



FOR LEASE
4049 RIDGE ROAD
MEDINA, OH 44256

LEASE RATE: \$1,500 - \$6,000/MO



PROPERTY HIGHLIGHTS

- 3 Spaces Available: 500 SF – 3,500 SF
- Ideal for Medical or Health-Related Businesses
- Current Tenants: High Gear Cross Fit and a Private Physical Therapist
- 350+ Members to High Gear Cross for Potential Customers
- Rear Parking Available or Potential Storage
- Utilities are Included
- Zoning: Granger Township C-1
- Highway Access: 4 miles to I-71, 4.6 miles to I-77



LISTING AGENTS

Cody Sinclair
cody@gerspachergroup.com

Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

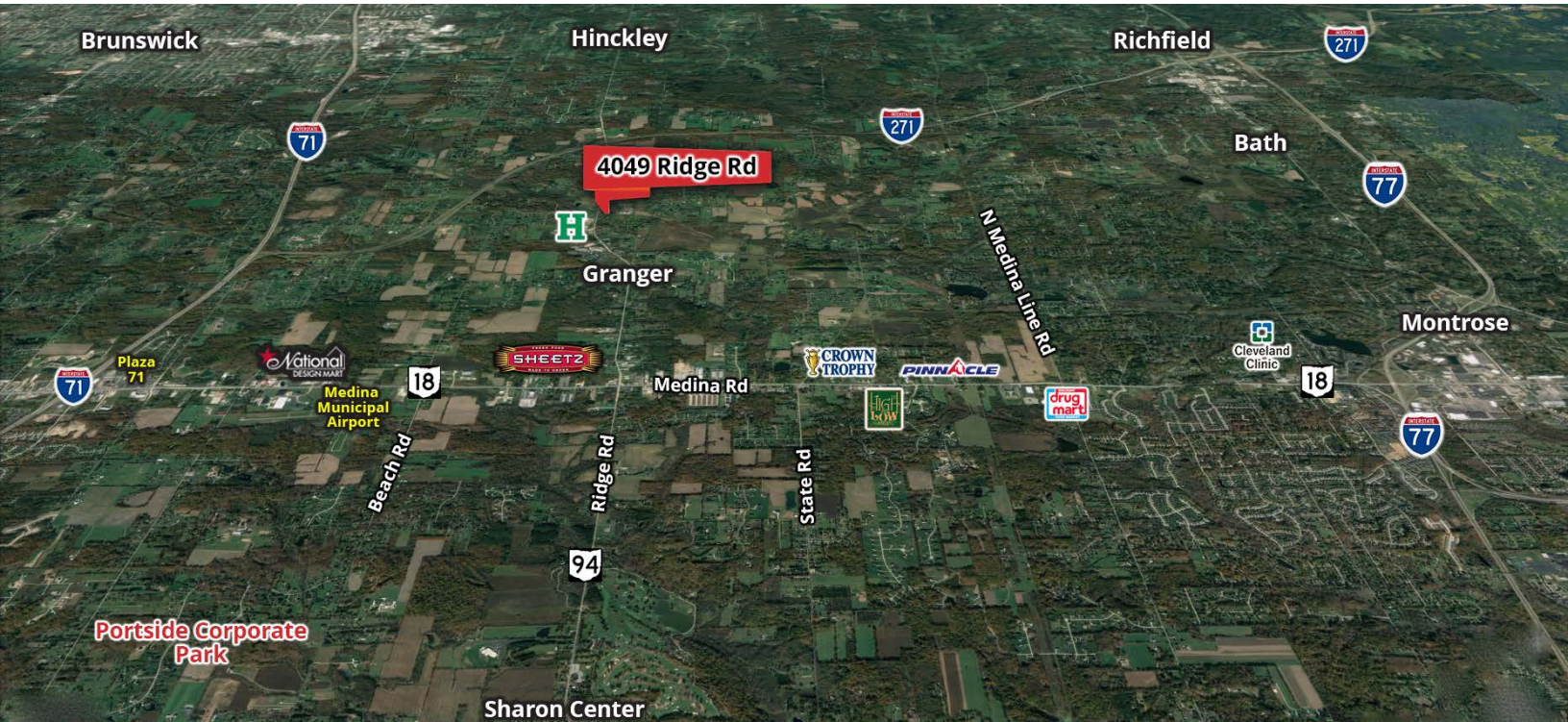
330.722.5002





FOR LEASE
4049 RIDGE ROAD
MEDINA, OH 44256

LEASE RATE: \$1,500 - \$6,000/MO



PROPERTY OVERVIEW

A rare lease opportunity is available in Granger Township, offering four distinct spaces within the High Gear Fitness Center, conveniently located across from Highland High School. Space A was recently leased to Rise Coffee. Space B is a flexible open warehouse with a 12' x 12' drive-in door, 16' clear ceiling height, and its own entrance, suitable for complementary business or storage use; tenants may share common-area restrooms if needed. Space C is a loft-style studio adjacent to the café entrance, currently configured as a cycling room, offering versatile use potential. Space D is a private studio located next to Space C, currently used as a daycare room and well-suited for various instructional or wellness-related businesses. All spaces provide an excellent opportunity for tenants seeking to benefit from the established customer base of over 350 High Gear Fitness members and capture additional traffic from the high school! Complementary businesses preferred.

LOCATION OVERVIEW

Located on Ridge Road in Granger Township, directly across from Highland High School, within the High Gear Fitness building.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	400	6,975	31,355
Total Units	156	2,762	12,673
Median Income	\$120,950	\$126,726	\$148,442

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





FOR LEASE
4049 RIDGE ROAD
MEDINA, OH 44256

LEASE RATE: \$1,500 - \$6,000/MO

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	1,200 SF	LEASED	LEASED	Front-facing café and retail area featuring a serving bar with seating for over 22 guests, along with a freezer, refrigerator, and all required Health Department sinks.
Suite B	2,200 SF	Full Service	\$3,000 per month	Flexible open warehouse with a private entrance, 12' x 12' drive-in door, and 16' ceiling height clearance. Suitable for complementary business or storage use; tenants may share common-area restrooms if needed.
Suite C	800 SF	Full Service	\$1,500 per month	Loft-style studio adjacent to the café entrance, currently configured as a cycling room, offering versatile use potential.
Suite D	500 SF	Full Service	\$1,500 per month	Private studio located next to Suite C. Currently used as a daycare room and well-suited for various instructional or wellness-related businesses.



RARE CAFE & WAREHOUSE SPACE ACROSS FROM HIGHLAND HIGH SCHOOL



FOR LEASE
4049 RIDGE ROAD
MEDINA, OH 44256

LEASE RATE: \$1,500 - \$6,000/MO



RARE CAFE & WAREHOUSE SPACE ACROSS FROM HIGHLAND HIGH SCHOOL



FOR LEASE
4049 RIDGE ROAD
MEDINA, OH 44256

LEASE RATE: \$1,500 - \$6,000/MO

