

**RETAIL/OFFICE BUILDING FOR SALE
RETAIL/OFFICE SPACE FOR LEASE
985 BOARDMAN ALLEY · MEDINA**



PROPERTY INFORMATION

Building Size: 7,738 SF
Available Space: 1,300 SF
Acreage: 1.19
Zoning: Commercial Business
Ceiling Height: 12'
Year Built: 2007
Type of Heat: FHA - Two Units
Air Conditioning: Two Units
Parking Space: 50±

Signage: Building & Street
Voltage: 208/110
Ampere: 800, 3 Phase
Nearest Interchange: I-71 at SR-18
Distance: 5 Miles
Electric: Ohio Edison
Gas: Columbia Gas of Ohio
Water: City of Medina
Sewer: Medina County

SALES INFORMATION
\$1,250,000

LEASE INFORMATION
\$1,300/MO BASE RENT
\$420/MO CAM

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- Attractive, modern interior and exterior
- 83% leased thru 2013
- Utilities divided for spaces of 1,300 SF and 6,438 SF
- 1,300 SF space has separate entrance on south side of building, two restrooms, and 98 SF storage area
- Located in Medina's commercial corridor



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

DEMOGRAPHICS		
3 Miles	7 Miles	10 Miles
Population		
35,047	93,125	159,995
Average Household Income		
\$79,602	\$81,895	\$87,153