

MULTIPLE FLEX UNIT, OFF SR-18



FOR LEASE - SUITE G
4983 RIDGE ROAD
WADSWORTH, OH 44281

LEASE RATE: \$2,250/MO + CAM & UTILITIES



PROPERTY HIGHLIGHTS

- **SUITE G: LAST ONE AVAILABLE**
- Available SF: 1,800 SF
- \$250/MO CAM, Gas and Electric Separately Metered
- Term: 3 years
- Drive-In Door: 1 per suite
- Zoning: C-1
- Ceiling Clear: 12'-16'
- Power: 3-Phase, 100 amps per unit
- Parking: ±50 spaces
- Traffic Count: 25,800+ on busy Medina Road (SR-18)
- Highway Access: 3 Miles to I-71/SR-18 interchange and 4.4 miles to I-77/SR-18 interchange



LISTING AGENTS

Morgan Faunce
Morgan@GerspacherGroup.com

Emily Faust
Emily@GerspacherGroup.com

330.722.5002



MULTIPLE FLEX UNIT, OFF SR-18



FOR LEASE - SUITE G
4983 RIDGE ROAD
WADSWORTH, OH 44281

LEASE RATE: \$2,250/MO + CAM & UTILITIES



PROPERTY OVERVIEW

As the last flex unit available, Unit G is 1800 SF of warehouse with one office, private restroom, a 14 foot drive-in door, man door, and 16 foot ceilings. Unit contains a Reznor heater, gas and electric are metered separately. Brand new construction, completed fall of 2022.

LOCATION OVERVIEW

Located 1/4 mile north of SR-18 (Medina Road) on SR-94 (Ridge Road)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	222	2,777	13,201
Total Population	573	7,280	32,983
Average HH Income	\$108,330	\$130,640	\$135,745

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



MULTIPLE FLEX UNIT, OFF SR-18



FOR LEASE - SUITE G
4983 RIDGE ROAD
WADSWORTH, OH 44281

LEASE RATE: \$2,250/MO + CAM & UTILITIES



MULTIPLE FLEX UNIT, OFF SR-18



FOR LEASE - SUITE G
4983 RIDGE ROAD
WADSWORTH, OH 44281

LEASE RATE: \$2,250/MO + CAM & UTILITIES

