

Medina Rd

18

PROPOSED DRIVE-THRU FOR LAND LEASE

3330 Medina Road, Medina, OH 44256

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	0.6 Acres
LOT SIZE:	26,136 SF

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PROPERTY DESCRIPTION

Unlock the potential of this .6-acre site, ideally positioned for high-impact retail or drive-through concepts. Located directly on Route 18 (Medina Road), this property benefits from exceptional visibility and exposure to over 26,000 vehicles per day. The recently widened corridor serves as a major east-west connector between Medina, the interstate, and metro areas like Cleveland and Akron, ensuring a steady flow of local and commuter traffic.

The site offers convenient access via a dedicated service road, making it easy for customers and delivery vehicles to enter and exit. Surrounded by national retailers, restaurants, and service businesses, this location is perfect for a drive-through coffee shop, fast-casual restaurant, bank ATM, or other high-traffic retail uses. Flexible site layout allows for custom building design to suit your brand and operational needs.

PROPERTY HIGHLIGHTS

- **High-Visibility Retail Site on Route 18, Medina's busiest commercial corridor**
- **Ideal for Drive-Through Concepts (coffee, QSR, bank, pharmacy, etc.)**
- **Direct Access via Service Road for seamless customer and delivery flow**
- **Surrounded by Major Brands: Taco Bell, Starbucks, Aldi, banks, and more**
- **Traffic Counts: Over 26,000 vehicles/day (recently widened for increased flow)**
- **Strategic Location: Connects Medina to I-71, Cleveland, Akron, and regional markets**
- **Flexible Site Layout: Customizable for single or multi-tenant use**
- **Strong Demographics: High household income, dense residential and daytime population**

ADDITIONAL PHOTOS



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DRIVE THRU POTENTIAL



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AREA ANALYTICS

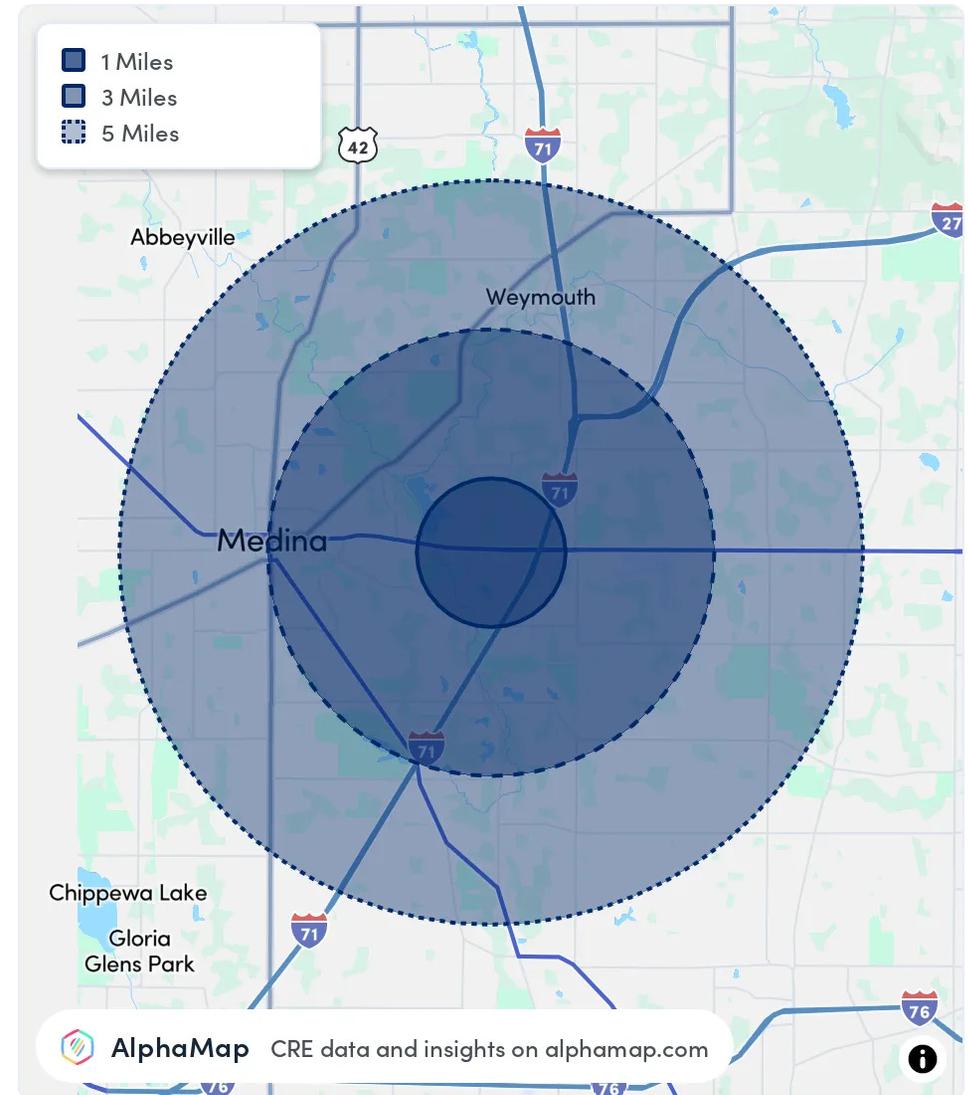
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,127	25,086	56,328
AVERAGE AGE	45	42	42
AVERAGE AGE (MALE)	44	41	41
AVERAGE AGE (FEMALE)	46	43	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,323	9,758	22,279
PERSONS PER HH	2.4	2.6	2.5
AVERAGE HH INCOME	\$141,596	\$143,446	\$137,146
AVERAGE HOUSE VALUE	\$435,668	\$353,735	\$362,124
PER CAPITA INCOME	\$58,998	\$55,171	\$54,858

Map and demographics data derived from AlphaMap



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