



LEASE

Farmers Exchange Retail

320 SOUTH COURT STREET

Medina, OH 44256

PRESENTED BY:

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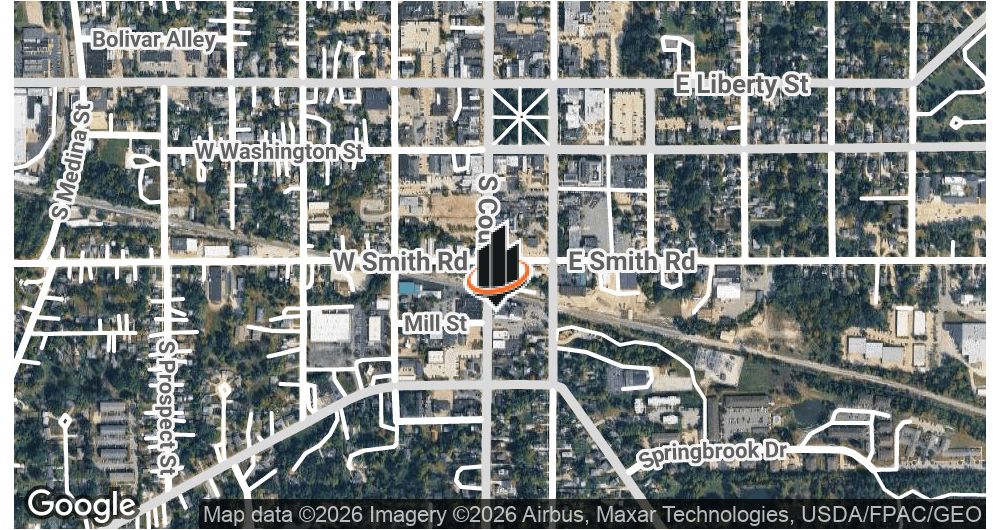
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.50 SF/yr (NNN)
BUILDING SIZE:	34,767 SF
AVAILABLE SF:	392 - 4,000 Approx. SF
LOT SIZE:	0.67 Acres
RENOVATED:	2019
TRAFFIC COUNT:	S.Court - 13,890 vpd S.Broadway - 10,000 vpd

PROPERTY OVERVIEW

This Historical Medina Farmer's Exchange building once was downtown Medina's local Feed and Farm store that has been re-purposed into a mixed use building, blending modern layouts with raw historic charm. This is the first project in Medina County to receive State and Federal Tax credits. The newly renovated (2019) 16 apartments are located on the 2nd and 3rd floors with open concept 1 bed/1bath and 2 bed/2 bath layout options. On the West end of the 1st floor, is a restaurant which is locally owned and operated called "The Farmers Table". On the East end of the floor is "The Exchange Market" and this community driven idea is anchored by "Keller Meats", a local family butcher shop who has been raising their own livestock for 3 generations. In the market you will find more local vendors selling everything from coffee to pierogis. On the West half of the Garden level, a craft brewery "Medina Brewing Co." they will be anchoring this level and help create the positive atmosphere in the entire building. Located on the East side of the Garden Level are several different layout configurations which will be perfect for small retail and office spaces, These spaces will be a "White Box" for you to make it your own.

LOCATION OVERVIEW

Located in the newly extended Entertainment District of Downtown Medina called "Southtown". This area hopes to bring more entertainment options to downtown Medina. This historic Medina Farmer's Exchange building sits about one block south on Court St. of the busy Medina Square which carries an always high occupancy level of commercial tenants. The Square hosts several large community events every year driving thousands of people downtown.

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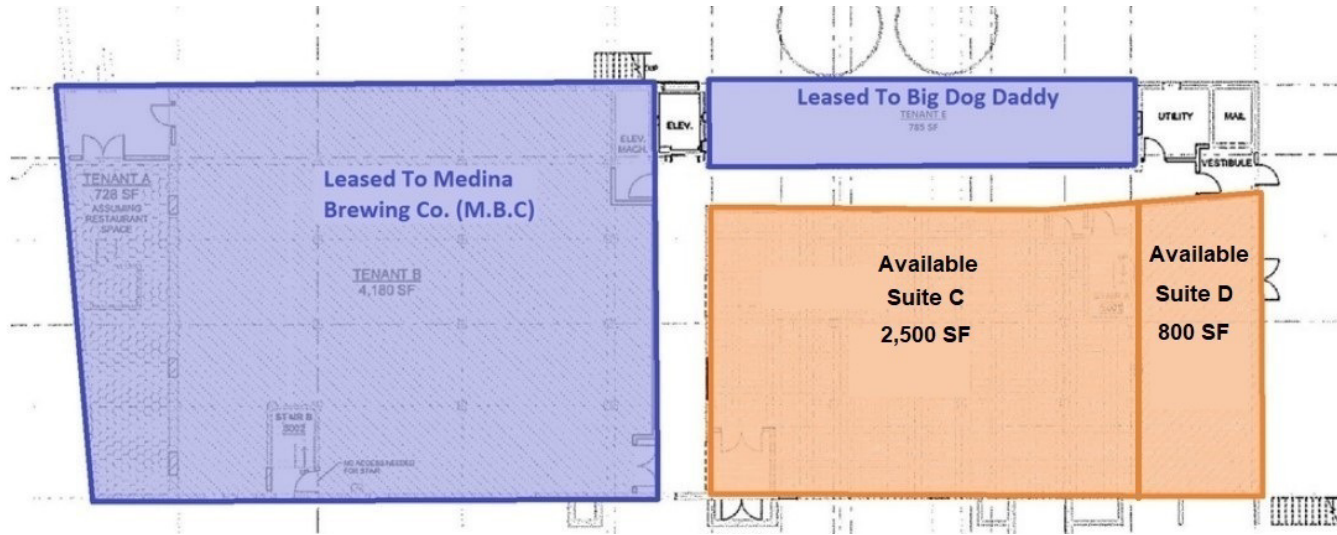
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AVAILABLE SPACES



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SUITE	AVAILABILITY	SIZE (SF)	LEASE TYPE	LEASE RATE	TERM
SOUTH EAST SIDE - C	Available	2,500 SF	NNN	\$22.50 SF/yr	2-5 Years
EAST RETAIL SIDE - D	Available	800 SF	NNN	\$22.50 SF/yr	2-5 Years

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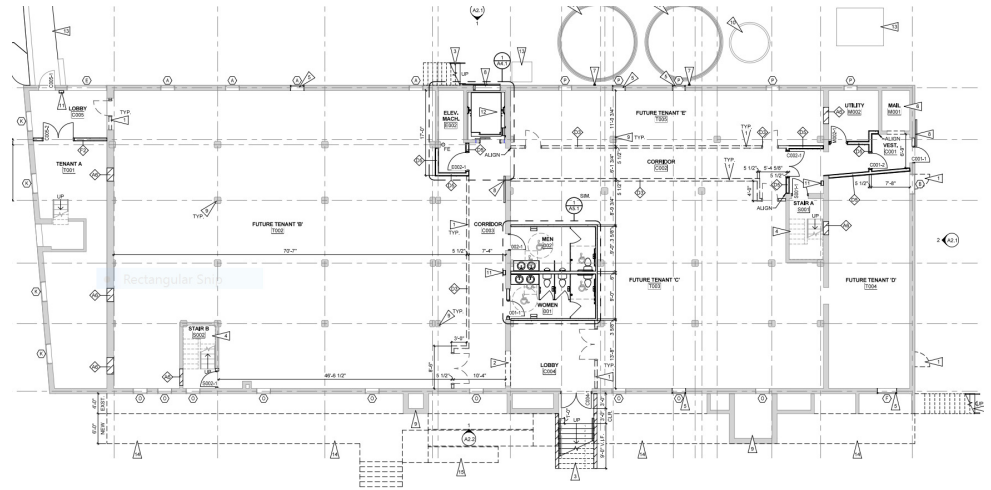
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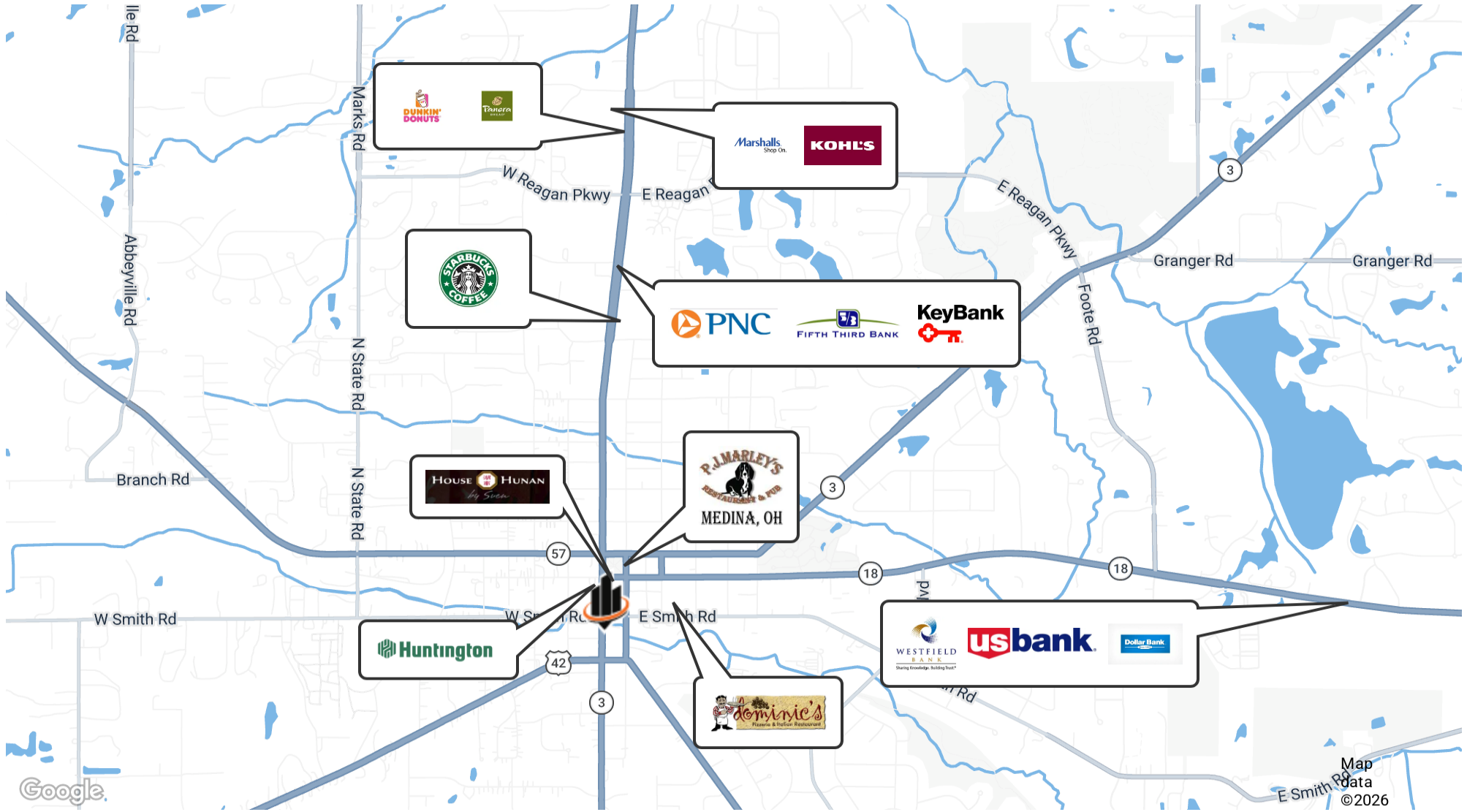
ADDITIONAL PHOTOS



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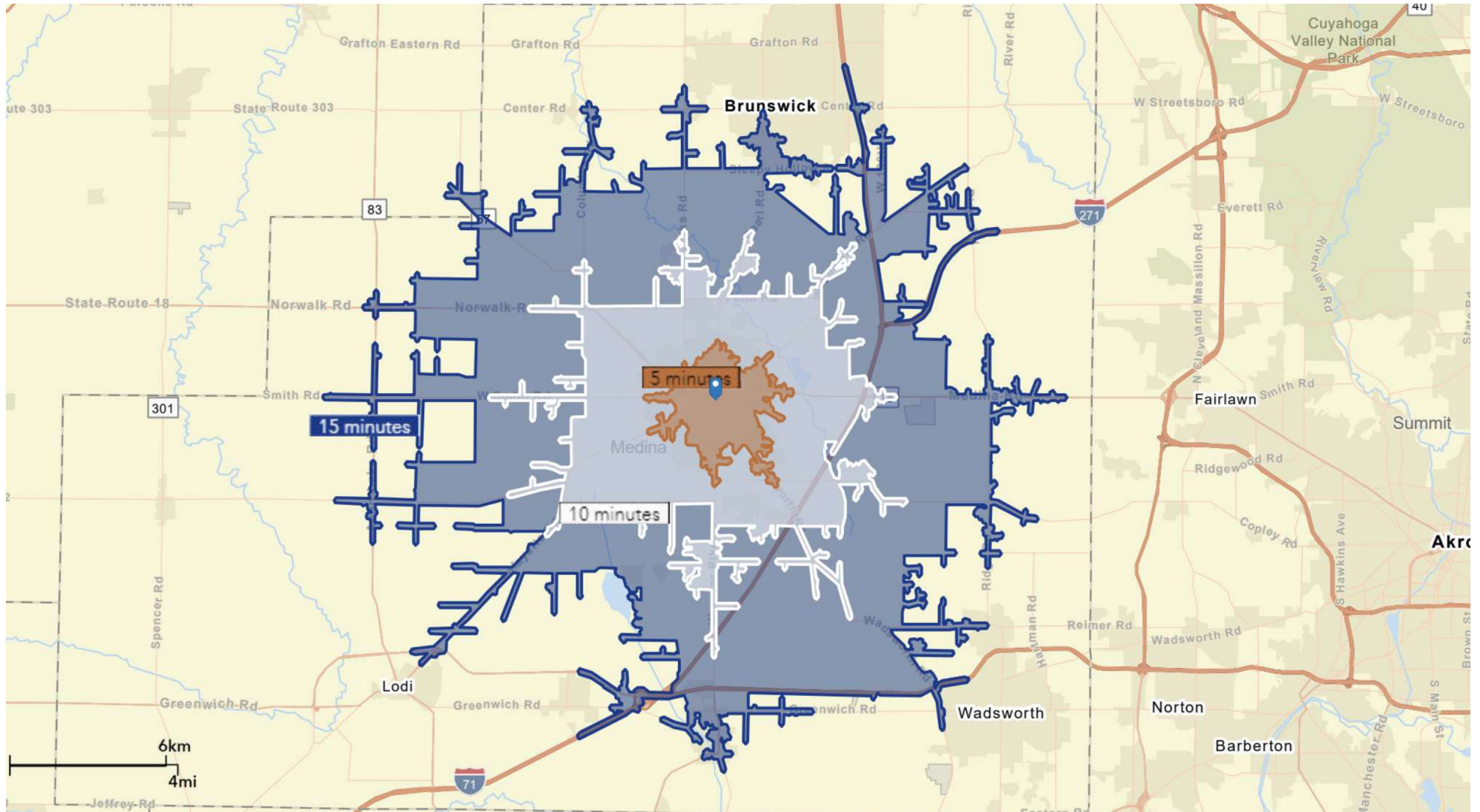
RETAILER MAP



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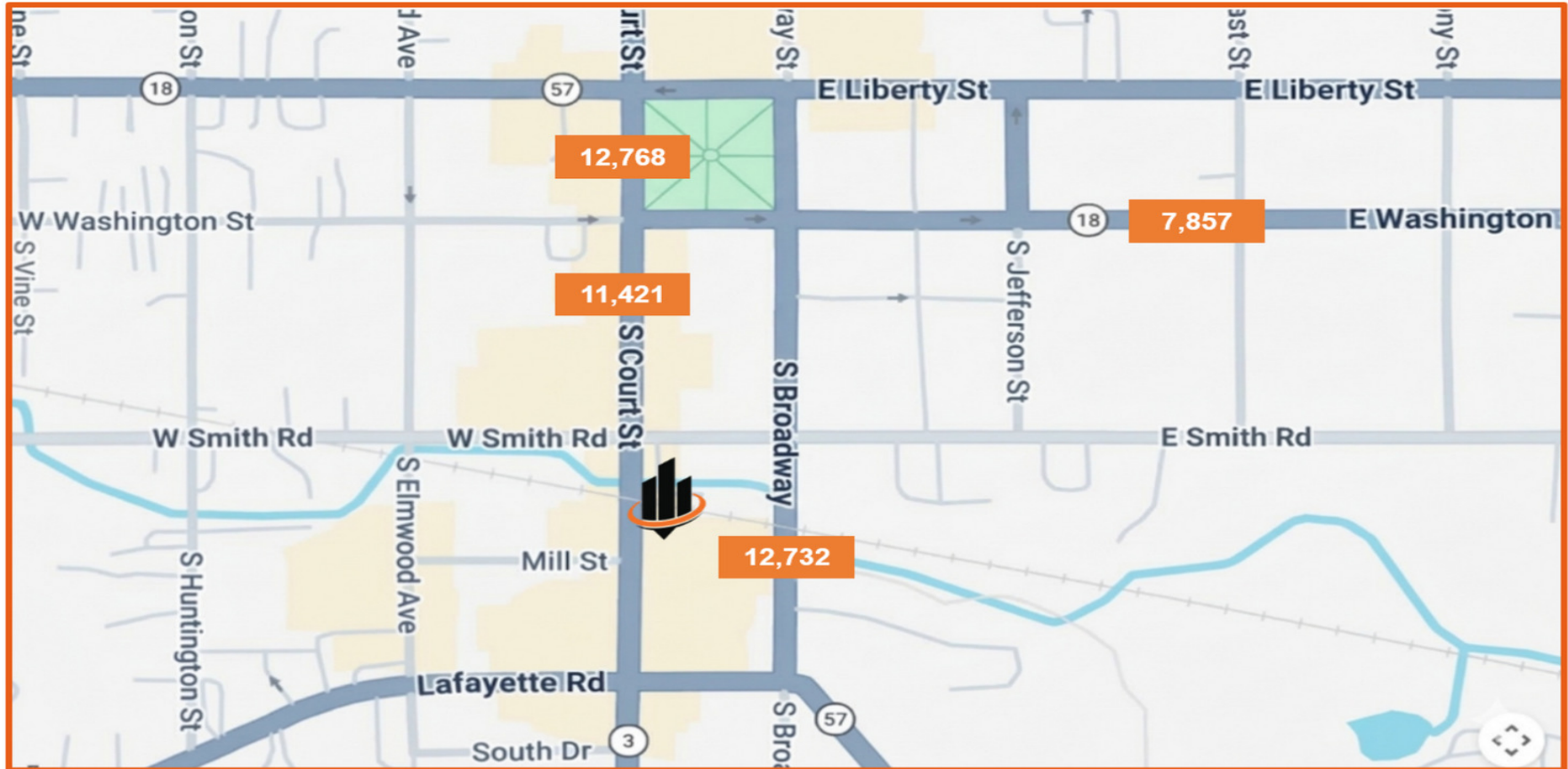
DRIVE TIME MAP



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TRAFFIC COUNT MAP



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DEMOGRAPHICS MAP & REPORT

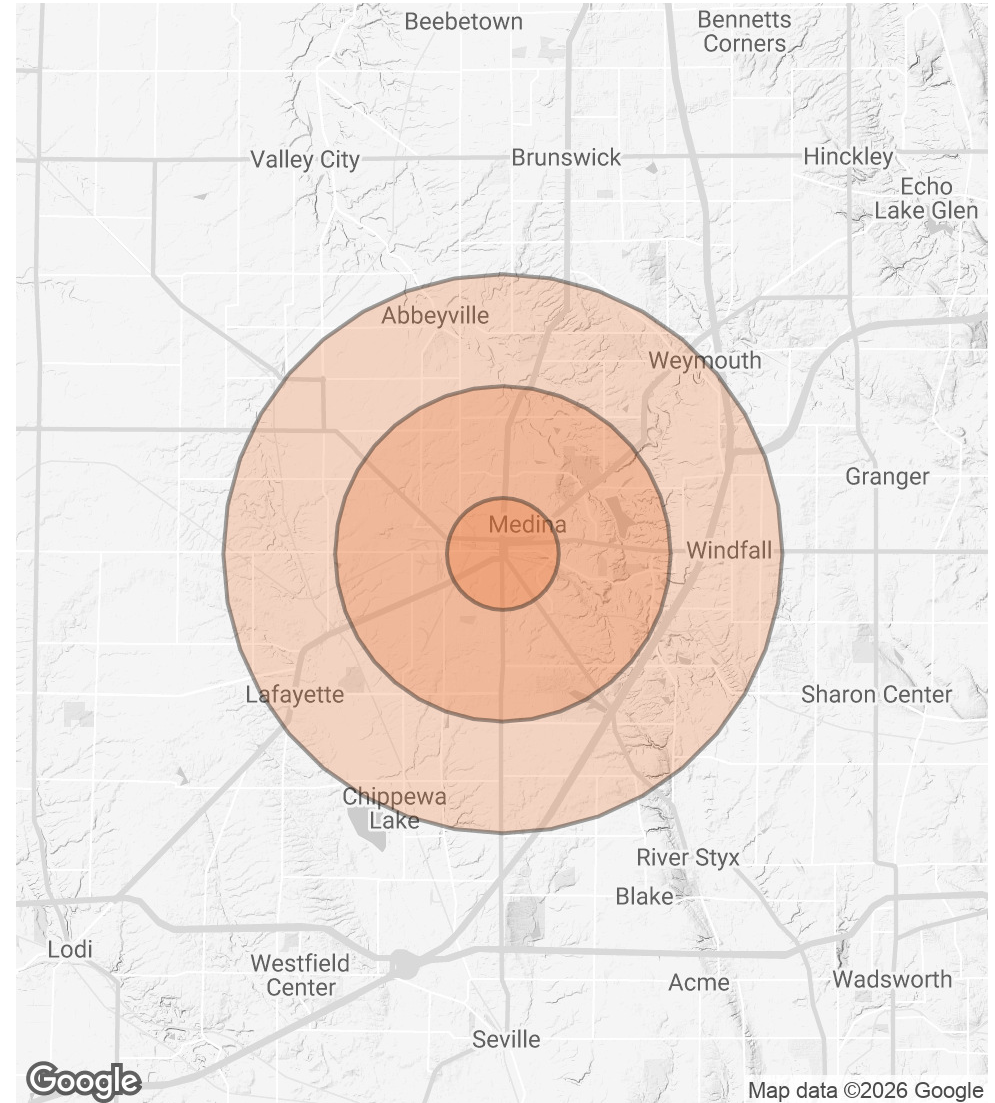
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,012	38,101	53,989
AVERAGE AGE	37.7	41.3	42.5
AVERAGE AGE (MALE)	34.7	39.4	41.0
AVERAGE AGE (FEMALE)	41.0	43.5	44.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,240	15,710	22,041
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$74,933	\$92,349	\$99,065
AVERAGE HOUSE VALUE	\$169,645	\$209,759	\$228,632

* Demographic data derived from 2020 ACS - US Census



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