

# 1255 High St.

1255 HIGH ST., WADSWORTH, OH 44281

## FOR LEASE

Class A Office Building

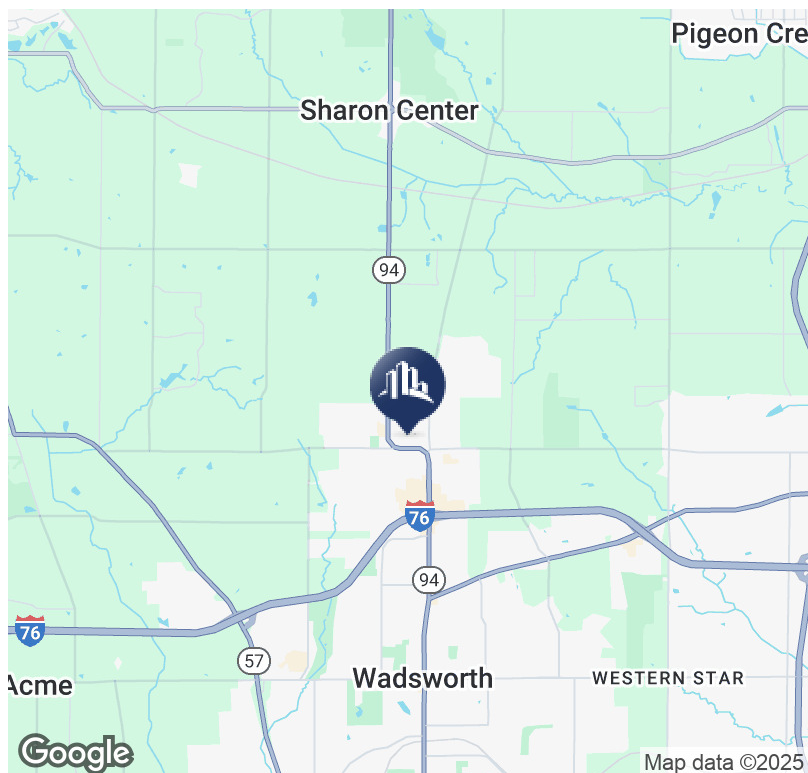


### PROPERTY HIGHLIGHTS

- 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



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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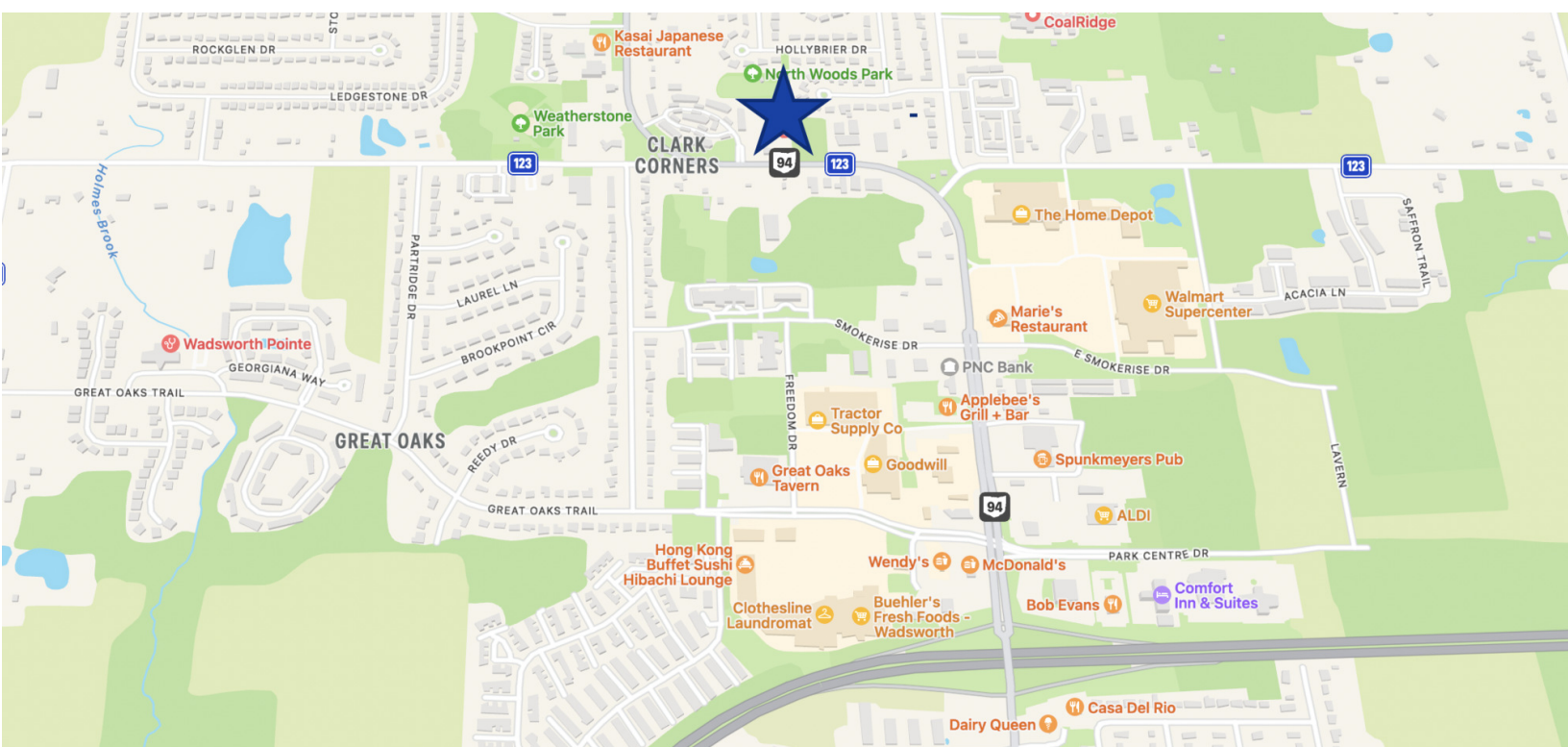


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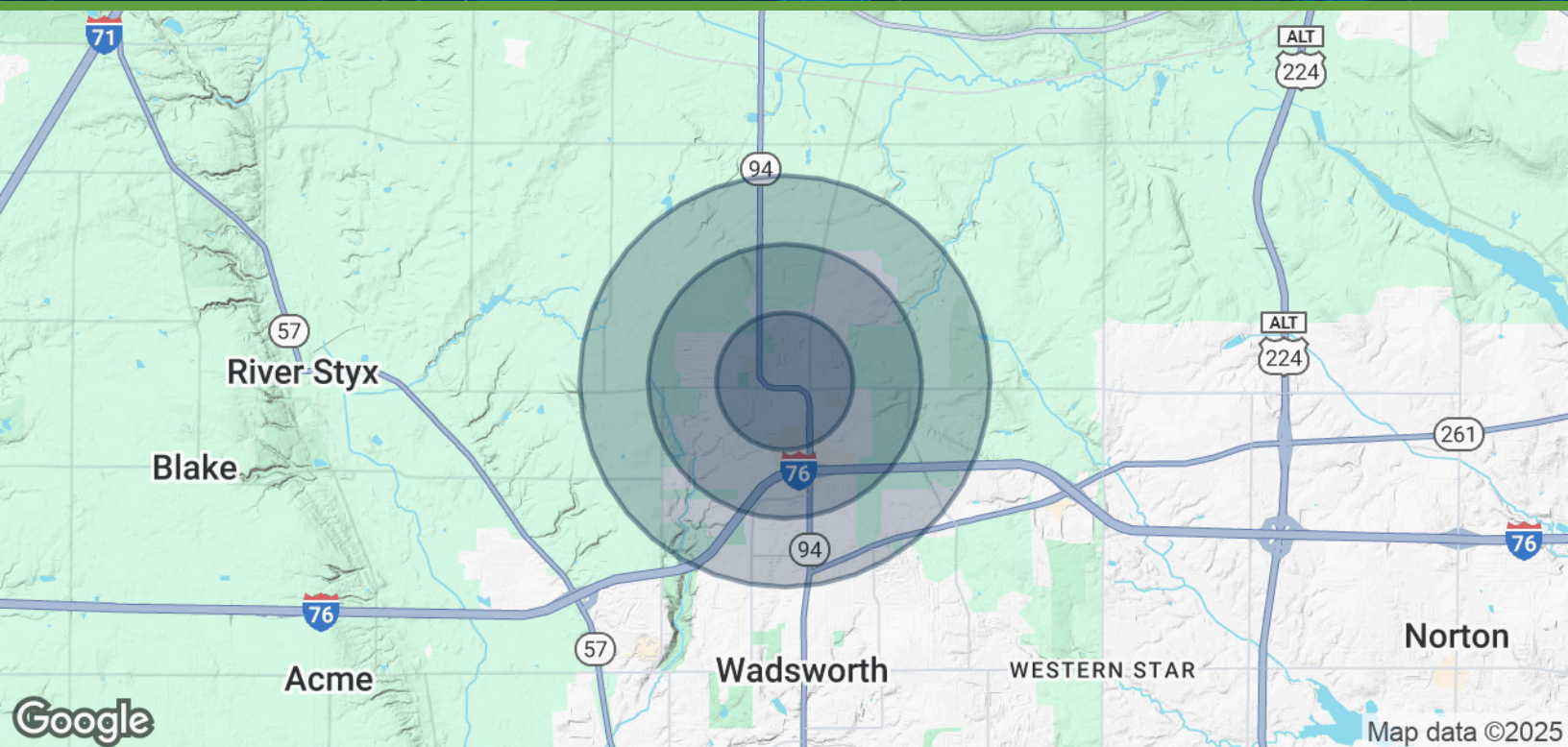


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,559	3,853	7,451
Average Age	48.3	46.9	45.2
Average Age (Male)	40.7	40.2	40.7
Average Age (Female)	48.8	48.8	47.4

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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