



**LEASE**

# Valley City Industrial

**5893 CENTER ROAD**

Valley City, OH 44280

**PRESENTED BY:**

**TYLER ROBIN**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5.00 SF/yr (MG)
<b>MODIFIED GROSS LEASE:</b>	Lease Rate + Utilities & Trash
<b>AVAILABLE SF:</b>	9,604 SF
<b>OFFICE SF:</b>	1,025 SF
<b>TRAFFIC COUNT:</b>	5,660 Vehicles per Day
<b>LOT SIZE:</b>	7.03 Acres
<b>ZONING:</b>	Limited Manufacturing & Research

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### PROPERTY DESCRIPTION

SVN Summit Commercial Real Estate Advisors is proud to offer a rare single-tenant industrial space for lease that is reasonably priced. Located at 5893 Center Rd, this versatile commercial property provides a perfect combination of industrial and retail amenities. Recently renovated in 2022, this well-maintained space features a spacious, open layout with high visibility on Center Road. The property includes a rear drive-through bay with a 12' clear height, ample parking, and attentive on-site ownership and management. It is an excellent fit for businesses looking to serve the greater Medina & Strongsville Markets. Situated just a short drive from Interstate 71 and the growing city of Brunswick, this property provides a distinctive location and adaptable space to meet the needs of industrial and retail businesses.

## PROPERTY HIGHLIGHTS & TRAFFIC COUNT MAP



- Highly visible on Center Road, providing excellent exposure to 5,660 potential customers per day.
- Recently renovated in 2022 and well maintained.
- 12' Clear Height in dedicated warehouse space.
- Two 12' High Drive-In Doors & One 10' Drive-In Door.
- 5,000 SF Drive-Through Bay.
- Approximately 5,000 SF of dedicated warehouse, 3,600 SF of Showroom/Store Front, & 1,025 SF of dedicated office space.
- 10 Minute Drive to Interstate-71 access.
- Additional Truck Parking Available On Site.
- Strategically positioned to cater to the greater Medina & Strongsville markets just a 15-minute drive away, while North Royalton & Richfield are reachable within 20 minutes.
- The versatile space is perfect for a wide range of businesses, offering the possibility of various uses and layouts.
- Responsive on-site ownership & management ensure a supportive and efficient experience for occupants and visitors alike.

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ADDITIONAL PHOTOS



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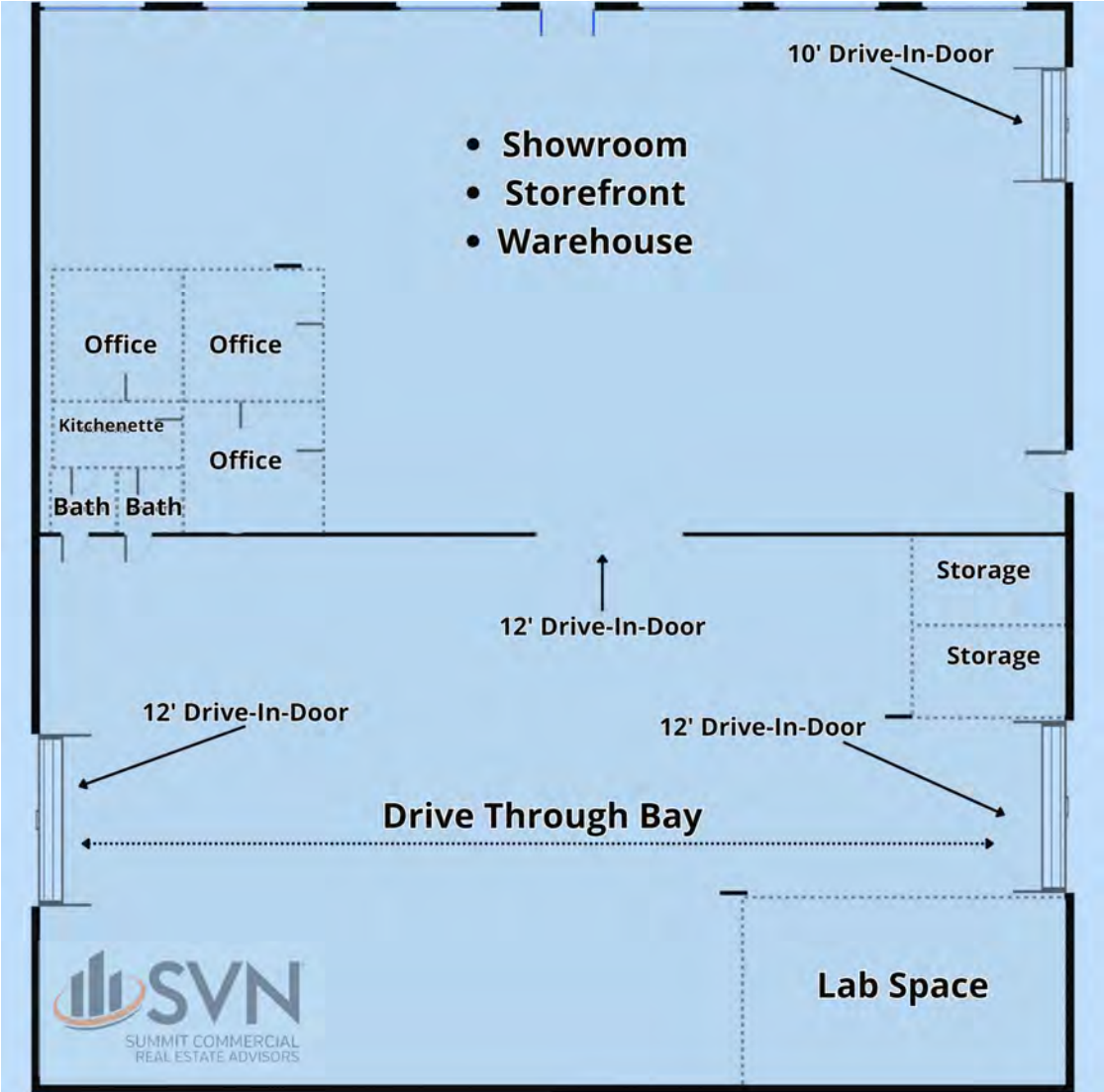


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**FLOOR PLAN**

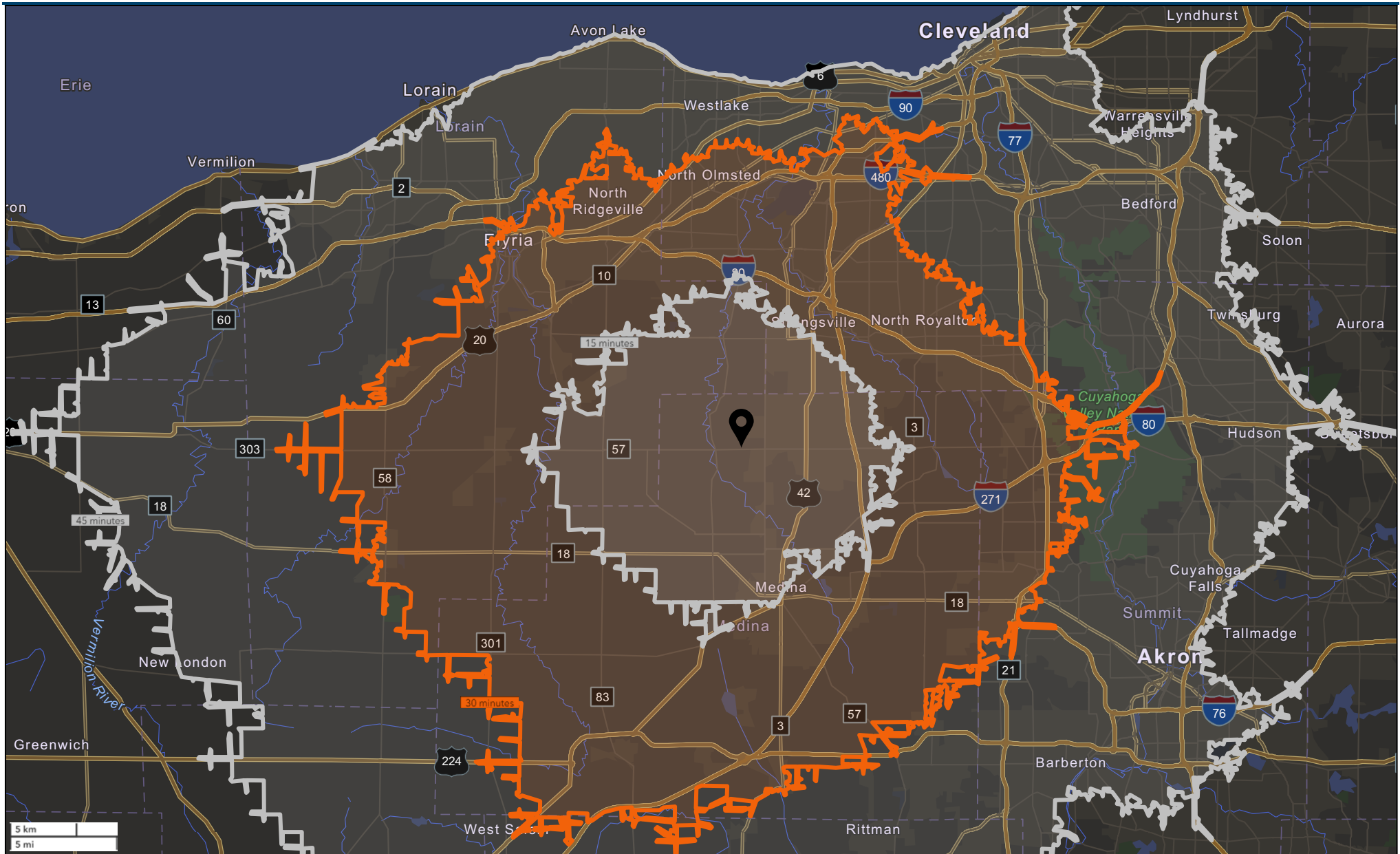


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# Drive Time Map- 15, 30, & 45 Minutes

5893 Center Rd, Valley City, OH 44280



September 01, 2024



# DEMOGRAPHICS MAP & REPORT

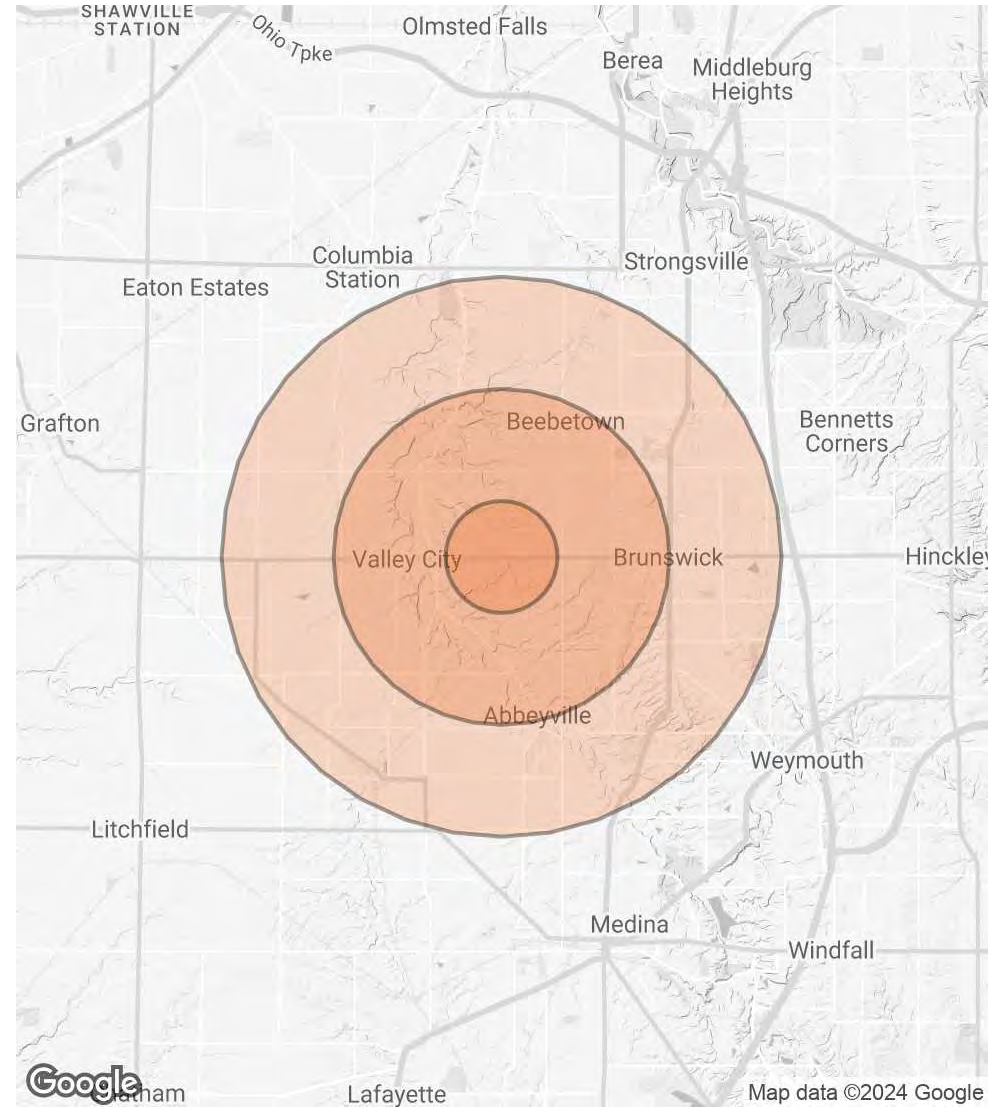
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	720	19,987	62,593
<b>AVERAGE AGE</b>	46	43	43
<b>AVERAGE AGE (MALE)</b>	46	42	42
<b>AVERAGE AGE (FEMALE)</b>	47	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	298	7,778	24,801
<b># OF PERSONS PER HH</b>	2.4	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$144,076	\$116,799	\$117,058
<b>AVERAGE HOUSE VALUE</b>	\$511,637	\$344,839	\$317,198

Demographics data derived from AlphaMap



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