

RETAIL/OFFICE SPACE AVAILABLE



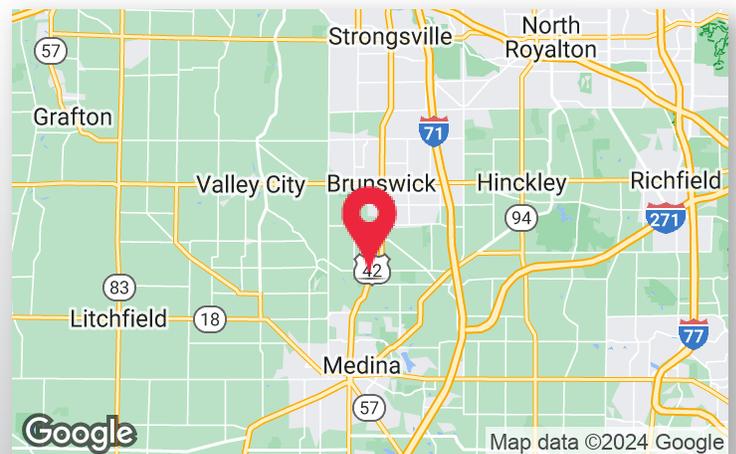
FOR LEASE
3247 PEARL ROAD
MEDINA, OH 44256

LEASE RATE: \$995/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 684 SF
- **Suite A:** Consists of (2) 10'x10' Offices, Large Windows, and ADA Compliant Restroom
- Hookup for Additional Plumbing Fixture in Place
- Tenant Responsible for Propane and Electric; Water/Sewer Dependent on Tenant's Use
- Parking: 10 Spaces
- Zoning: General Business
- Highway Access: 3.3 miles from I-71/SR-3 Interchange



LISTING AGENT

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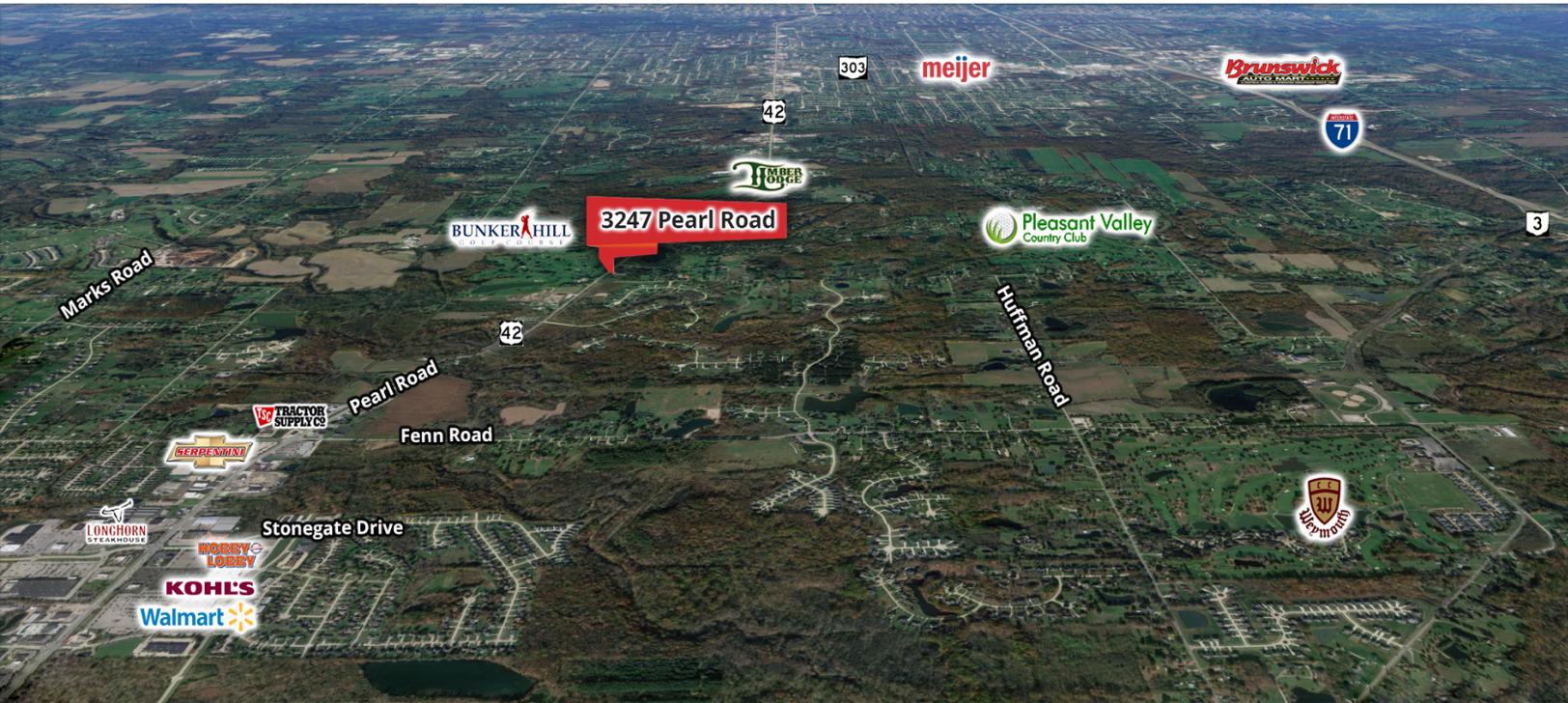


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PROPERTY OVERVIEW

This 684 SF commercial space is a perfect fit for those in search of a retail or office space. The unit has large windows and high ceilings that allow for ample natural light to enter, creating a bright and inviting atmosphere. It also comes equipped with one ADA compliant restroom and a hookup for an additional plumbing fixture, making it a convenient and accessible space for all.

The unit features two entrances/exits, one at the front and another at the side of the building, making it easily accessible to both customers and employees. The property has excellent signage, including a prominent sign on the building and an electronic sign along the street apron on Pearl Road, which ensures maximum visibility and exposure for the tenant's business.

Regarding utilities, the tenant is responsible for propane and electric while the water and sewer are dependent on the tenant's use. Overall, this commercial space is a fantastic opportunity for businesses looking for an excellent location with great visibility and functionality.

LOCATION OVERVIEW

This is a highly visible retail/office space across from Bunker Hill Golf Course on Pearl Road, and situated nicely between Medina and Brunswick. Located 3.3 miles from highway I-71.

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

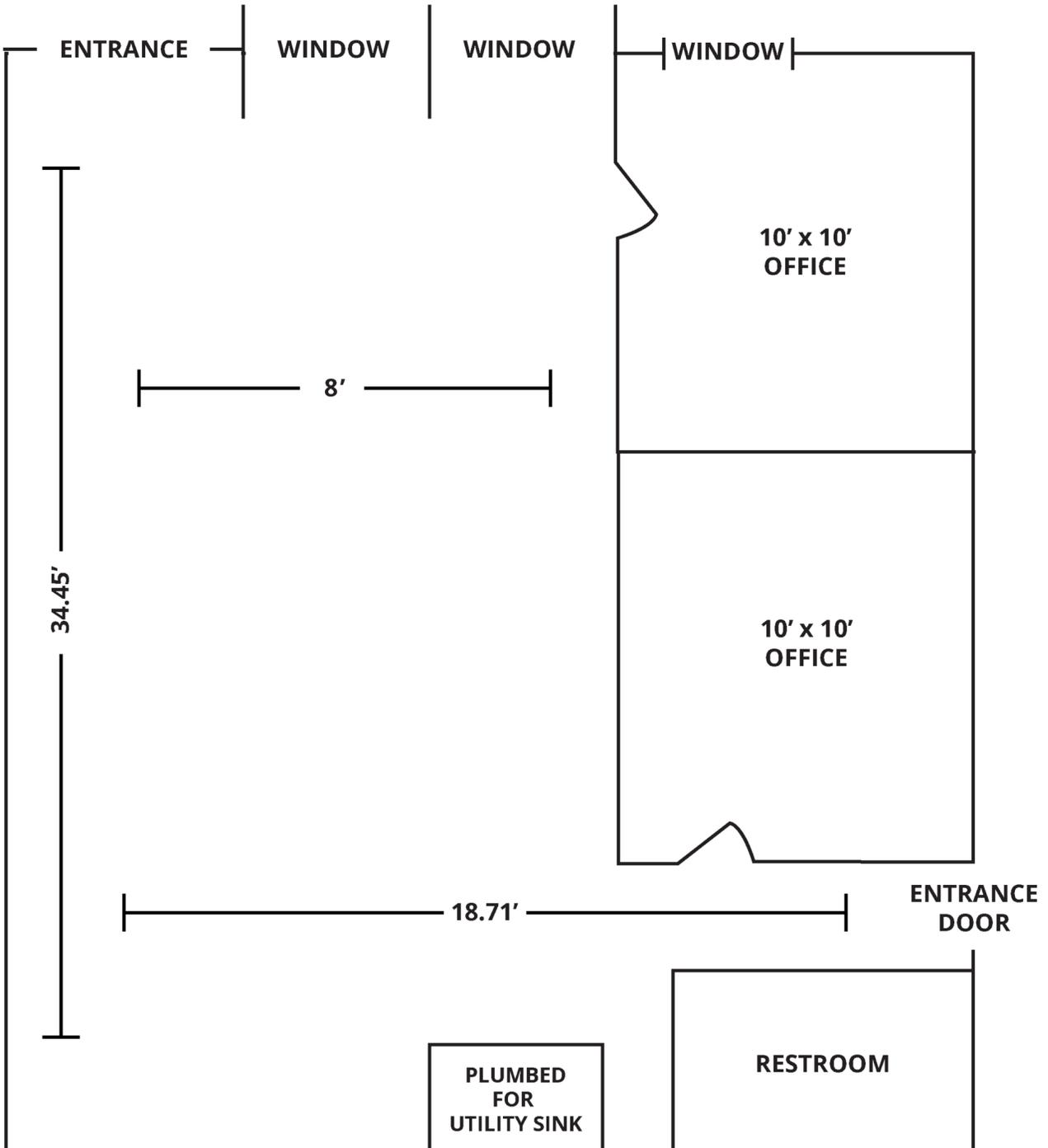




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FLOORPLAN
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