



FOR LEASE
3683 PEARL ROAD
MEDINA, OH 44256

LEASE RATE: \$4,375/MO NNN + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 6,210 SF | 1.12 AC
- Price Per SF: \$8.45 SF + \$1.92 SF Net Fee
- Tenant is Responsible for Snowplow & Landscaping | Net Fee Charge = Taxes & Building Insurance
- Retail/Showroom (1,800 SF) and Storage Warehouse (4,410 SF)
- The Building Consists of 3 Drive-in Doors; 2 - 10' x 12', 1 - 12' x 14'
- Ceiling Clears: 10' - 14' Throughout
- Year Built: 1988
- Power: Single Phase
- Zoned: General Business
- Available for Occupancy May 1, 2026



LISTING AGENTS

Sam Tecca
sam@gerspachergroup.com

Morgan Faunce
morgan@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

3683 Pearl Road features a 6,210 SF freestanding building situated on 1.12 acres. National Coatings and Supplies has occupied the property for the past 15 years and will be available in May 1, 2026. The building offers a functional layout with an open showroom/retail storefront connected to warehouse space, making it ideal for a variety of users. The front portion is equipped with air conditioning, while the warehouse is heated by radiant tubes and Reznor heating systems. The property also includes two restrooms and ample on-site parking. This location provides excellent visibility and accessibility, making it well-suited for retail, distribution, or service-oriented businesses.

LOCATION OVERVIEW

3683 Pearl Road is located along the highly traveled Pearl Road (Route 42) corridor, just a few parcels south of the Fenn Road intersection. The property is surrounded by a diverse mix of businesses including auto parts suppliers, pet care centers, glass repair shops, and veterinary services making it an ideal location for both customers and vendors. Situated just minutes from downtown Medina and major highways, the site offers excellent convenience, accessibility, and high visibility with consistent traffic flow throughout the day.

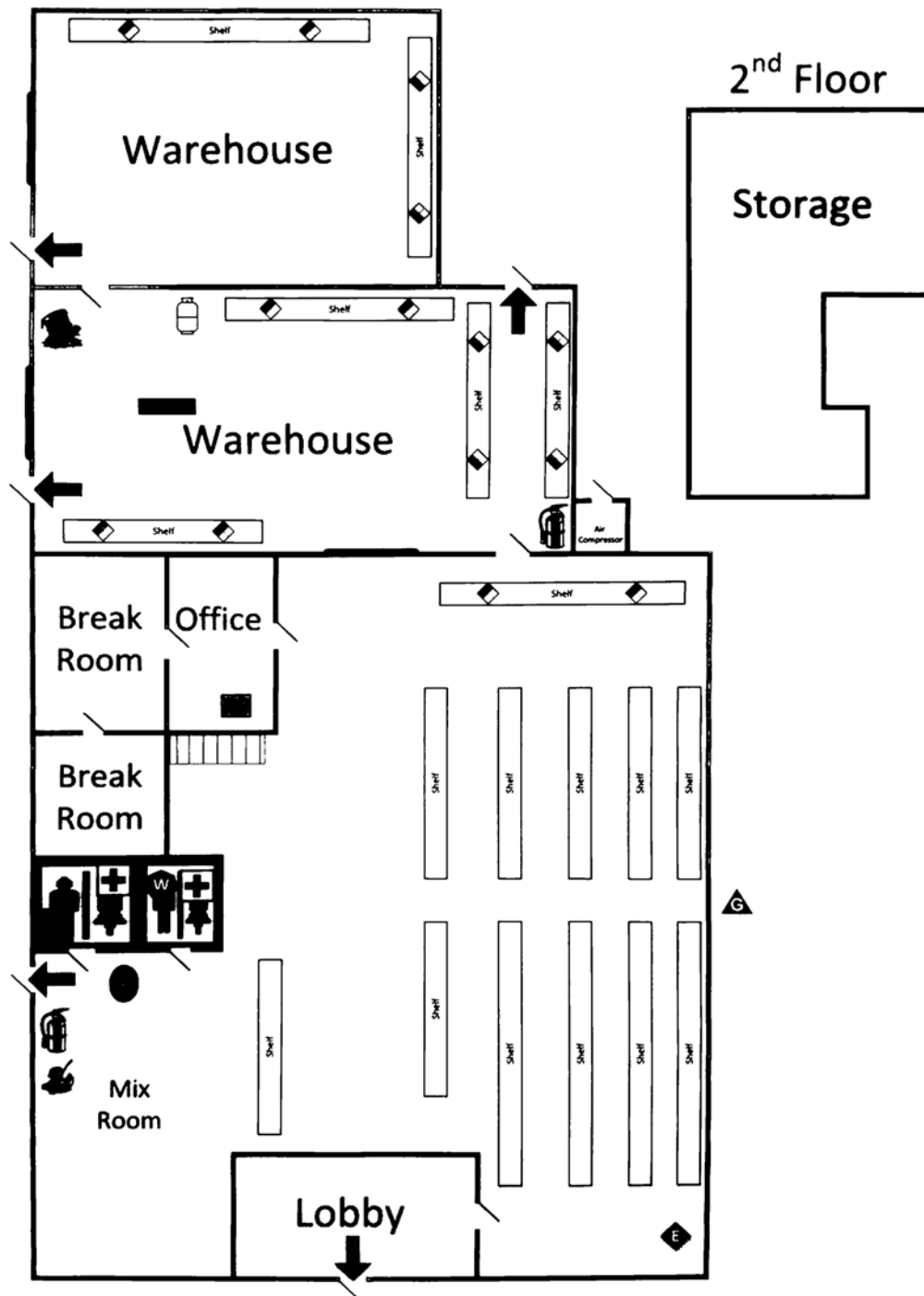
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



Floorplan



FREESTANDING INDUSTRIAL-SHOWROOM BUILDING IN MEDINA TWP



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