

## OFFICE FOR SALE

799 N. Court Street, Medina, OH 44256



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>LOT SIZE:</b>	1.75 Acres
<b>YEAR BUILT:</b>	1963
<b>BUILDING SIZE:</b>	30,400 SF
<b>MARKET:</b>	Commercial
<b>SUBMARKET:</b>	Shopping
<b>PRICE / SF:</b>	\$29.61

### PROPERTY OVERVIEW

Front office/retail building with parking lot. Perfect for gas station, bank or restaurant.

**KW COMMERCIAL**  
2425 Medina Road  
Medina, OH 44256

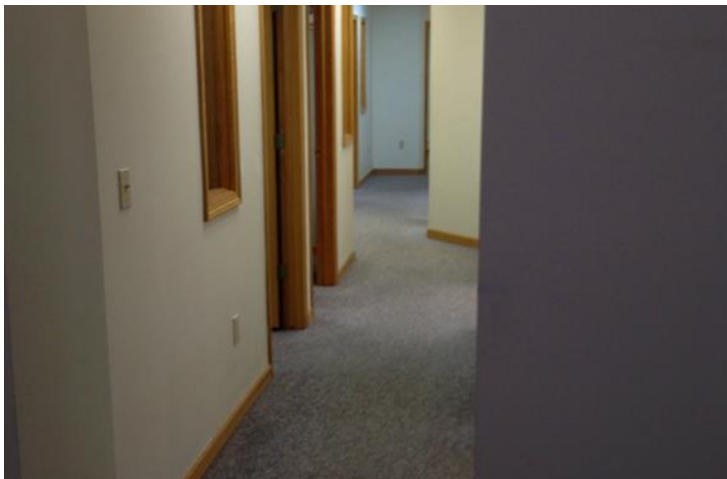
**ROGER NAIR**  
Commercial Director  
O: 330.350.0016  
rnairair@aol.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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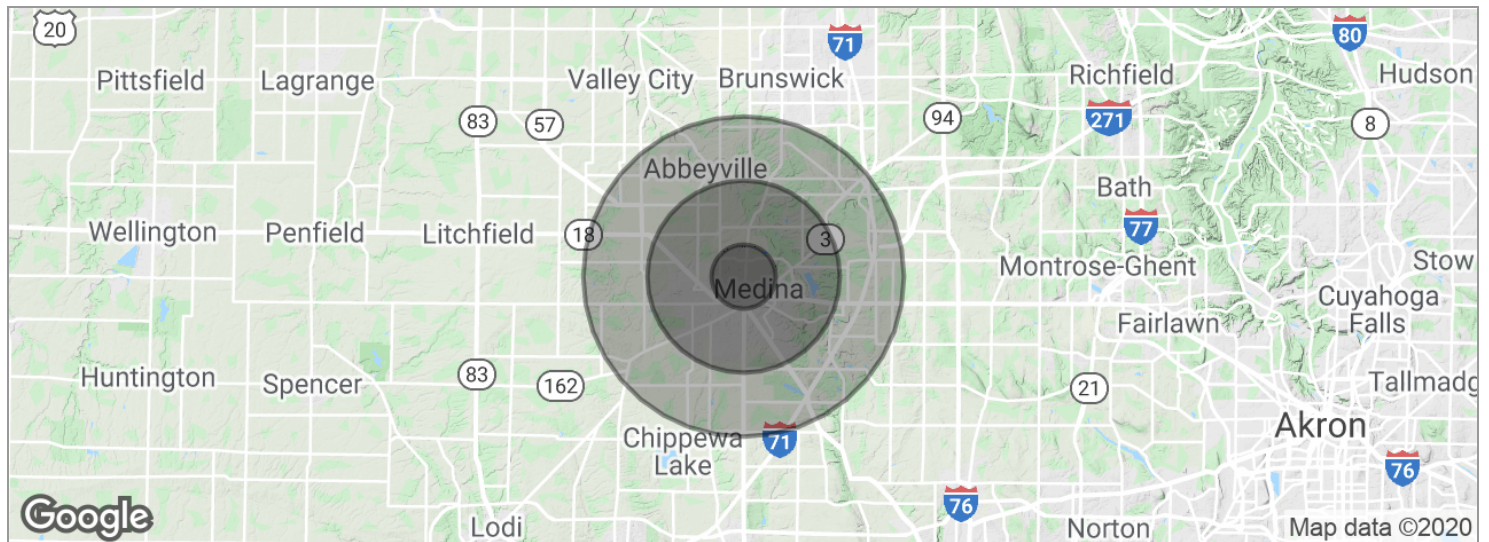
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,224	36,148	64,087
Median age	37.6	37.2	37.7
Median age (male)	35.9	35.4	36.3
Median age (Female)	39.4	38.5	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,161	14,081	24,605
# of persons per HH	2.4	2.6	2.6
Average HH income	\$66,507	\$77,654	\$80,961
Average house value	\$159,204	\$197,967	\$223,983

\* Demographic data derived from 2010 US Census

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