

“The 1905 Myers Building”

104 High Street, Wadsworth, OH, 44821



Property Overview

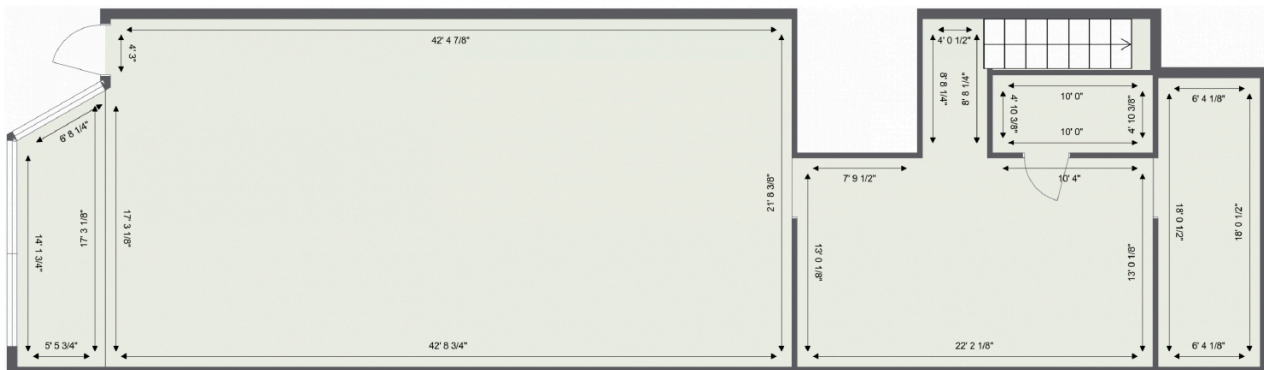
This historic commercial property is on the main intersection (locals call it “the square”) in downtown Wadsworth offering **1,500 square feet** of first floor / street level area. Next to the Vue restaurant, the versatile space blends timeless architecture with modern functionality, ideal for retail, restaurant, office, or mixed-use applications. This building underwent an exterior renovation in 2023 including facade reconstruction, paint, windows, and tuckpointing.

The inside which was renovated in 2021 features 11’ high ceilings with an additional 2’ of space above the drop ceiling that features vintage ornamental tin. The current configuration provides 1,000 SF of retail space, with an office, restroom, storage room, and basement access to the rear.

The storefront can be seen by vehicles while sitting at the main traffic signal. Traffic counts on High Street exceed 12,000 vehicles per

day. The downtown clock is out front, while there is ingress / egress to the rear alleyway for walking access to the rear parking lot. The active downtown hosts tens of thousands of people annually for over 30 community events including First Fridays, a weekly Farmer’s Market, Taste of Wadsworth, summer concerts, and celebrations for Independence Day, Halloween, and Christmas.

Floorplan



Property Details

Square Footage	1,500 sq. ft. (First Floor)
Leasing Info	\$24/SF; \$3,000/month + NNN); lease term is flexible
Year Built	1905
Parking	Public parking in front & rear
Interior Highlights	Large front windows are new and can be exposed for an abundance of natural light
Ceiling Height	11 foot height of drop ceiling, 13 feet if historic tin ceilings are exposed
Utilities	Natural gas HVAC, city water / sewer / trash, electrical, high speed fiber internet

Location Highlights

Neighborhood: Located in Wadsworth's vibrant downtown with high visibility, strong foot traffic, and easy parking

Accessibility: Located on SR 94 & only 1.5 miles from I-76, on street parking, adjoining pedestrian alley to rear parking

Nearby Amenities: Proximity to restaurants (next door), retail shops (next door), service industry, & government offices



Contact Information

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