

FREESTANDING MEDICAL OFFICE BUILDING FOR LEASE



**223 NORTH MAIN STREET
RITTMAN, OH 44270**

LEASE RATE: \$12/SF + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 5,060 SF | Lot: 0.53 AC
- The Building Consists of Waiting Room, 17 Private Offices, 1 Laboratory Space, 1 X-Ray Room, 3 Restrooms – 1 is ADA Compliant
- Tenant Responsible for Snowplow & Landscaping
- Turnkey Option for Medical, Dental, or Other Professional Uses
- Central Air | Public Water & Sewer | Forced Hot Air – Gas
- Formerly Occupied by Summa Health
- Signage Available at the Street
- Year Built 1966 | Parking: ±20
- Zoning: C-2 Central Business



LISTING AGENTS

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PROPERTY OVERVIEW

This freestanding office building features two cut entrances along N. Main Street, allowing for easy access in and out of the property. In addition, the concrete parking lot will accommodate ± 20 parking spaces. The interior of the space features 5,060 SF of office space, which features a waiting room with 1 ADA-compliant restroom, along with a reception counter. The space features 17 private offices, multiple of which are plumbed, 1 laboratory space, 1 x-ray/examination room, and 2 non-ADA compliant restrooms. The space is an ideal option for medical, dental, daycare, or other professional uses. Zoning provides for a multitude of additional uses, including retail stores, personal services, auto dealers, and garage repair shops.

LOCATION OVERVIEW

The space is situated downtown in the developing city of Rittman and is located conveniently from I-76 (8 minutes/4.9 miles). In Rittman, N. Main St. is the main retail corridor featuring anchor tenants such as Dollar Tree, IGA, Pizza Hut, and Family Dollar. Nearby cities include Medina which is approximately 20 minutes/12.4 miles away, and Wooster which is approximately 19 minutes/13.1 miles away. Additional retail options are available nearby in the City of Wadsworth which is approximately 7 minutes/4.6 miles away.

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.

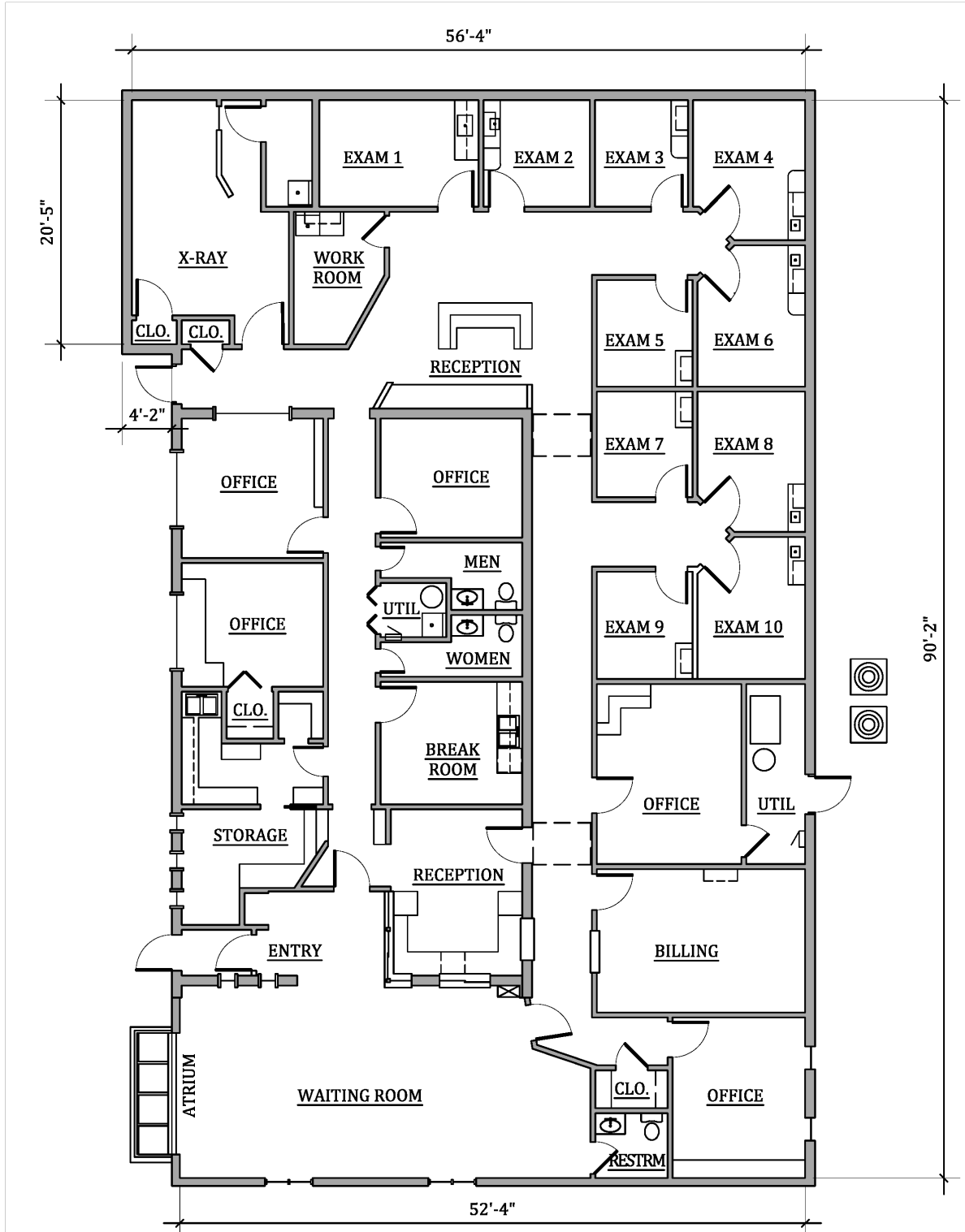


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