



330 WEST HIGH STREET
ORRVILLE, OH 44667

LEASE RATE: \$1,525 - \$2,000/MO



PROPERTY HIGHLIGHTS

- Available: 16,758 SF
- 3 of the 6 units are occupied - great owner-occupier opportunity
- Drive-thru unit available
- New roof
- Power: 200 AMP
- Signage: Building and pole
- Parking: ± 40 spaces
- Third highest traffic count in Orrville
- Zoning: CBD
- Traffic Count: $\pm 6,761$
- Highway Access: 3.4 miles from SR-30



LISTING AGENTS

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Troy Gerspacher, CCIM, SIOR

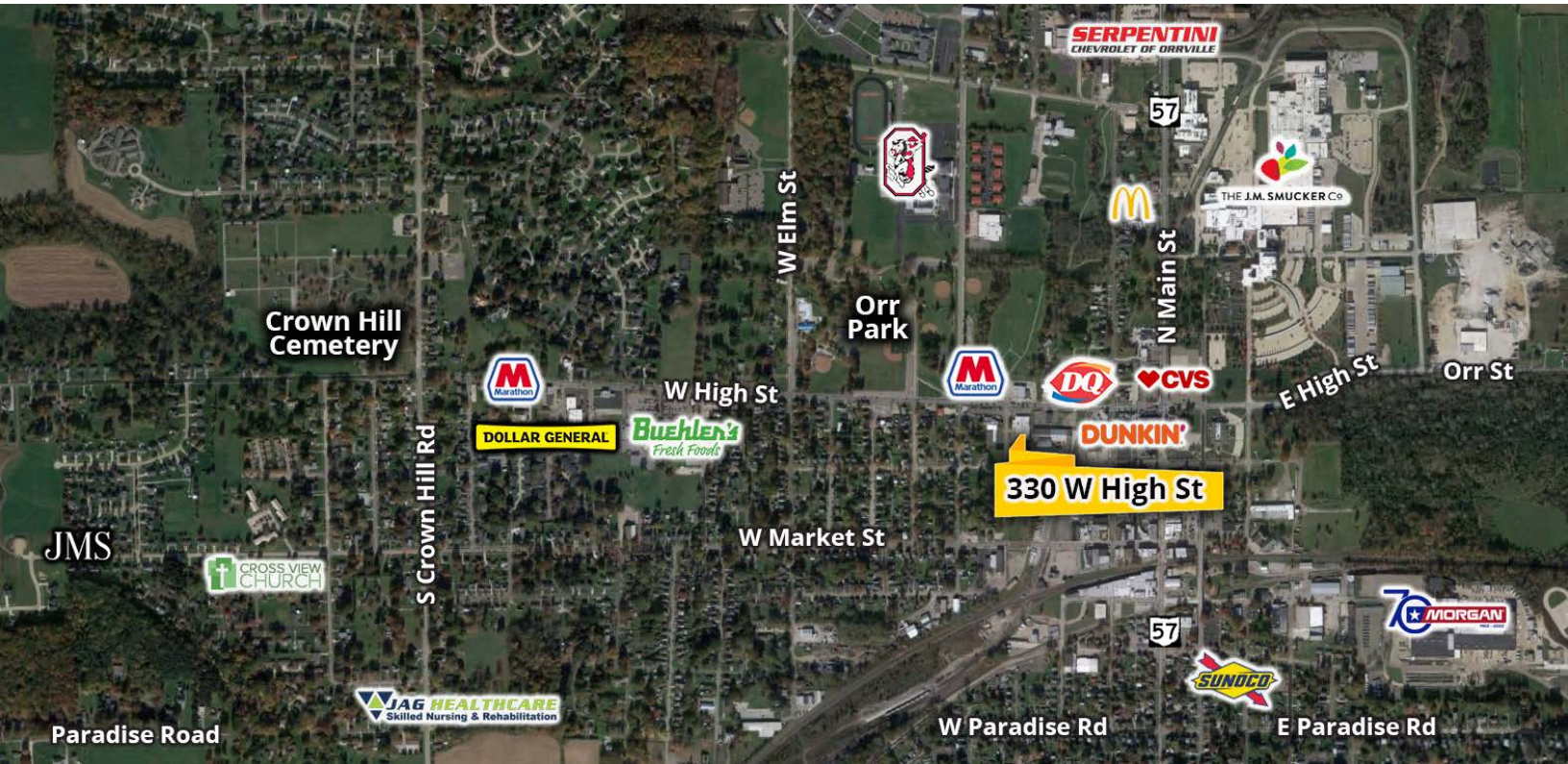
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PROPERTY OVERVIEW

Retail and office plaza with warehouse in the rear of the building located in the heart of Orrville, Ohio, offering 16,758 SF of flexible space across six units, some of which are currently leased. Available spaces range from 1,290 SF up to 5,973 SF, with the option to combine units for larger configurations. Originally built in 1966 and renovated in 2002, the property features three 10' x 10' overhead doors, one unit with a drive-thru, and recent upgrades including a new roof and new AC units. With approximately 40 on-site parking spaces and excellent visibility, this well-maintained property is ideal for retail, office, or service-based users needing warehouse storage. A strong opportunity for investors or owner-occupants seeking a blend of stability and upside potential.

LOCATION OVERVIEW

The property is conveniently located at 330 W High Street in Orrville, Ohio, just 3.4 miles from U.S. Route 30, providing easy access to major transportation routes.

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.



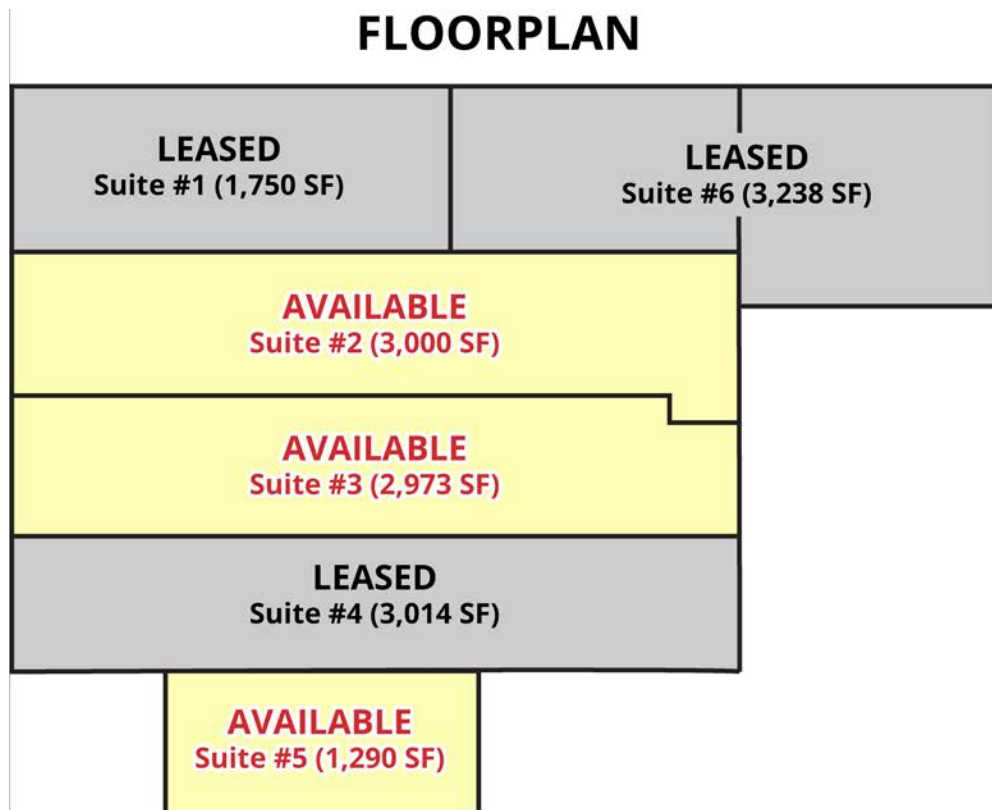


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AVAILABLE SPACES				
SUITE	SIZE (SF)		LEASE RATE	DESCRIPTION
SUITE 1	1,750 SF	LEASED		Retail Space Currently being occupied by 211 Tanning and Nail Salon
SUITE 2	3,000 SF	Available	\$2,000/mo	Consists of 5 separate offices, conference room, ADA-compliant unisex restroom, and employee work area
SUITE 3	2,973 SF	Available	\$2,000/mo	Consists of a large showroom/retail space, 1 office/ conference space, and employee work area
SUITE 4	3,014 SF	LEASED		Retail/Office Space Currently being occupied by Trent Insurance (Nationwide Insurance)
SUITE 5	1,290 SF	Available	\$1,525/mo	Former Bank with 1 Office, 2 Restrooms, and a Drive-thru Window
SUITE 6	3,238 SF	LEASED		Warehouse Space Currently being Occupied by Polished2Perfection

FLOORPLAN



RETAIL/OFFICE SUITES AVAILABLE FOR LEASE



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Drive-thru Unit



Rear Warehouse Access



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