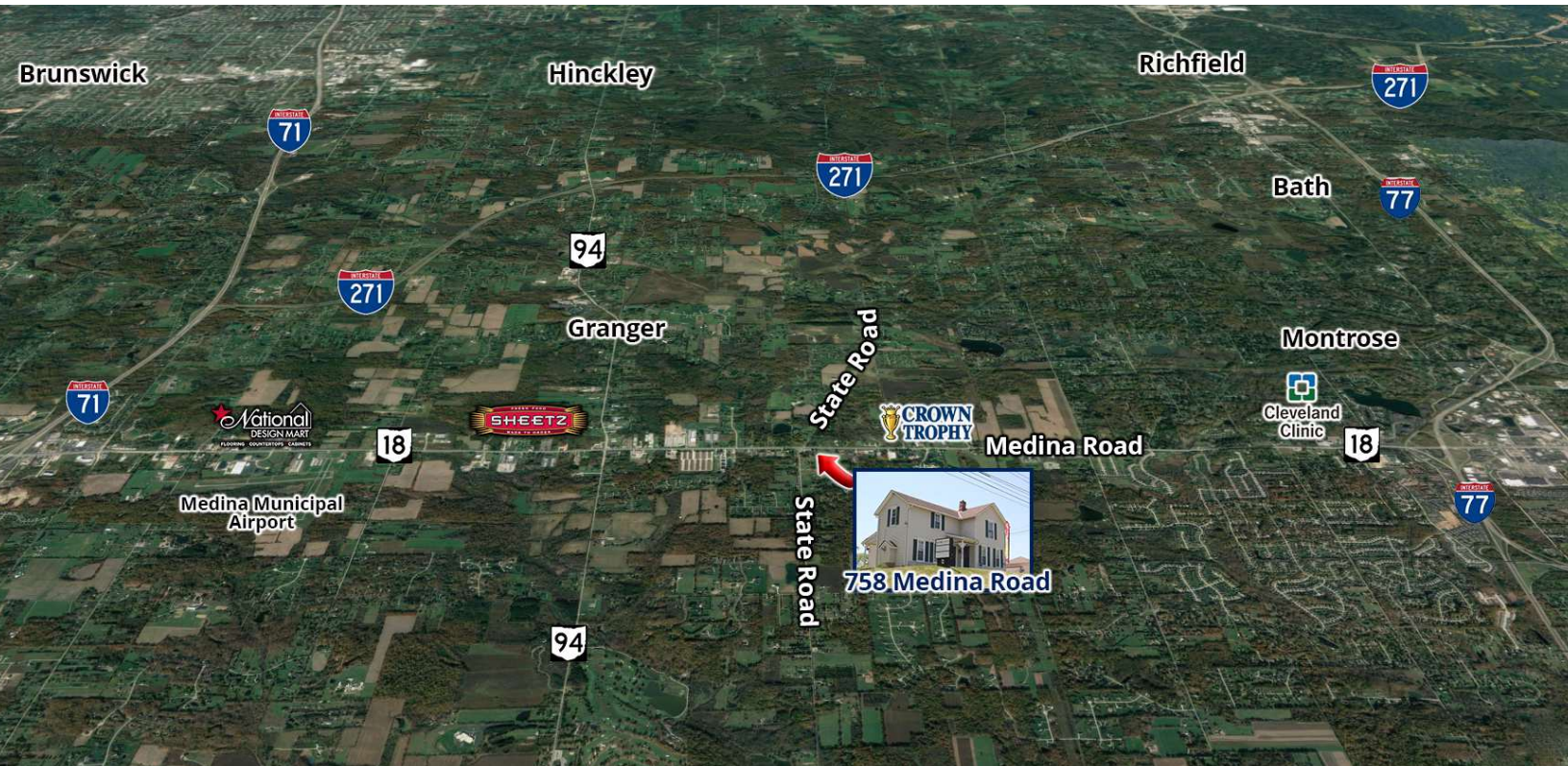
330.722.5002





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PROPERTY OVERVIEW

This 1890 home was completely renovated and upgraded in 1998 to be office spaces, then renovated again at the beginning of 2023. The first floor has a reception area with a fireplace, one private office, a bullpen area, and an ADA restroom. The second floor has three private offices, a bullpen area, a kitchenette, and a private restroom. The building features beautiful natural light in every space, hardwood flooring throughout and is well maintained. There is a lighted sign and a lighted entrance to the building.

LOCATION OVERVIEW

Located in the high traffic Akron/Medina commercial corridor, this renovated office space is highly visible right next to Sharon Commons on the South side of SR-18 near State Road. Located only 5 miles east of the I-71/SR-18 interchange and 3 miles west of I-77/SR-18 interchange, this office space provides easy access to Akron, Canton, Medina, Columbus and Cleveland. The property has 100' of frontage on Medina Road (SR-18).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	268	4,495	13,890
Total Population	681	11,941	34,256
Average HH Income	\$123,054	\$140,666	\$137,009

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

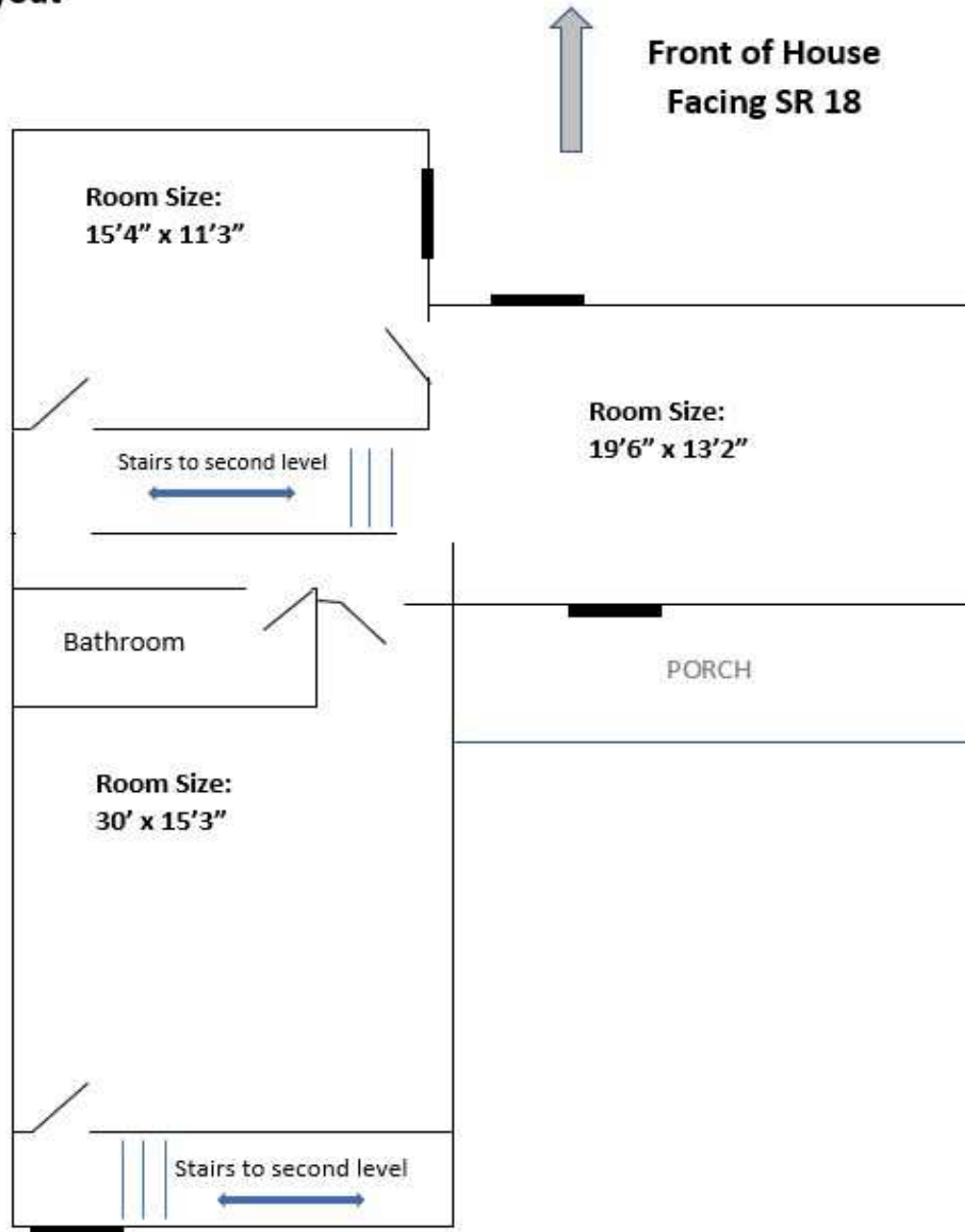




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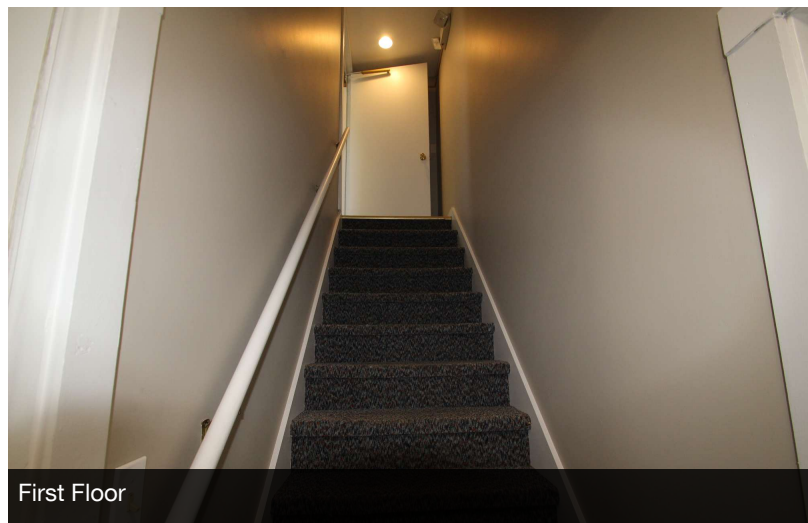
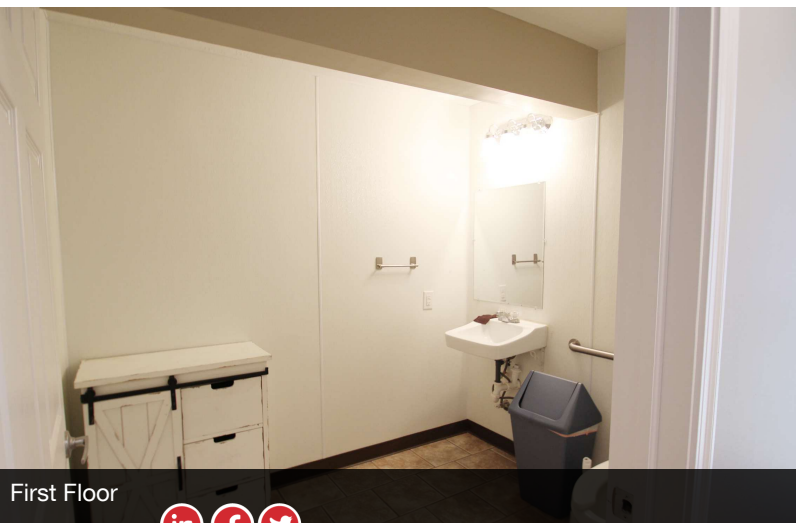
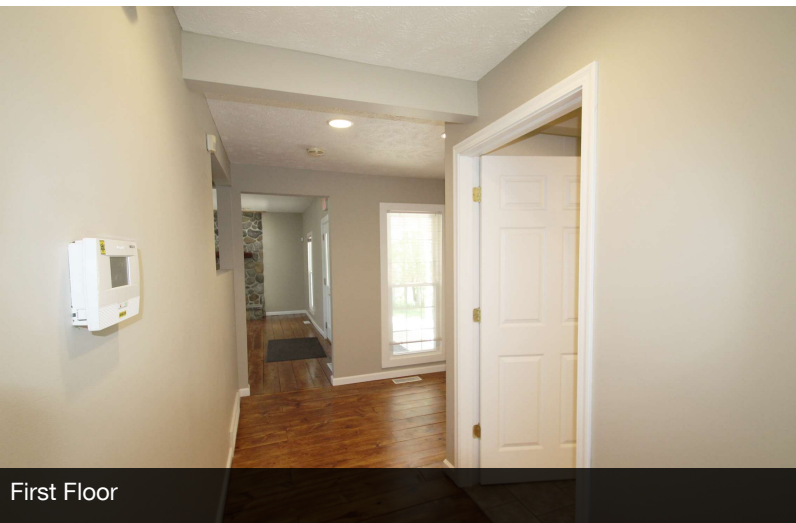
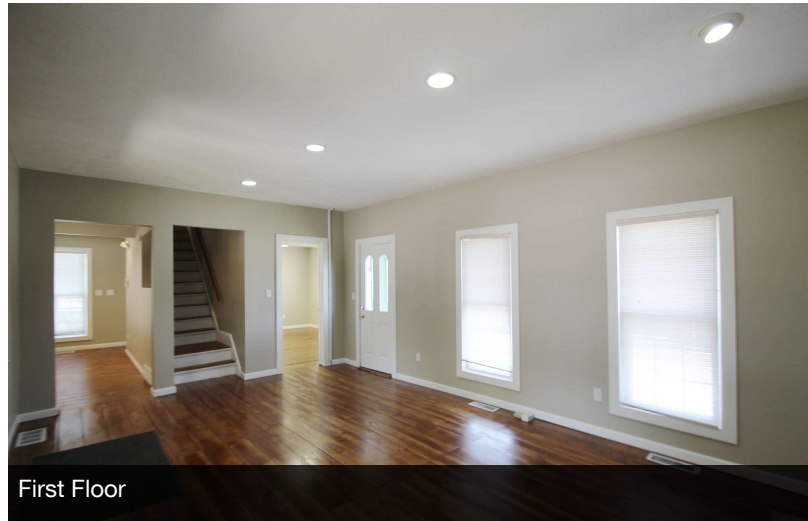
First Floor Layout





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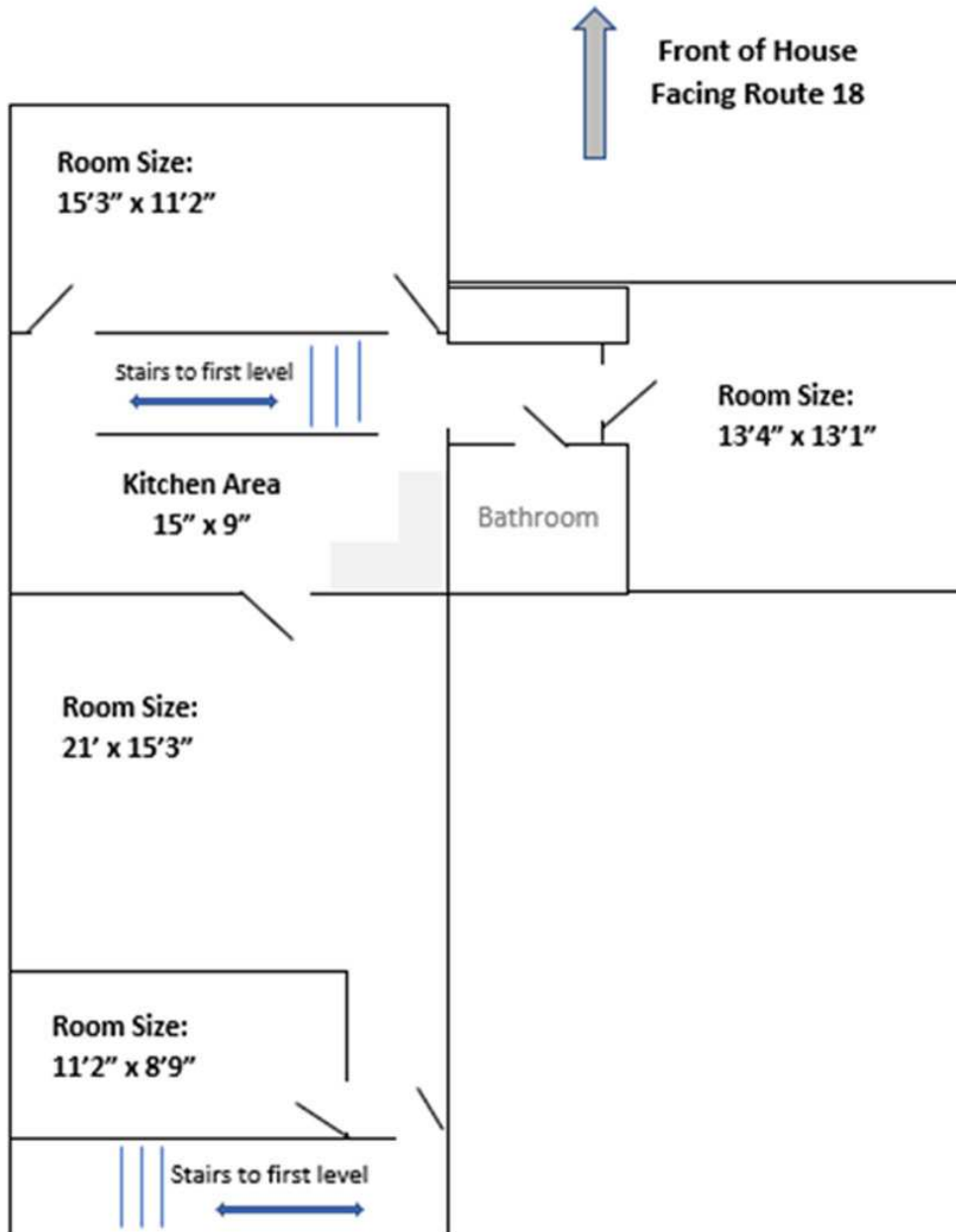




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Second Floor Layout
(not to scale)





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Second Floor



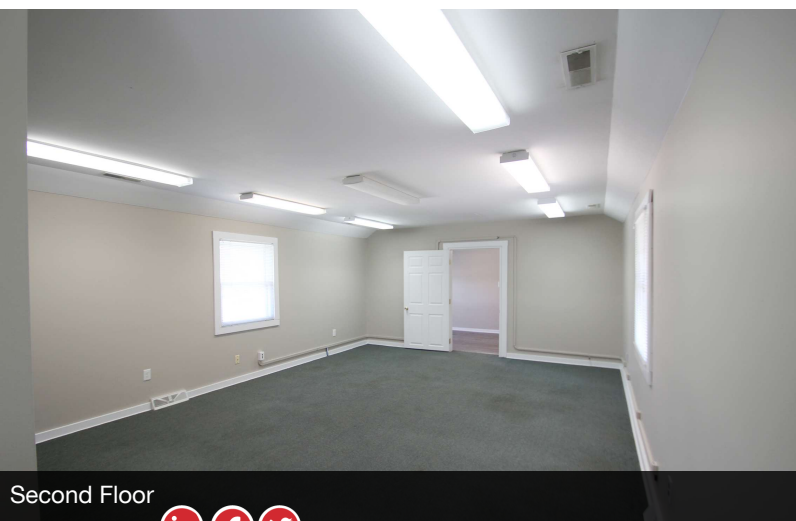
Second Floor



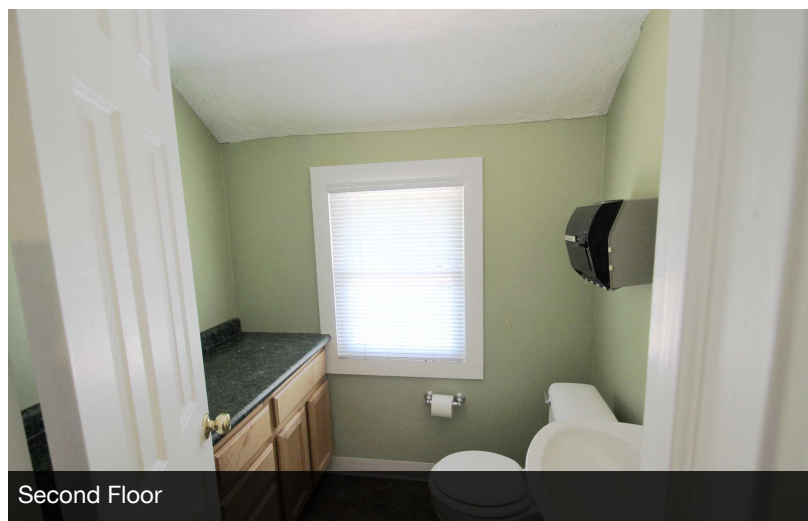
Second Floor



Second Floor



Second Floor



Second Floor

