

FLEX BUILDING UNIT AVAILABLE



FOR LEASE
1793-1795 N MAIN STREET
ORRVILLE, OH 44230

LEASE RATE: \$5,035/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available SF: 6,040 SF
- Price per SF: \$10/SF
- Suite Consists of Service Repair Garage/Warehouse with 1-14 FT Drive-in Door, Front Door Reception Area, One Private Office, Large Training Room, and M/W Restrooms
- Built in 2017
- Signage Available Above Unit
- Landlord Responsible for Snowplow and Landscaping
- Tenant Responsible for Gas, Electric, Water/Sewer, and Trash
- Parking: 60 Total Spaces and Lot Resurfaced in 2025
- Highway Access: 14 Minutes from I-76



LISTING AGENTS

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PROPERTY OVERVIEW

1793-1795 N Main Street is a nicely located 2-unit flex building in Orrville built in 2017. This building is currently half occupied by Lincare and the other half consists of 6,040 SF of service repair garage/showroom. The available space features one private office and a large training room that could be converted back to warehouse. The garage layout has 1 (14 FT) drive-in door, HVAC are gas units and temperature controlled with 16 FT ceiling clear throughout. The space is available for an owner occupier and is well maintained and clean throughout.

LOCATION OVERVIEW

1793 N Main Street is located on SR-57 just North of Orrville. The property is 3 minutes (1.5 miles) away from downtown Orrville and 5 minutes away from Route 585.

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

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



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