



670-680 HIGH STREET
WADSWORTH, OH 44281

LEASE RATE: \$1,100/MO + GAS



PROPERTY HIGHLIGHTS

- Available SF: 1,500 SF
- Lower Level Suite 680 1/2: ground-level entry, an open area with reception, 2 private rooms, and a restroom
- Parking: outside the suite
- Tenant pays for gas, landlord pays for electric
- Zoning: C-1 Local Commercial
- Traffic Count: ±13,000 per day
- Highway Access: .3 Miles to I-76/SR



LISTING AGENT

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PROPERTY OVERVIEW

This retail plaza has Suite 680 1/2 available, offering 1,500 SF of retail space. The main open area is equipped with a reception desk area, 2 private rooms, a utility closet with a utility sink, and a restroom. This suite is in the rear corner of the property (along Valley View Dr) on the lower level, no stairs required. Parking is located right outside the suite. Opportunity for signage on the side of the building/monument signage. Along High Street ±13,000 daily traffic counts. This is a fantastic opportunity for any local commercial user. The property is zoned as City of Wadsworth C-1 Local Commercial.

LOCATION OVERVIEW

670-680 High Street is located .3 miles south of I-76/SR-94 interchange. Directly across High Street from Premier Family Dental and located on the corner of High Street and Valley View Drive. Only 1.1 miles from downtown Wadsworth.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,928	29,216	45,996
Total Units	3,695	12,561	19,597
Median Income	\$72,414	\$85,799	\$87,415

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

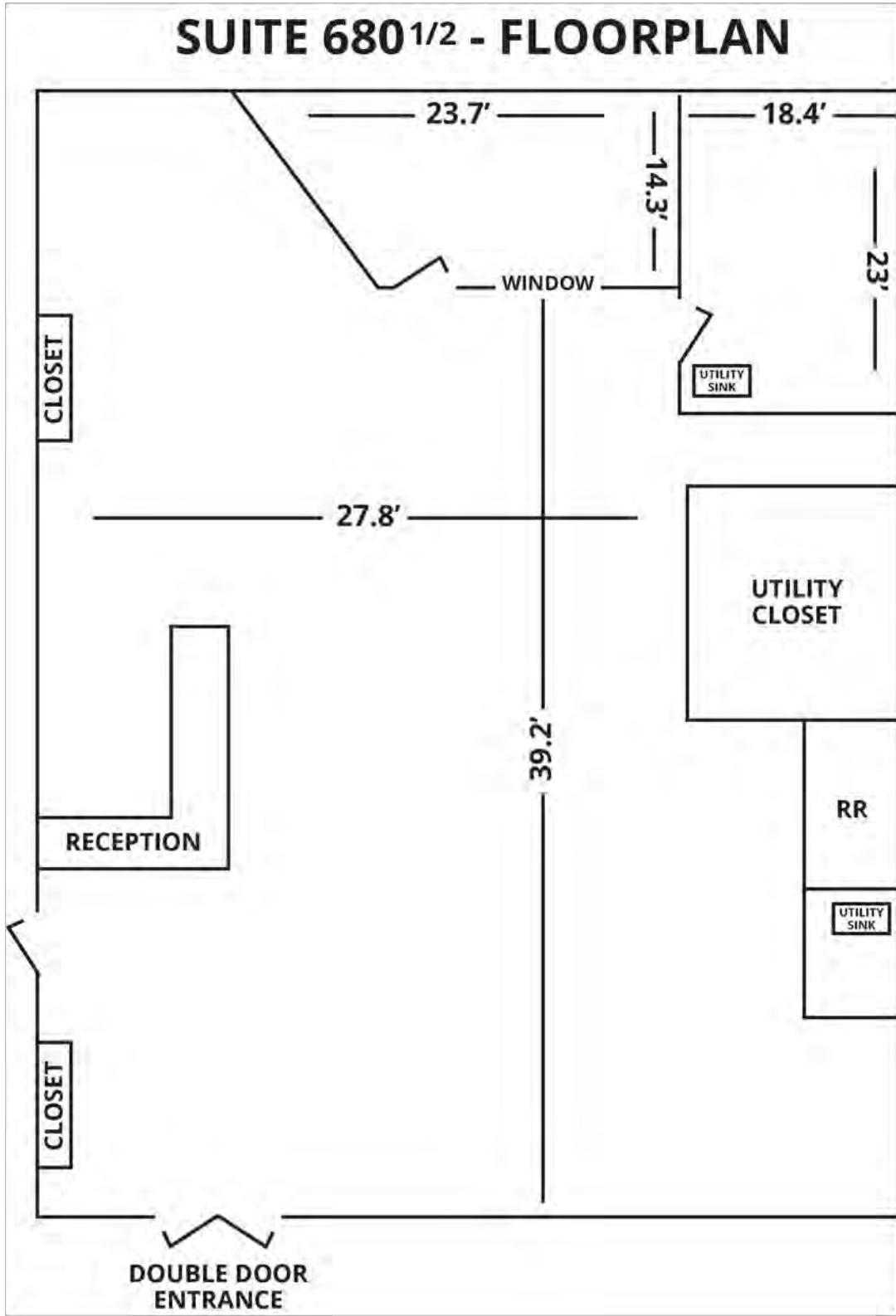




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SUITE 680^{1/2} - FLOORPLAN



RETAIL SUITE AVAILABLE FOR LEASE



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