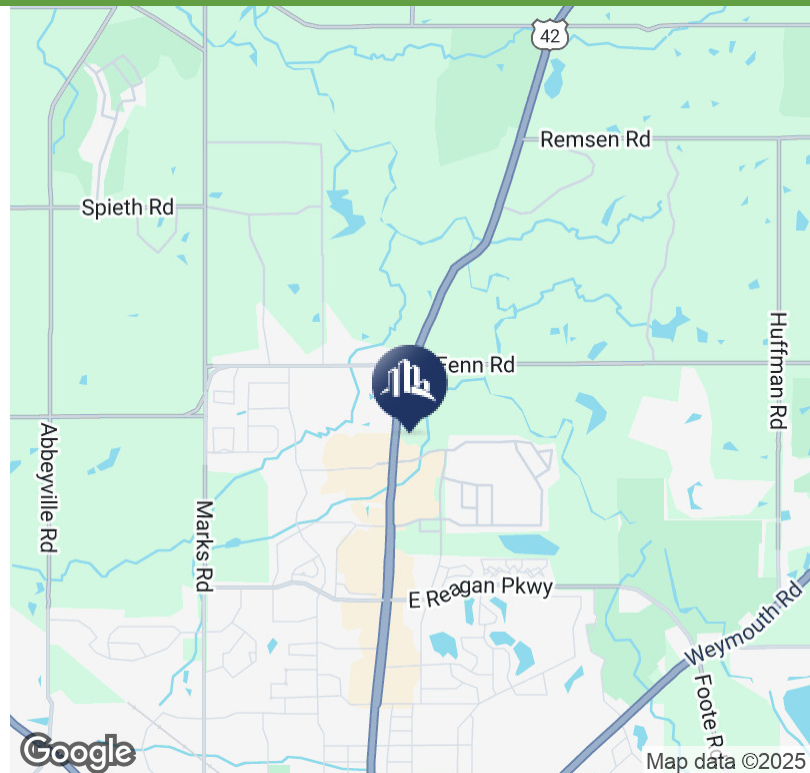


4001 Pearl Rd

MEDINA, OH 44256

FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

The building is 25,200 SF of light industrial space. It is contiguous to owner-occupied space. There is a grade level mechanical door and a contiguous dock door available to move freight. The buildings permitted use is only for warehousing and distribution. Building has electric but no heat. Building cannot house highly flammable or hazardous materials

LOCATION DESCRIPTION

4001 Pearl Rd offers easy access to the bustling Greater Cleveland market. With its strategic location, tenants can enjoy proximity to popular amenities including the Medina Square Historic District, where a range of dining and retail options await. The area is also home to serene outdoor spaces like Reagan Park and Roscoe Ewing Park, perfect for leisurely breaks or outdoor meetings. For those seeking a vibrant business community, the area boasts a range of neighboring professional office buildings and corporate headquarters. With its blend of business and leisure opportunities, this location provides an ideal setting for an office or office building tenant.

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (Gross)
Available SF:	25,200 SF
Lot Size:	12,651 SF
Building Size:	27,860 SF

SPACES	LEASE RATE	SPACE SIZE
Rear Warehouse	\$5.00 SF/yr	25,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	436	2,260
Total Population	173	950	4,972
Average HH Income	\$109,587	\$112,661	\$107,045



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Each office independently owned and operated.

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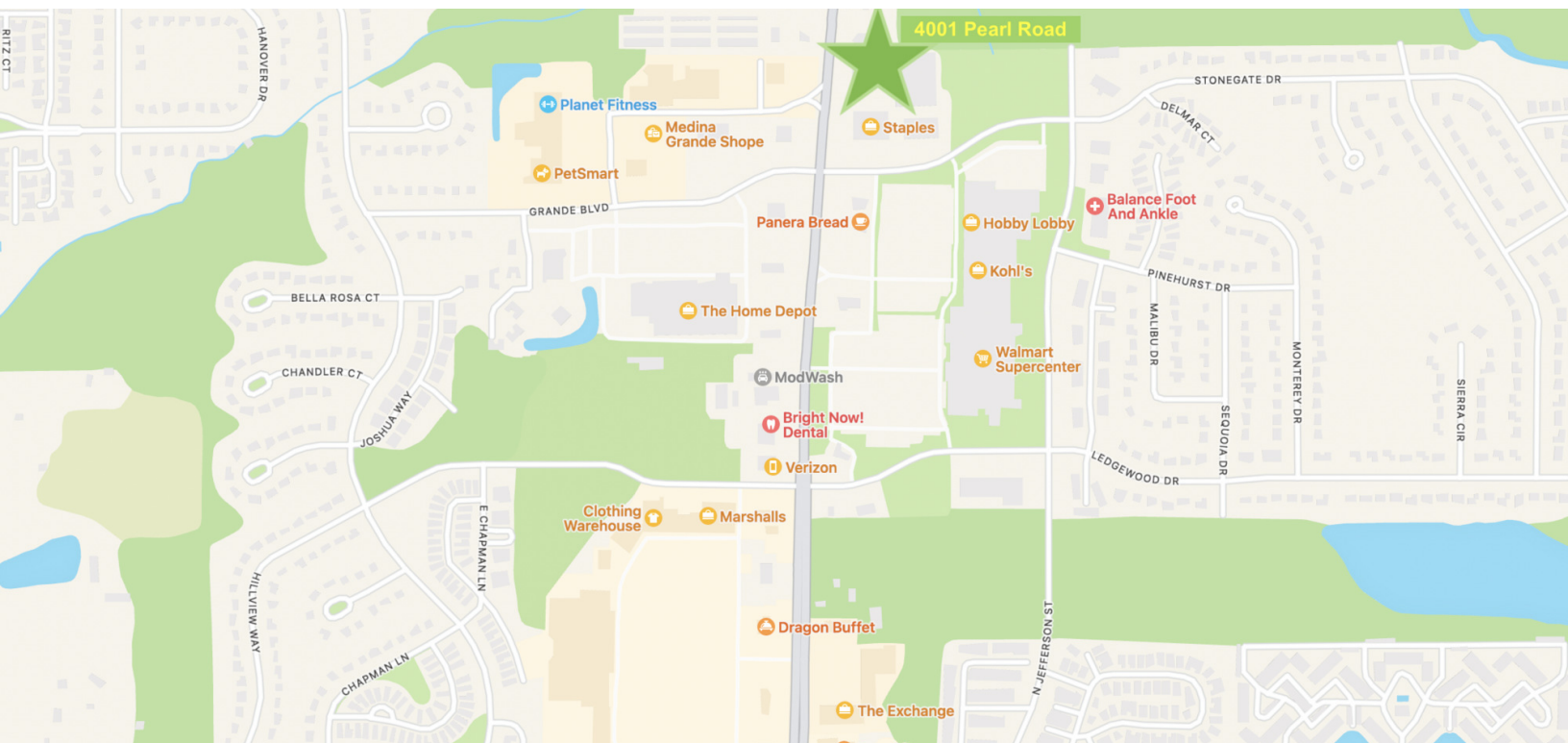
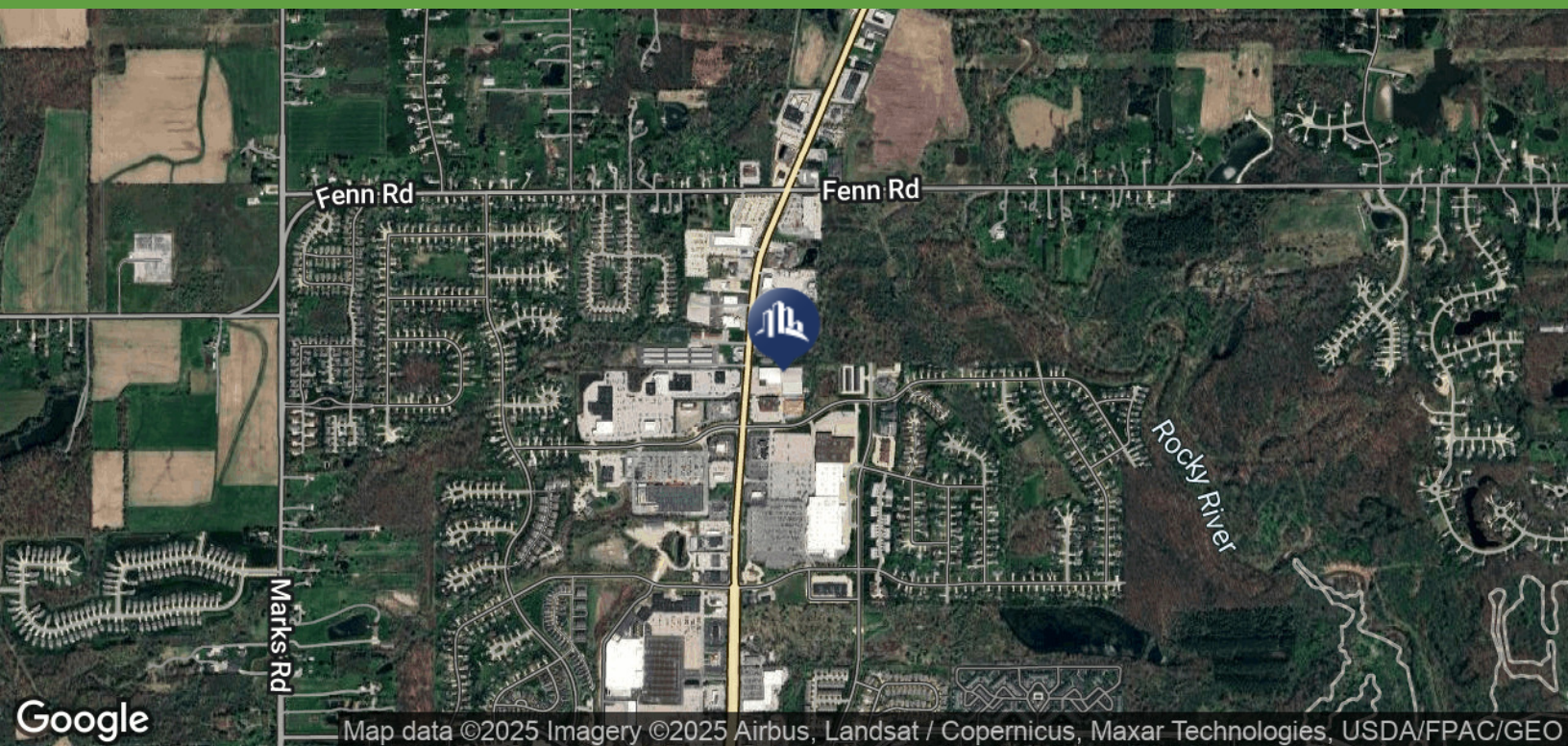
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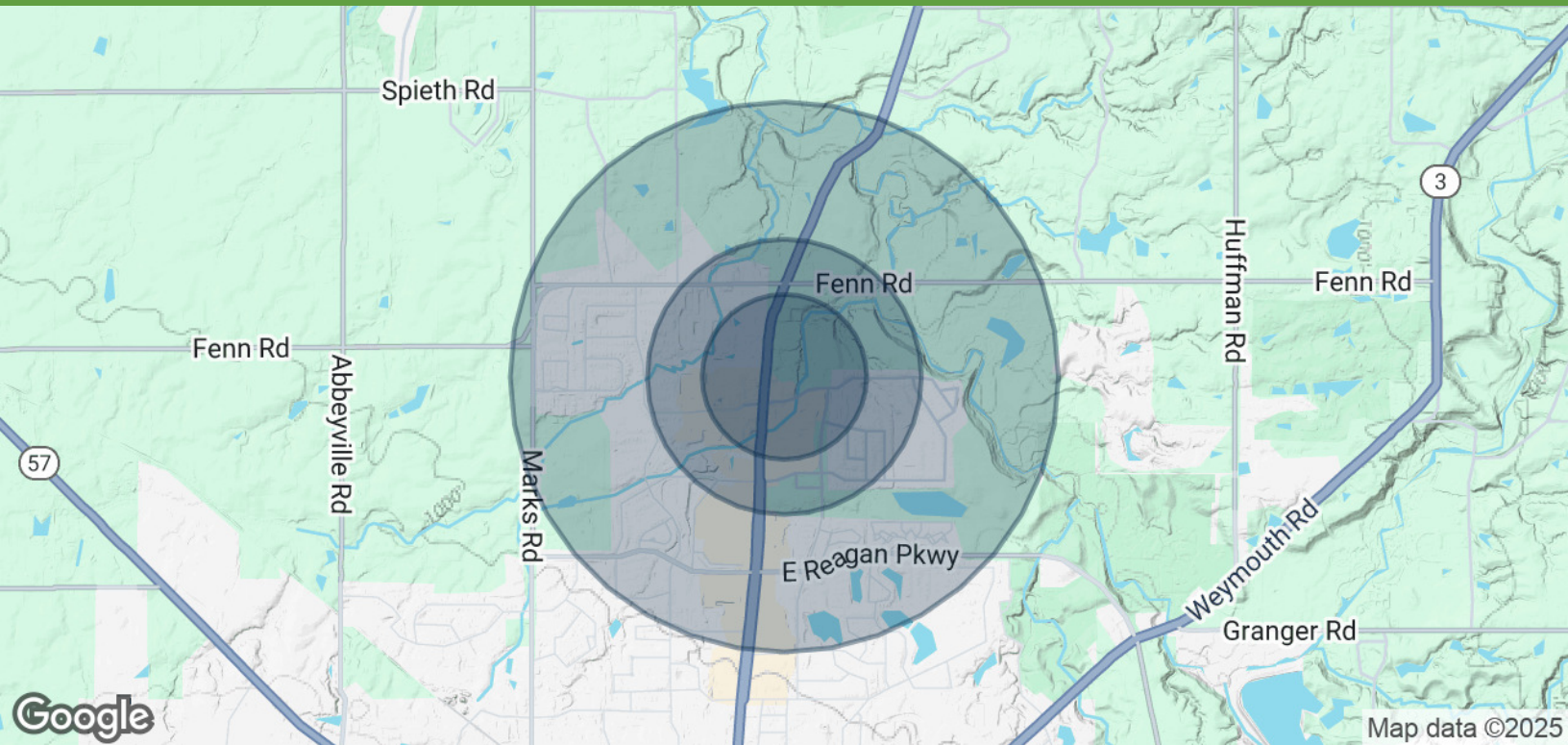
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	173	950	4,972
Average Age	46	46	48
Average Age (Male)	44	44	45
Average Age (Female)	48	48	50

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	79	436	2,260
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$109,587	\$112,661	\$107,045
Average House Value	\$311,742	\$322,575	\$314,703

Demographics data derived from AlphaMap



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