

FOR LEASE

300 Weatherstone Drive

300 WEATHERSTONE DRIVE

Wadsworth, OH 44281

PRESENTED BY:

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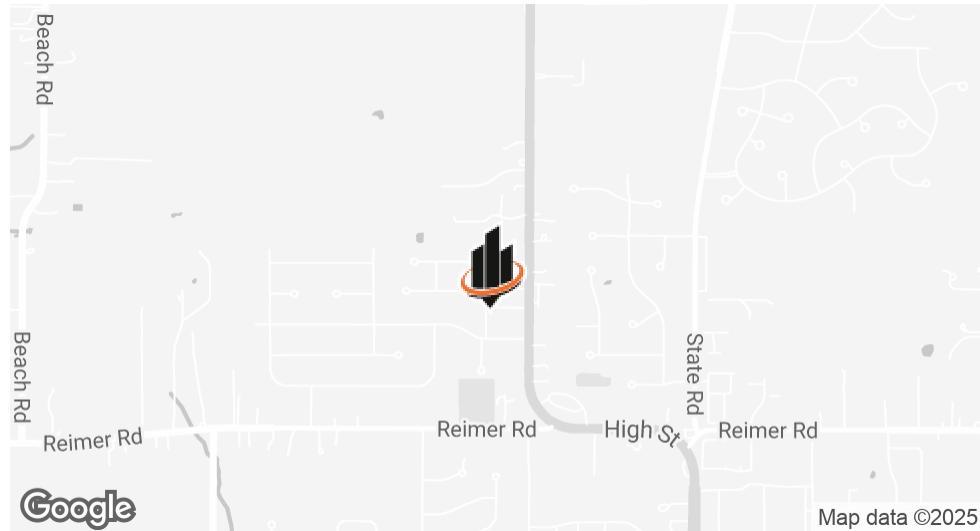


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
CAM CHARGE:	\$4.50 PSF
MONTHLY RENT:	\$2,531.25
AVAILABLE SF:	1,350 SF



PROPERTY DESCRIPTION

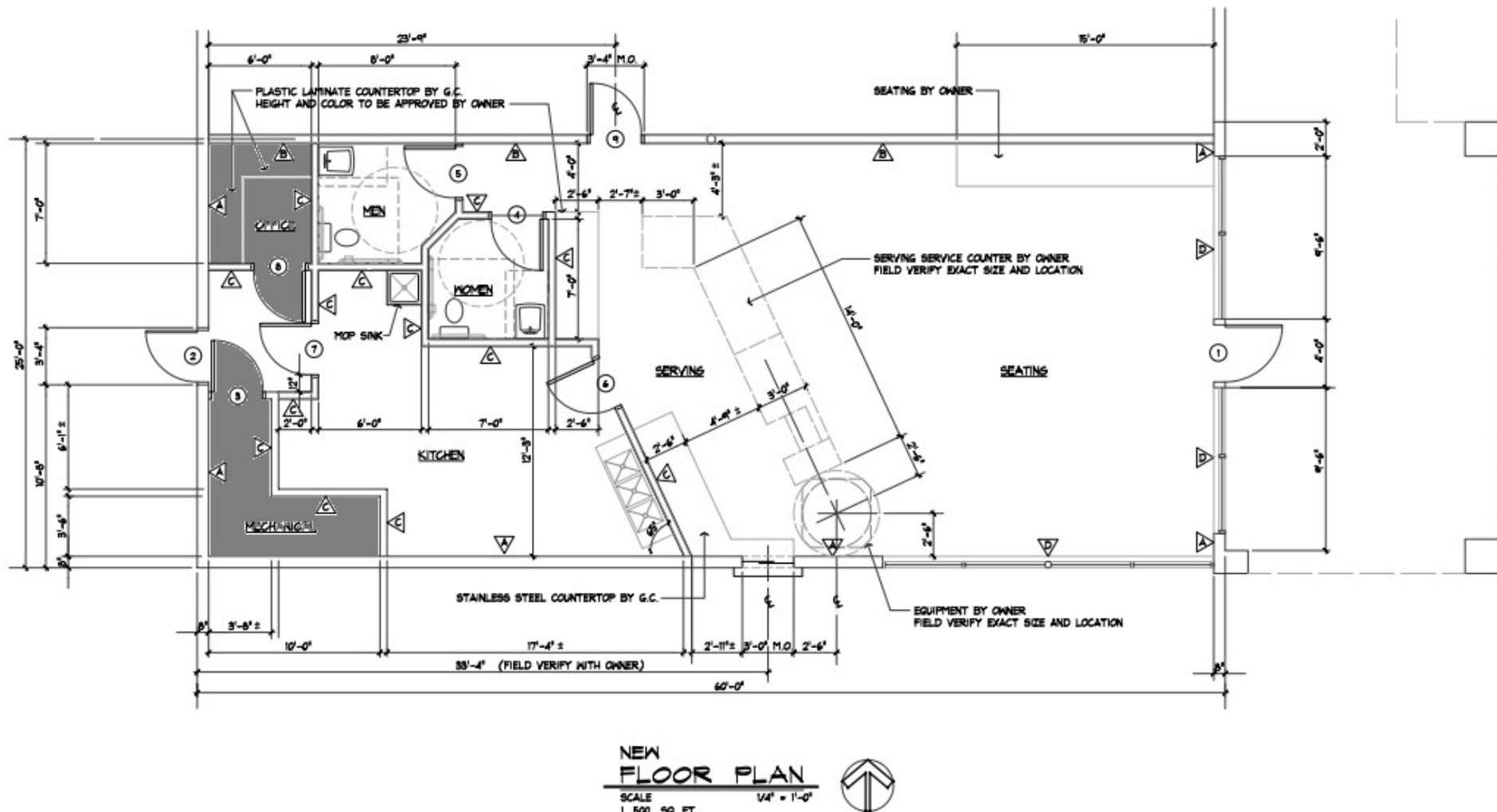
The Subject property is a 1,350 SF retail unit in a prime strip center. The property is located in Wadsworth in close proximity to State Route 94 and Interstate 76. Over 8,000 cars a day pass through this location. The available unit is currently occupied by a Tea Shop and features modern finishes. The layout is wide open making it easily customizable to retrofit a new user.

The current tenant's lease expires in March but they could potentially be out earlier. The property has been well maintained, features a kitchen, a walk up bar, full seating, and is plug and play for most restaurant users. The location features great visibility and is in the heart of Wadsworth's business/retail district.

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FLOORPLAN (FROM ORIGINAL BUILDOUT NOT AS-IS)



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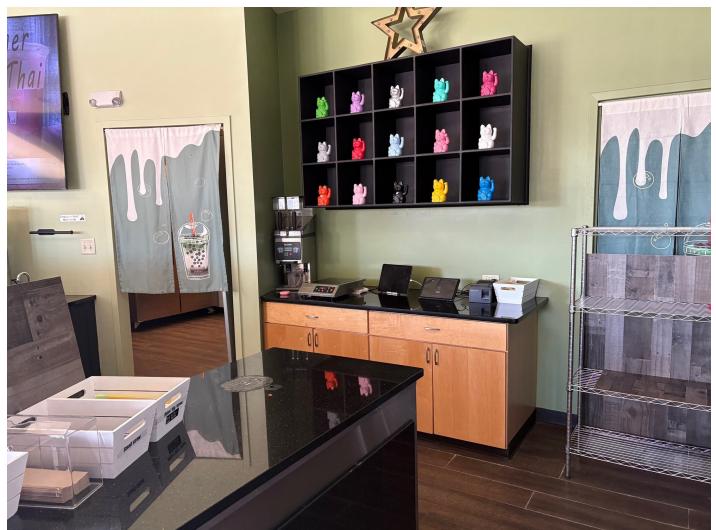
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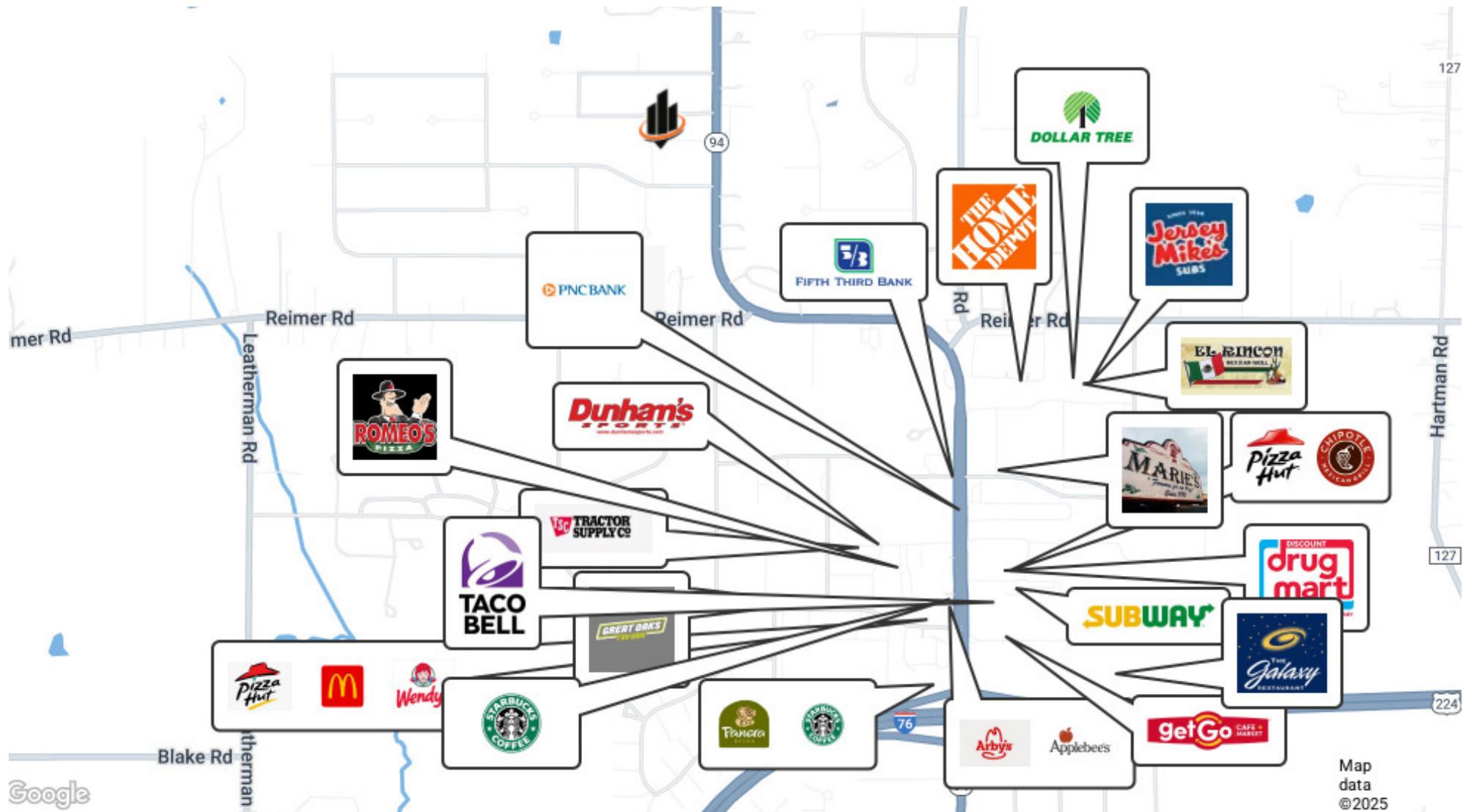
ADDITIONAL PHOTOS



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RETAIL MAP



Map
data
©2025

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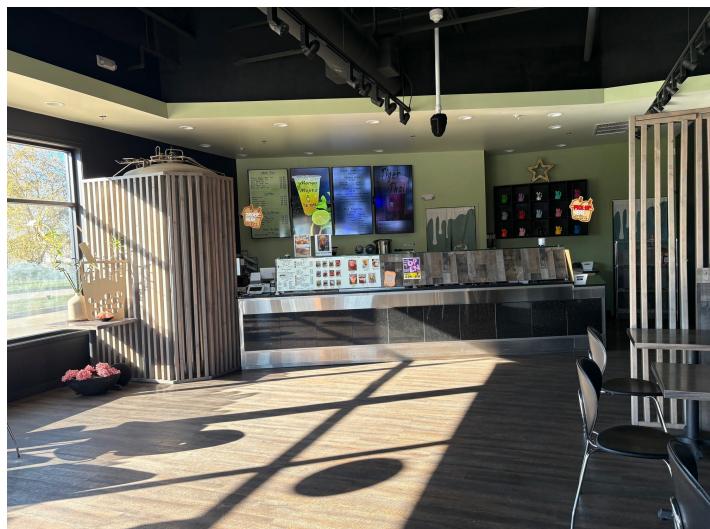
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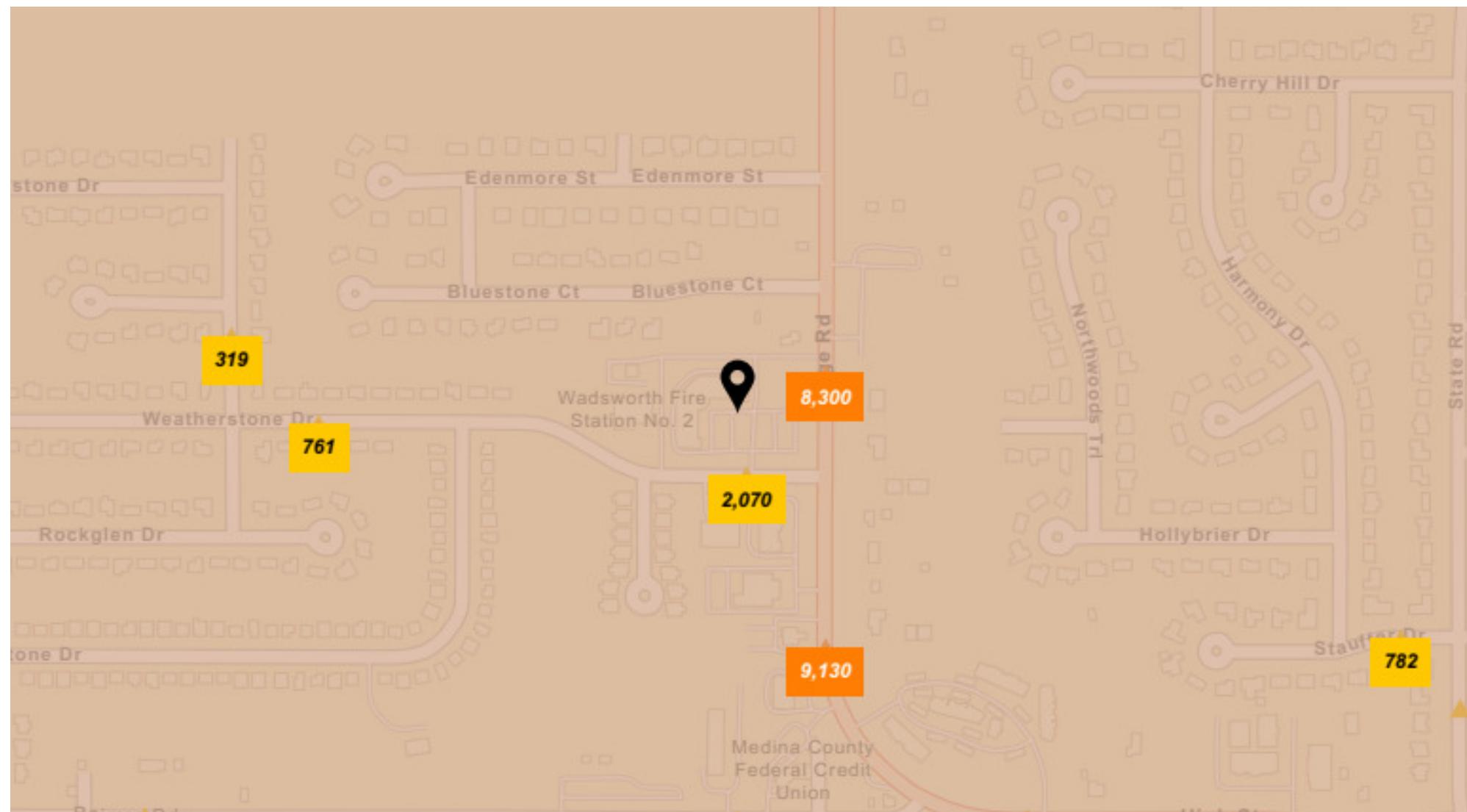
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TRAFFIC COUNTS



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Demographic and Income Comparison

300 Weatherstone Dr, Wadsworth, Ohio, 44281

Drive time: 10, 20, 30 minute radii



Census 2020 Summary	10 minutes	20 minutes	30 minutes
Population	28,271	249,254	680,916
Households	11,314	102,316	283,966
Average Household Size	2.48	2.41	2.37

2025 Summary

Population	28,867	249,253	678,354
Households	11,719	104,638	289,162
Families	7,768	65,402	175,883
Average Household Size	2.44	2.35	2.31
Owner Occupied Housing Units	8,989	73,302	198,838
Renter Occupied Housing Units	2,730	31,336	90,324
Median Age	42.6	42.8	42.4
Median Household Income	\$86,630	\$75,426	\$73,075
Average Household Income	\$113,631	\$109,361	\$102,604

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LOCATION MAP



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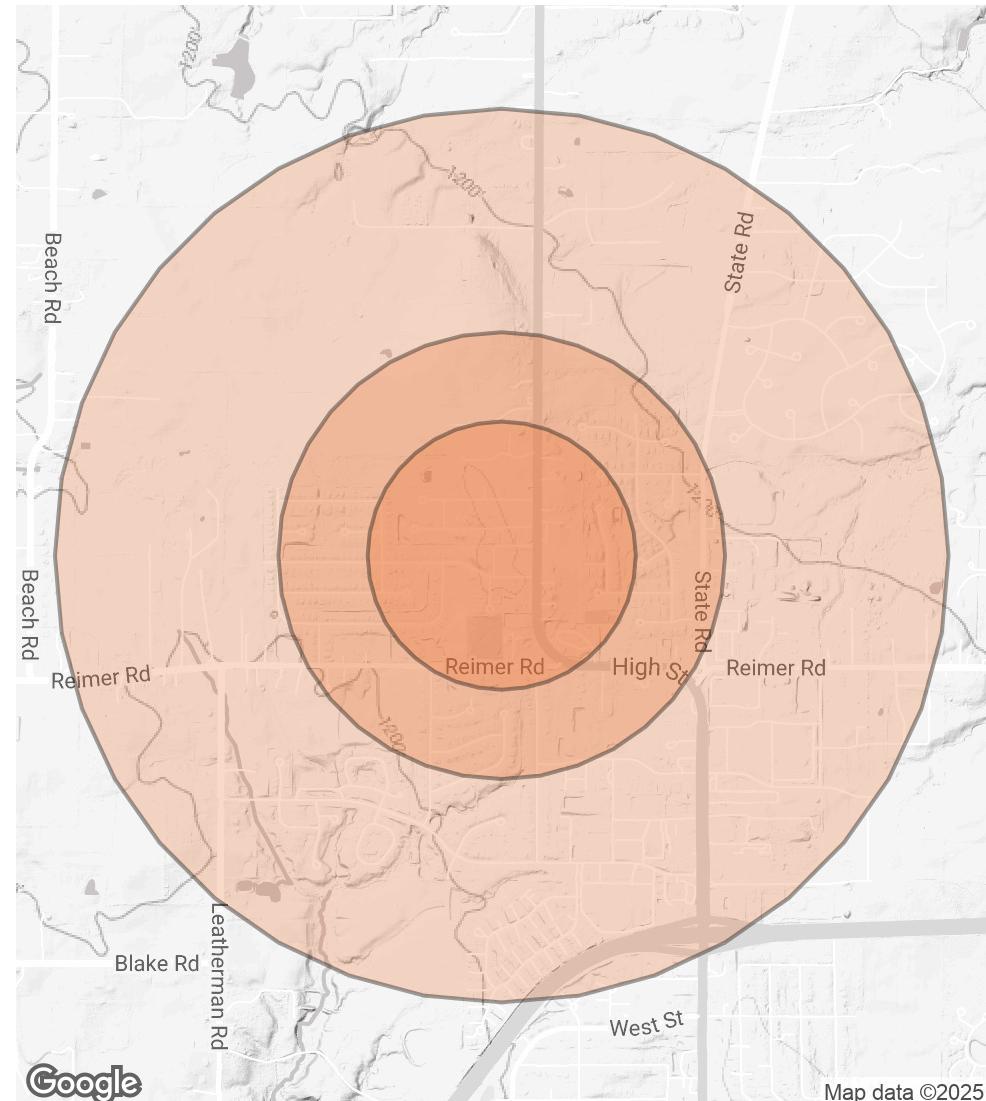
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	881	2,300	4,933
AVERAGE AGE	40	42	44
AVERAGE AGE (MALE)	38	40	42
AVERAGE AGE (FEMALE)	42	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	314	886	2,017
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$149,187	\$137,965	\$130,629
AVERAGE HOUSE VALUE	\$364,952	\$363,403	\$382,730

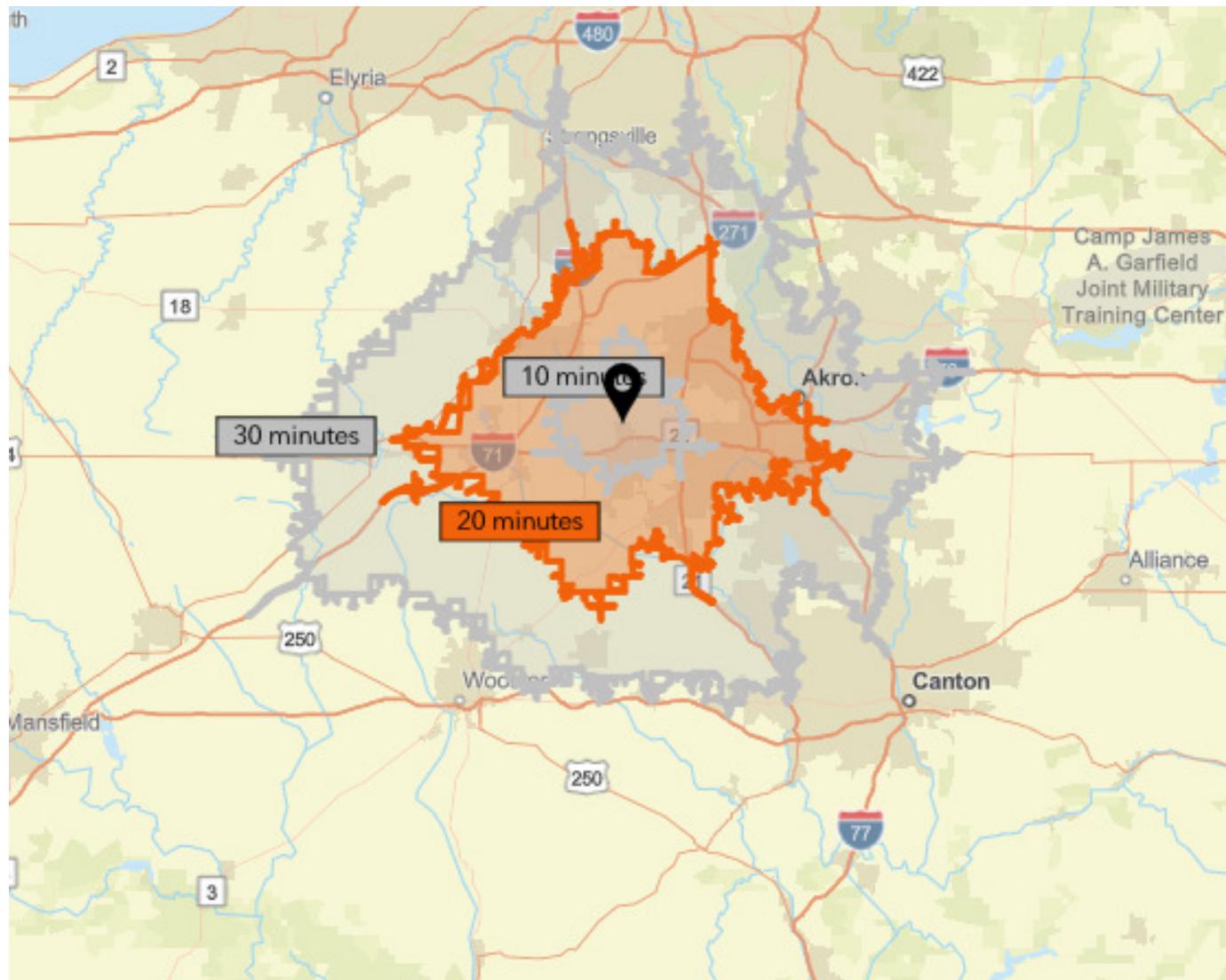
Demographics data derived from AlphaMap



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DRIVE TIME MAP



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