

# 1255 High St.

1255 HIGH ST., WADSWORTH, OH 44281

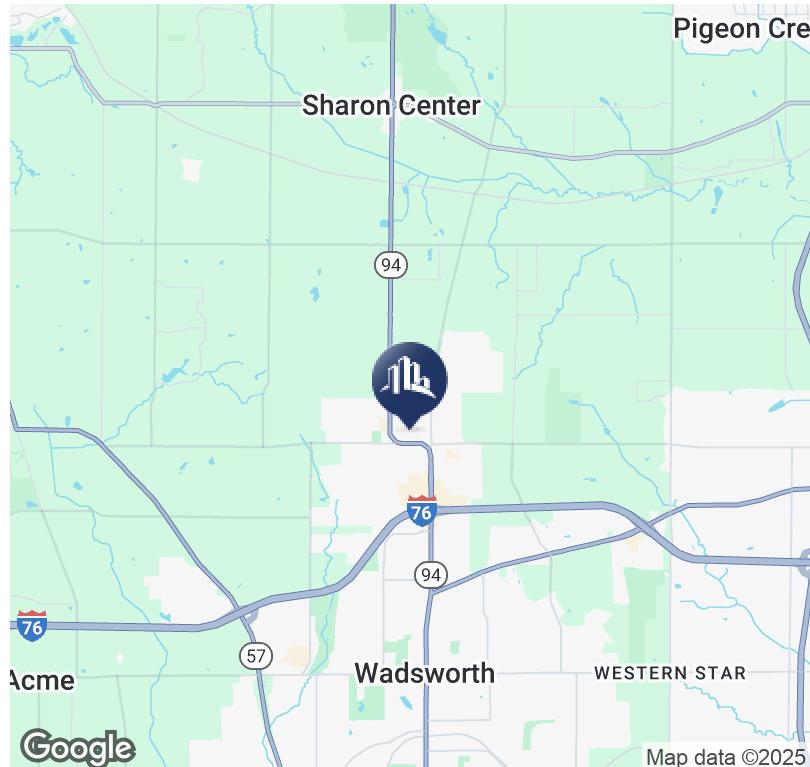
**FOR LEASE**

Class A Office Building



## PROPERTY HIGHLIGHTS

- New Construction - CLASS A OFFICE - on High Traffic Street
- Up to 2,600 SF Available
- Build to Suit with Room for Imagination
- Access to Multiple Freeways
- Executive and Employee Housing Nearby
- Convenient Location to Retail and Business Amenities
- Ready for Tenants NOW!



## OFFERING SUMMARY

Lease Rate:	\$20.00 - 24.00 SF/yr (MG)
Available SF:	1,500 - 2,610 SF
Lot Size:	2.042 Acres
Building Size:	31,000 SF



### Steve Masica

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### Michelle Masica

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Each office independently owned and operated.

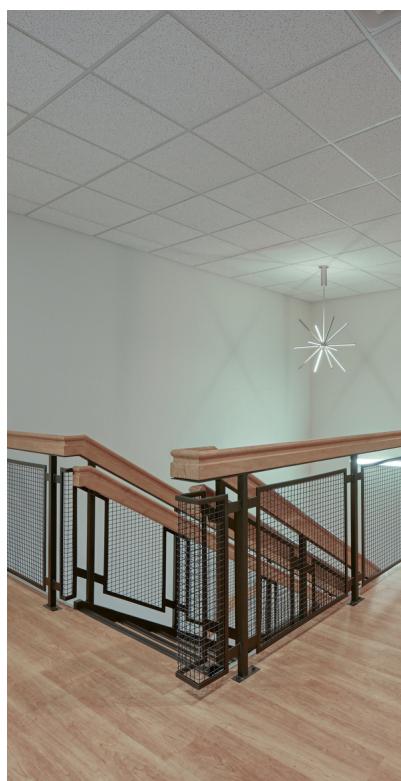
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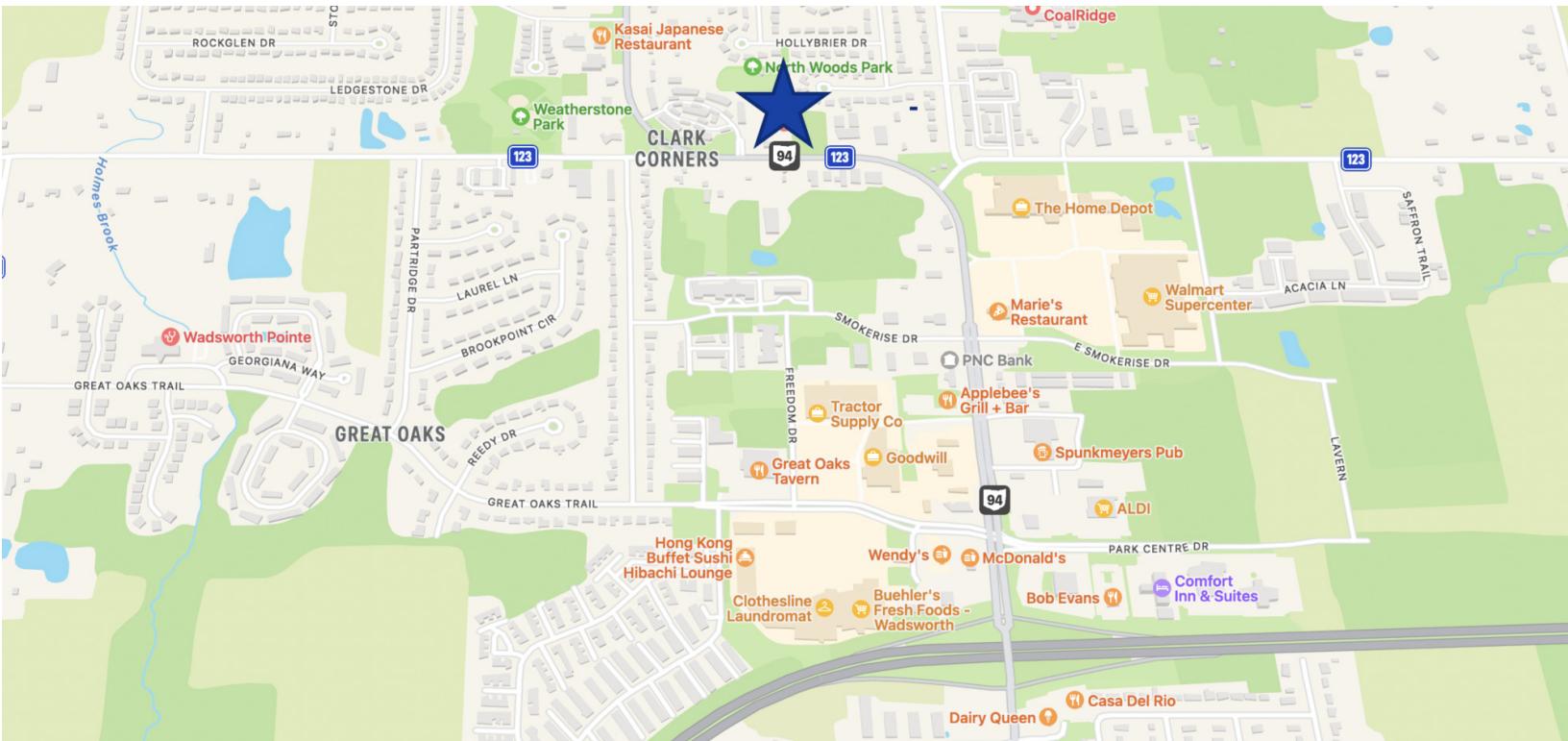
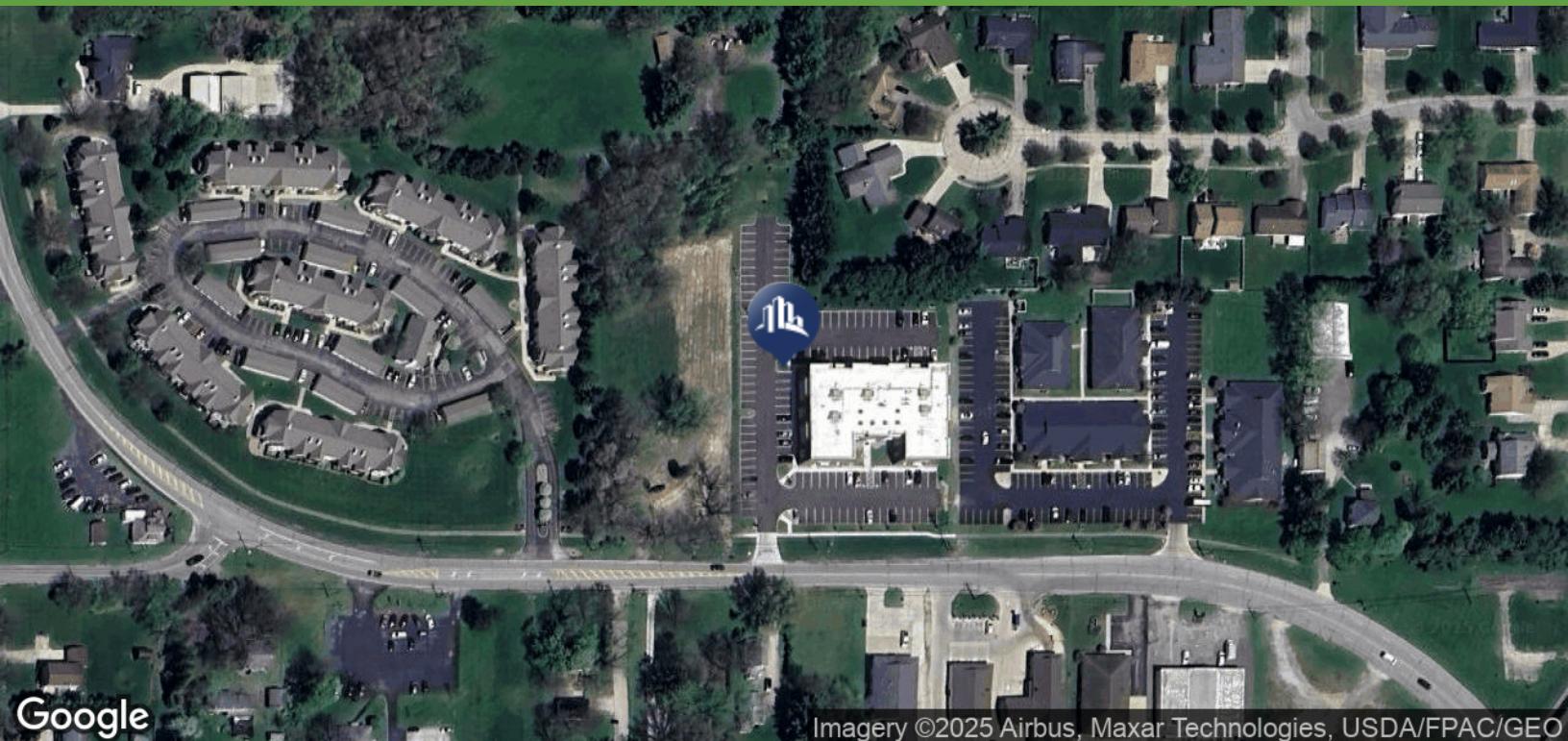
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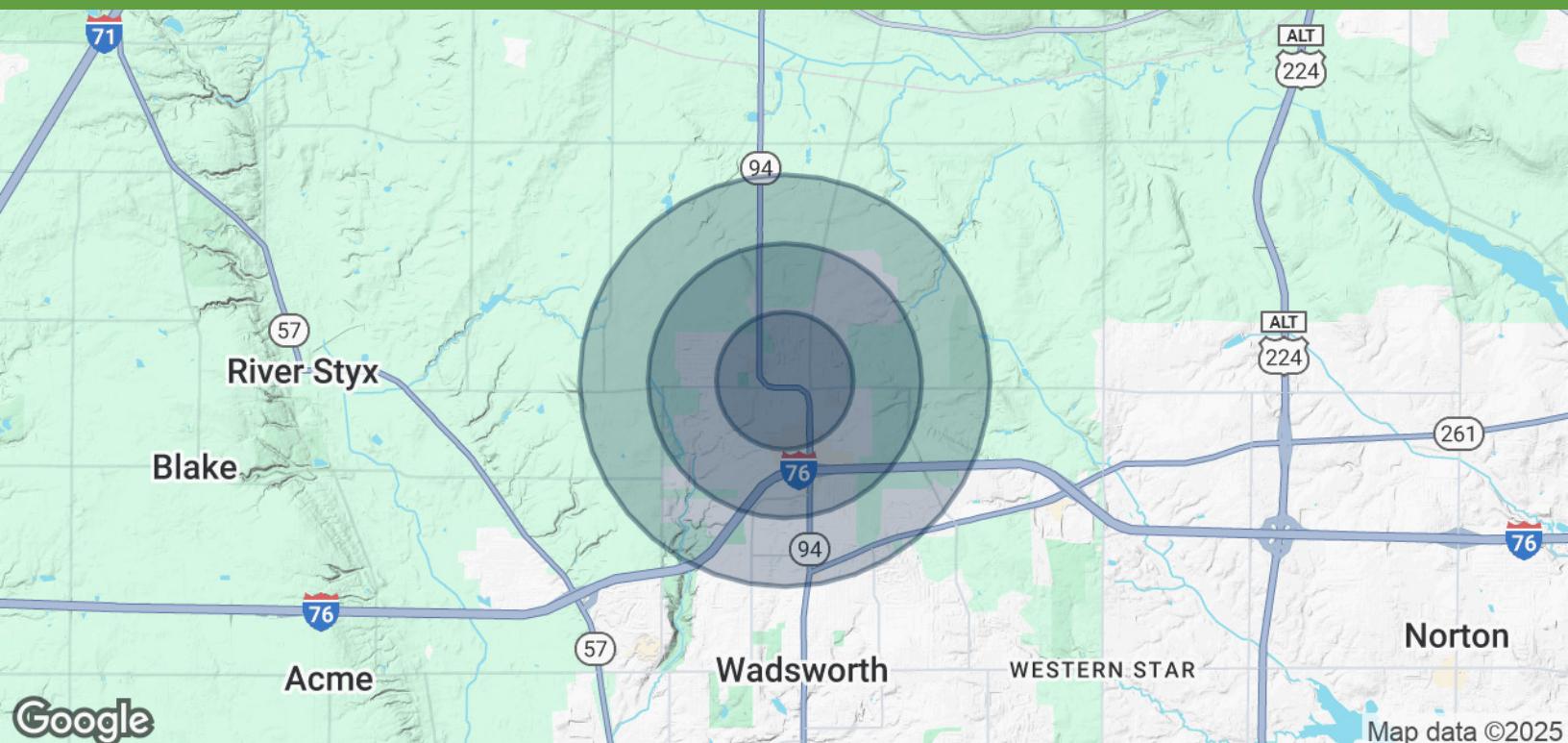
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## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,559	3,853	7,451
Average Age	48.3	46.9	45.2
Average Age (Male)	40.7	40.2	40.7
Average Age (Female)	48.8	48.8	47.4

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	695	1,751	3,375
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,455	\$87,956	\$86,208
Average House Value	\$235,854	\$223,728	\$208,748

\* Demographic data derived from 2020 ACS - US Census



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