



FOR SALE OR LEASE
116 AINSWORTH STREET
LODI, OH 44254

SALE PRICE: \$1,200,000 | LEASE RATE: \$8/SF + NNN



PROPERTY HIGHLIGHTS

- Available: 10,788 SF
- Flexible sizing - subdivision options available
- Acreage: 0.94 AC
- Frontage: ±141.35' | Depth: ±339.72'
- Signage: Monument signage available
- Parking: Expansive parking lot with generous on-site parking
- Zoning: Local Commercial
- Highway Access: Easy access to I-71, I-76, U.S. Route 224, and U.S Route 42
- 2024 Annual Real Estate Taxes: \$28,038.92



LISTING AGENTS

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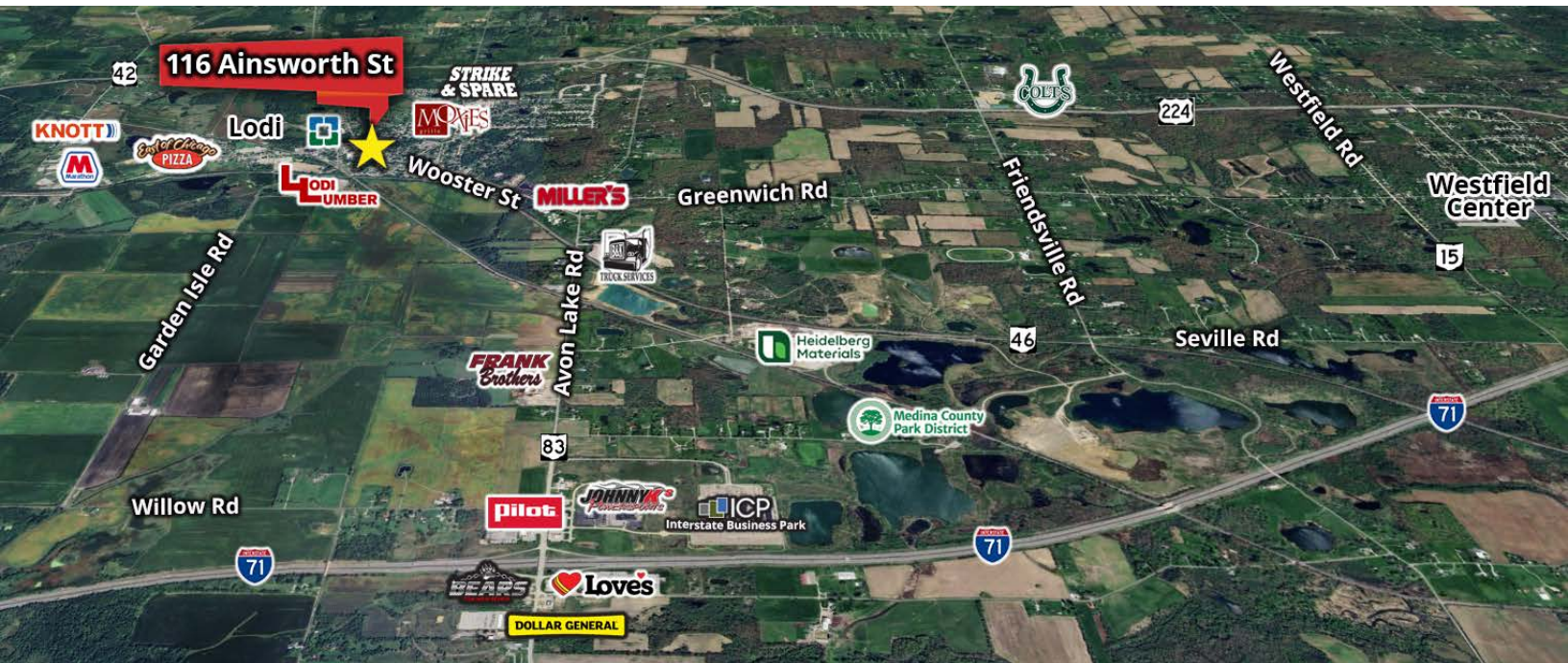
330.722.5002





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PROPERTY OVERVIEW

This freestanding 10,788 SF retail building sits on a highly visible corner in Lodi, OH. Featuring generous on-site parking and a well-maintained single-story layout, it is ideal for a wide range of retail or service uses. The expansive parking lot provides easy accessibility for both customers and deliveries — a rare amenity in a small-town setting. As surrounding communities continue to grow and new commercial development emerges, Lodi remains a strong residential hub, yet everyday retail categories such as specialty grocery, pharmacy, hardware, and health and wellness remain underserved. The space can be subdivided to meet certain requirements. This creates a compelling opportunity for the right operator to meet a genuine community need.

LOCATION OVERVIEW

Lodi is a village in Medina County, Ohio, situated southwest of the City of Medina along U.S. Route 42. Located 28 miles west of Akron and 33 miles south of Cleveland, the village offers convenient access to I-71, I-76, U.S. Route 224, and U.S. Route 42. 116 Ainsworth Street sits just off this well-traveled corridor, placing the property at one of the most visible and accessible locations in the village. The Village of Lodi offers a Community Reinvestment Area to encourage commercial growth—a practical advantage for prospective businesses. The property's central location and ample parking make it one of the most functional and accessible retail sites in the immediate trade area.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,864	5,154	11,031
Total Units	1,409	2,417	4,830
Median Income	\$56,929	\$65,358	\$73,914

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





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ZONING: LOCAL COMMERCIAL

PRINCIPALLY PERMITTED USES ARE AS FOLLOWS:

- Real Estate Office
- Insurance Agencies
- Legal Service
- Personal Services: Barber/Beauty Shop, Tailor, Shoe Repair, Laundry/Dry Cleaning
- Medical/Health Service
- Engineering and Architectural Service
- Nonprofit/Charitable Organization
- Bowling Alley
- Movie Theatre
- Drug Store, Florist Shop, Antique Store
- Restaurants - Excluding fast food, Drive-in, and Take-out Restaurants
- Food stores, Including Supermarket
- Motel

CONDITIONALLY PERMITTED USES ARE AS FOLLOWS:

- Churches and/or other Buildings used for Religious Purpose
- Clubs, Lodges, Fraternal, Charitable, and Social Organization
- Drive-in Fast Food, and Take-out Restaurant
- Drive-in Bank
- Gasoline Service Station
- Automotive/ Truck Service Repair Shop



Drive-in Door Potential



FREESTANDING RETAIL OPPORTUNITY IN LODI'S CENTRAL CORRIDOR



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