



LEASE

5440 Lake Road

5440 LAKE ROAD

Medina, OH 44256

PRESENTED BY:

TYLER ROBIN

C: 330.591.7974

tyler.robin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4.85 SF/yr (MG)
C.A.M RATE:	\$0.15 SF/YR
AVAILABLE SF:	5,100 SF
LOT SIZE:	2.66 Acres
ZONING:	L.M. Light Manufacturing
APN:	021-10B-09-001

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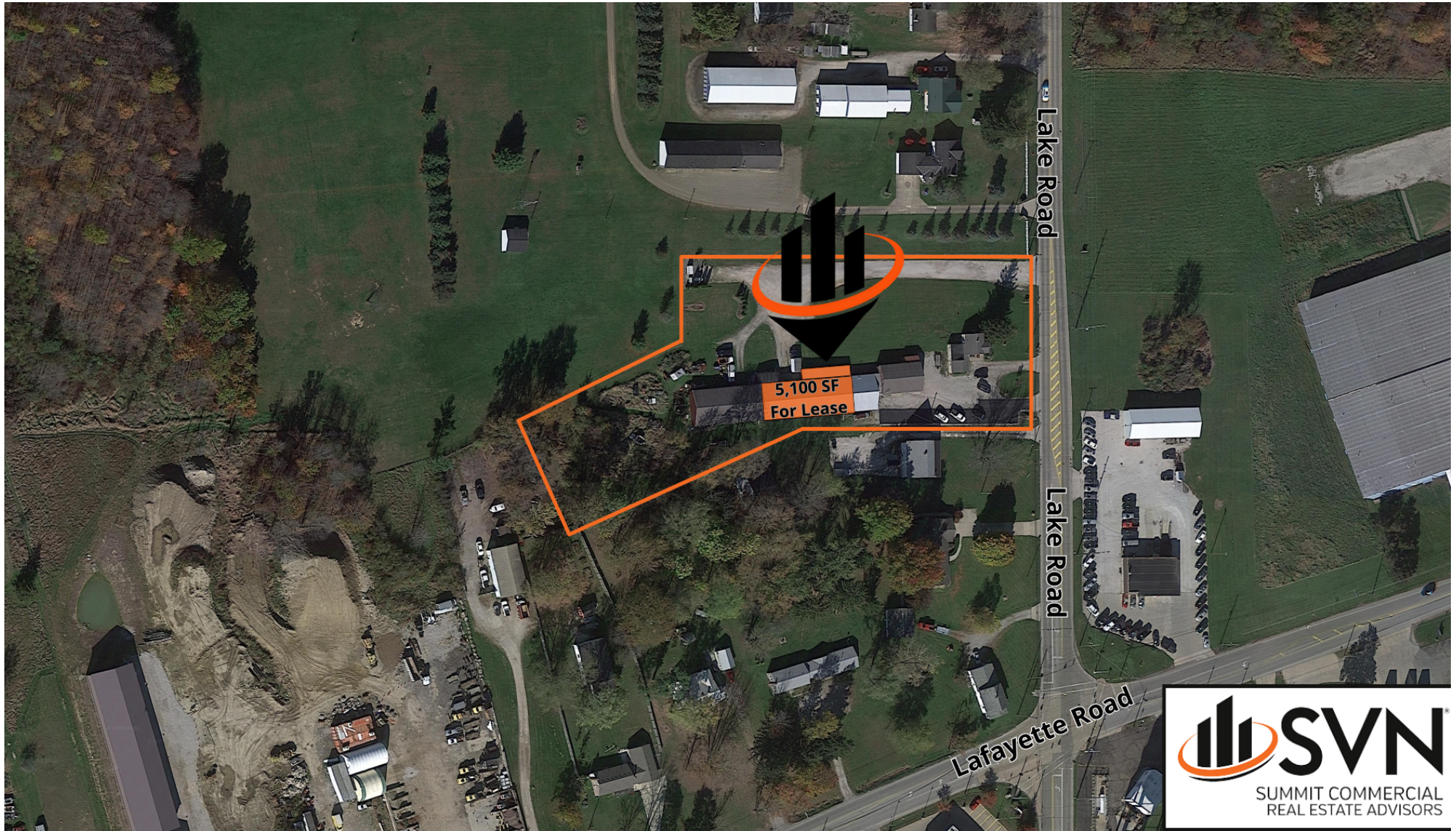
PROPERTY OVERVIEW

This industrial space is newly vacated and comes equipped with two dock-height doors and a small office space. It is an ideal location for contractors, plumbers, and electricians who require a convenient storage space and an office to utilize as a base of business. The dock-height doors make it easy to load and unload equipment and supplies. The office space is perfect for managing business operations and providing a comfortable setting for office personnel.

PROPERTY HIGHLIGHTS

- Two 8' x 8' Dock Doors
- 8' Ceiling Heights.
- Single Phase, 200 Amp, 120/240 Volt.
- Modified Gross Lease-Tenant responsible for a prorated share of Electricity and Gas as billed by the utility company.
- Tenant's Common Area Maintenance rate accounts for Tenant's prorated share of Landscaping & Snow Plowing Cost.
- Ample Parking.
- New Hands-on Ownership.

ADDITIONAL PHOTOS



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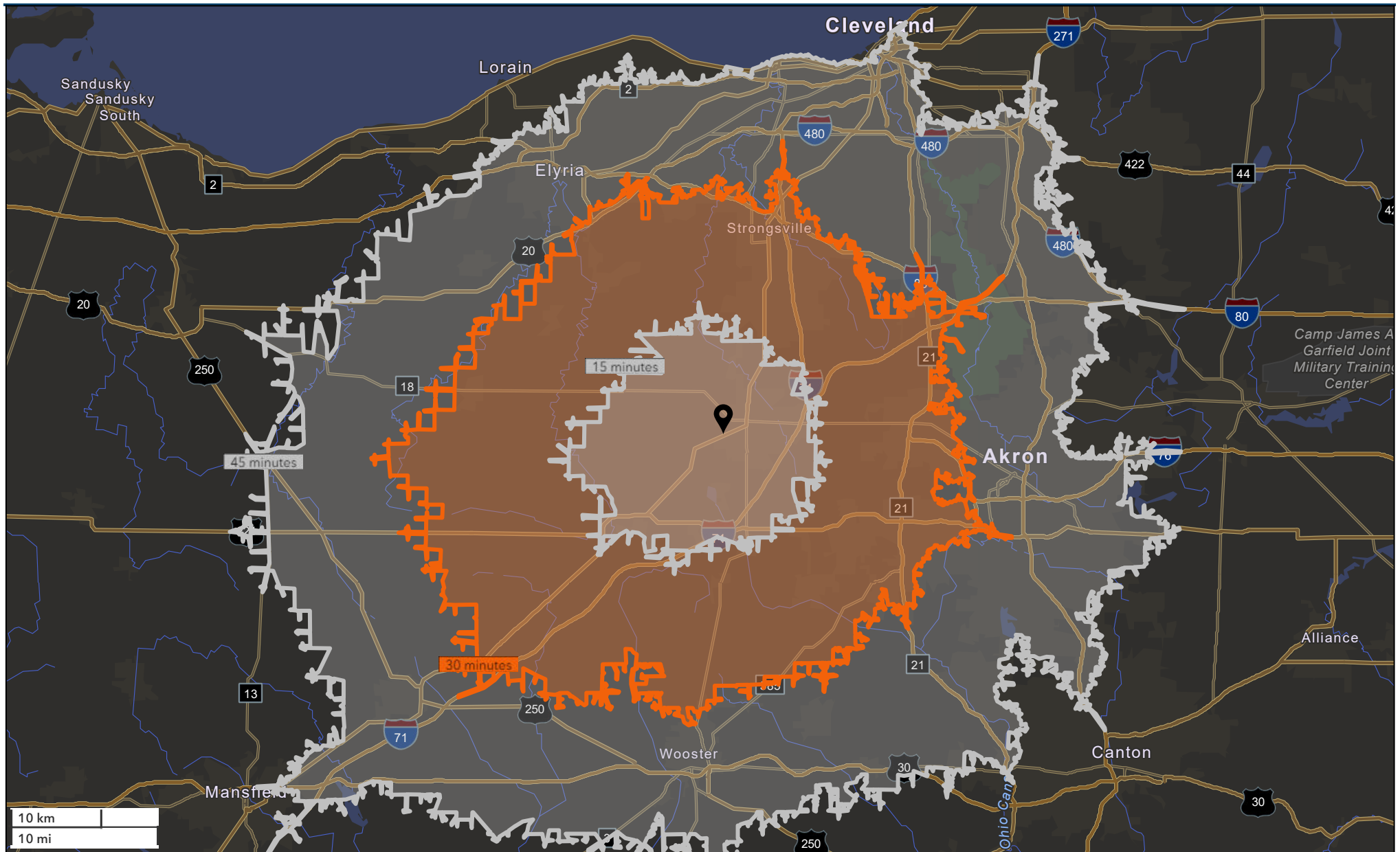
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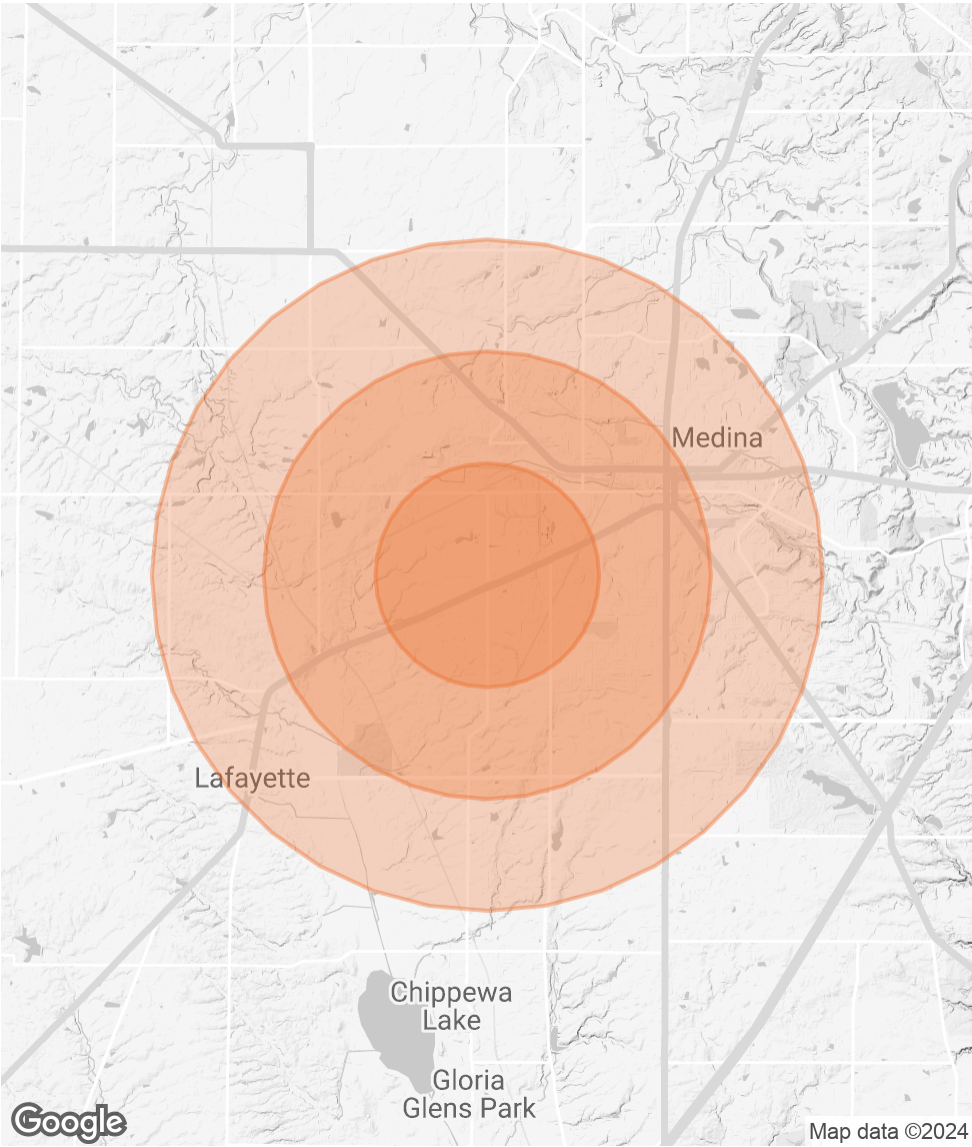
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	3,009	13,928	29,643
AVERAGE AGE	38.9	39.0	39.9
AVERAGE AGE (MALE)	40.1	38.4	38.5
AVERAGE AGE (FEMALE)	34.8	39.4	41.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,101	5,636	12,099
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$78,371	\$79,236	\$85,877
AVERAGE HOUSE VALUE	\$196,049	\$192,585	\$192,112

* Demographic data derived from 2020 ACS - US Census



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