

# RETAIL/OFFICE BUILDING FOR SALE OR LEASE



119 EAST MAIN STREET  
SMITHVILLE, OH 44677

**SALE PRICE: \$275,000**

**LEASE RATE: \$915 - \$1,100/MO + NET FEES**



## PROPERTY HIGHLIGHTS

- Available: ±2,420 SF
- Lease-to-own option available
- Restaurant equipment available for sale (separately)
- Space A: 1,320 SF (\$10/SF + NNN) – Accessible rear entrance and ADA-Compliant Restroom
- Space B: 1,100 SF (\$12/SF + NNN)
- Spaces can be combined or leased separately
- Uses Include: Retail, office/banks, restaurants, personal services, etc.
- Utilities: tenant pays pro-rated share of gas, electric, and water
- Power: 200 AMP | upgraded electrical
- Signage is available on the building
- Parking: 10 - 12 spaces with additional on-street public parking
- Zoning: Central Commercial, C-1
- Annual Taxes: ±\$1,475.00



## LISTING AGENTS

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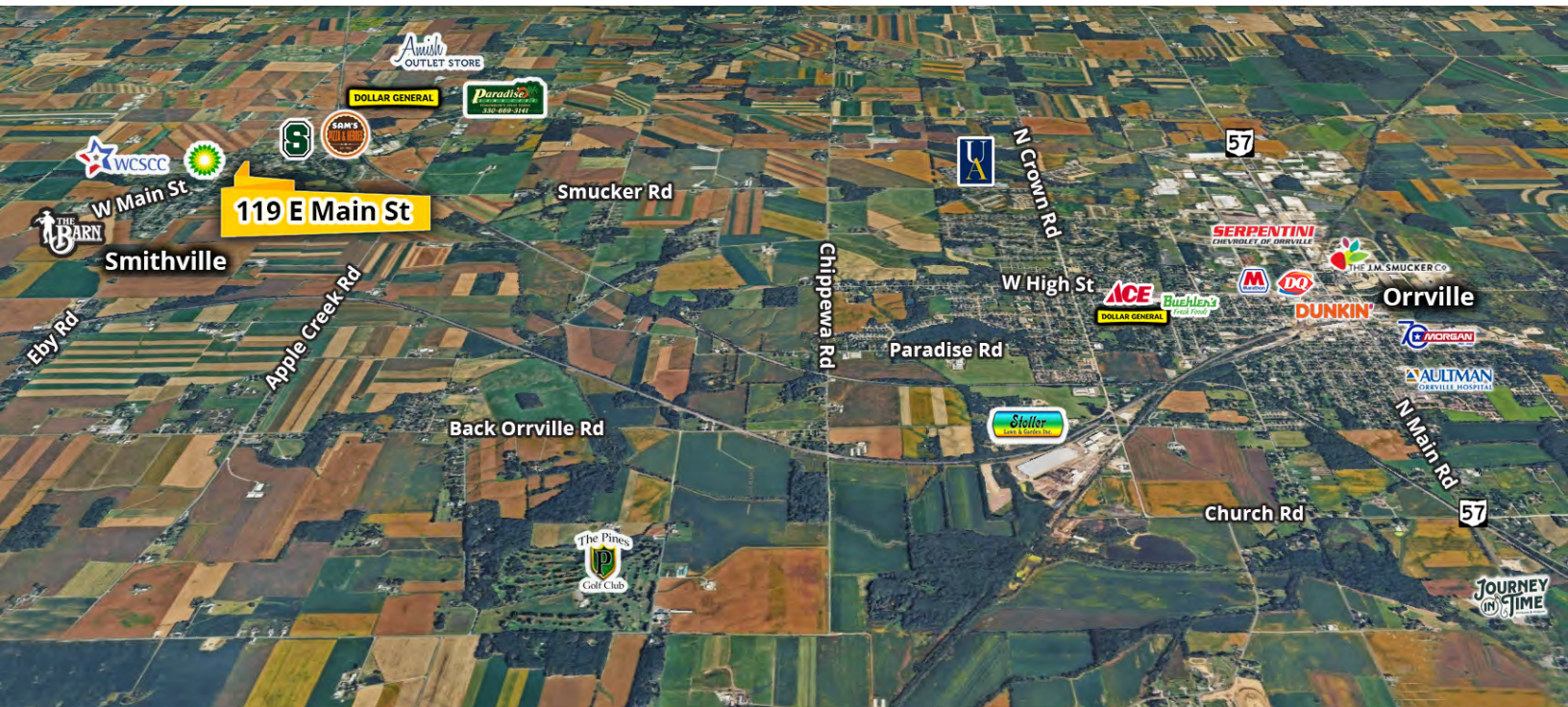
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## PROPERTY OVERVIEW

119 E. Main Street is a single-story retail/restaurant building that can accommodate either a single tenant or multiple tenants. Offering 2,420 SF of open space with updated, ADA-compliant restrooms; its flexible layout supports a wide range of commercial uses and can be subdivided, making it an excellent option for investors, owner-operators, or users seeking to occupy a portion while leasing the remainder. Located in the heart of downtown Smithville, this property presents a rare opportunity to own or lease a prime commercial space. Positioned along Main Street, it benefits from strong visibility and steady foot traffic in one of Wayne County's most charming communities. Both public and private off-street parking are available. Restaurant equipment can be purchased separately.

## LOCATION OVERVIEW

Smithville, Ohio is a welcoming village nestled in the heart of Wayne County, Ohio - situated 25 miles southwest of Akron and 7 miles northeast of Wooster along State Route 585. The Village of Smithville encompasses approximately 1.24 square miles and has a 2026 population of approximately 1,335 residents with a median household income of \$71,944. The local cost of living index sits at 78.3 - well below the U.S. average of 100 - making it an affordable and attractive place for both residents and business owners.

## DEMOGRAPHICS

|                  | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|----------|----------|----------|
| Total Population | 1,395    | 4,483    | 26,087   |
| Total Units      | 590      | 1,889    | 11,558   |
| Median Income    | \$71,091 | \$70,765 | \$72,104 |

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



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