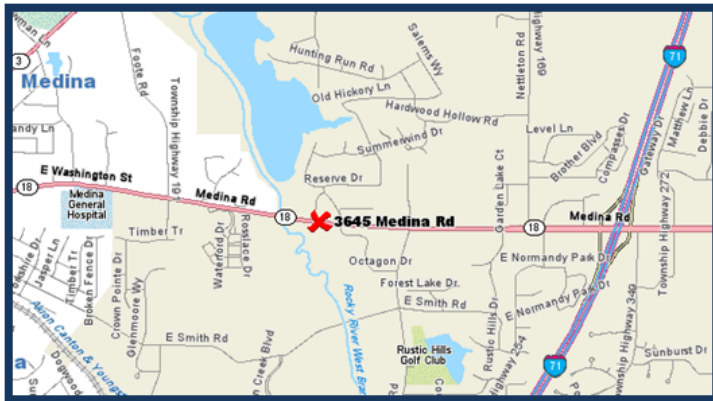


**OFFICE/RETAIL FOR SALE OR LEASE
3645 MEDINA ROAD · MEDINA OH
MEDINA TOWNSHIP**



- **BUILDOUT ALLOWANCE OF \$10/SF WITH FIVE-YEAR LEASE**
- Seller financing available
- Highly visible corner location
- Tenant pays for electric, gas, phone, internet and signage
- General Business zoning includes many uses
- Only ¼ mile to Medina Hospital/ Cleveland /Clinic
- Across the street from Summa Health Center
- Space includes 6 exam rooms, 1 lab, 3 private offices, 2 kitchenettes/labs, 1 restroom and 2 separate entrances
- One mile to interstate I-71 at SR-18
- Tenant in 2,000 SF space thru 2016

2010 DEMOGRAPHICS		
	3 Miles	5 Miles
Population:	33,826	52,237
Average Household Income	\$84,011	\$85,553



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