

FORMER SALON WITH GREAT VISIBILITY FOR LEASE



**3725 MEDINA ROAD
MEDINA, OH 44256**

LEASE RATE: \$14/SF + NNN



PROPERTY HIGHLIGHTS

- Available: 1,875 SF
- CAM Fees: \$6.65/SF
- Suite 116 - Former Salon Rootz, open floor plan consists of 8 stations, common hair wash/dryers, and laundry
- Tenant pays separate gas, electric, and pro-rated share of water/sewer.
- Signage is available on the building and monument sign on the street
- Parking: ±150 shared spaces
- Zoning: BL - Limited Business (Medina Township)
- High Daily Traffic Count: ±27,000 on Medina Road/SR-18
- Highway Access: 1.5 miles west of I-71



LISTING AGENT

Morgan Faunce

morgan@gerspachergroup.com

330.722.5002



FORMER SALON WITH GREAT VISIBILITY FOR LEASE



**3725 MEDINA ROAD
MEDINA, OH 44256**

LEASE RATE: \$14/SF + NNN



PROPERTY OVERVIEW

Prime office/retail space positioned along high-traffic Medina Road (SR-18), offering exceptional visibility and easy access to I-71 and I-77. This professionally maintained property features one 1,875 SF former salon space. Including modern finishes, natural light, and ample on-site parking. Surrounded by strong commercial, medical, and retail users, the location delivers excellent signage opportunities and strong area demographics. Ideal for professional services, medical, financial, or boutique retail seeking a prominent Medina presence.

LOCATION OVERVIEW

Located 1.5 miles west of I-71 and SR-18 (Medina Road), on Medina Road, in the very busy Signature Square shopping plaza, in Medina Township. Strategically positioned along Medina Road (SR-18), this location offers unmatched visibility within one of Medina County's busiest commercial corridors. The property provides immediate access to I-71, I-77, and Medina's primary retail and business districts, making it ideal for customers and employees alike.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	3,077	35,279	56,307
Total Units	1,416	15,320	23,498
Median Income	\$110,959	\$95,839	\$105,177

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

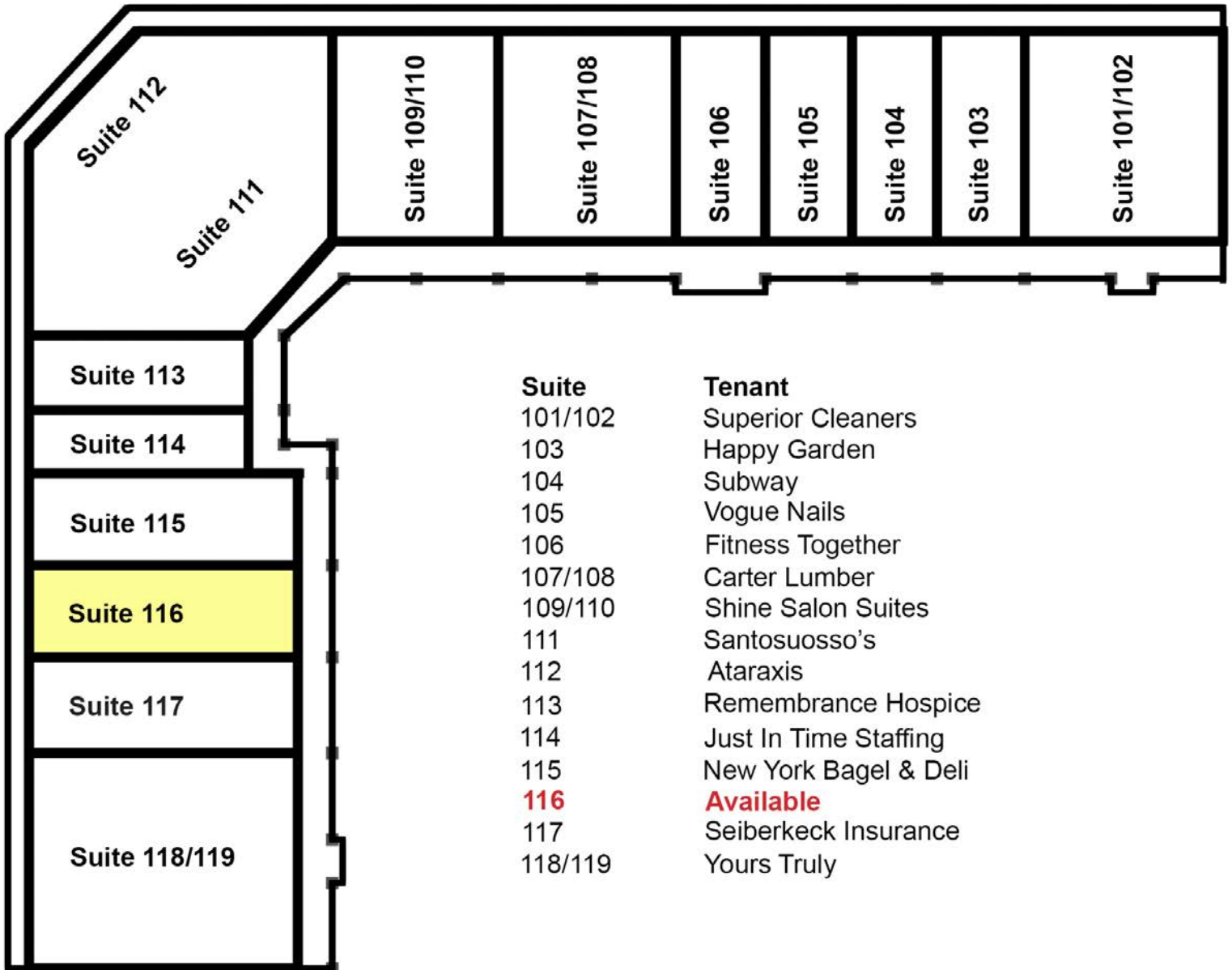


FORMER SALON WITH GREAT VISIBILITY FOR LEASE



3725 MEDINA ROAD
MEDINA, OH 44256

LEASE RATE: \$14/SF + NNN



Suite	Tenant
101/102	Superior Cleaners
103	Happy Garden
104	Subway
105	Vogue Nails
106	Fitness Together
107/108	Carter Lumber
109/110	Shine Salon Suites
111	Santosuosso's
112	Ataraxis
113	Remembrance Hospice
114	Just In Time Staffing
115	New York Bagel & Deli
116	Available
117	Seiberkeck Insurance
118/119	Yours Truly

