



**LEASE**

# 215 Rainbow Street

**215 RAINBOW STREET**

Wadsworth, OH 44281

**PRESENTED BY:**

**TYLER ROBIN**

C: 330.591.7974

[tyler.robin@svn.com](mailto:tyler.robin@svn.com)

**AARON DAVIS**

C: 330.221.7297

[aaron.davis@svn.com](mailto:aaron.davis@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4.95 SF/yr (MG)
<b>AVAILABLE SF:</b>	5,904 SF
<b>OFFICE SF:</b>	Approx. 750 SF
<b>LOT SIZE:</b>	One Acres
<b>MODIFIED GROSS LEASE:</b>	Base Rent + Utilities
<b>ZONING:</b>	I-2 Heavy Industrial
<b>APN:</b>	040-20C-09-117

**TYLER ROBIN**  
C: 330.591.7974  
tyler.robin@svn.com

**AARON DAVIS**  
C: 330.221.7297  
aaron.davis@svn.com

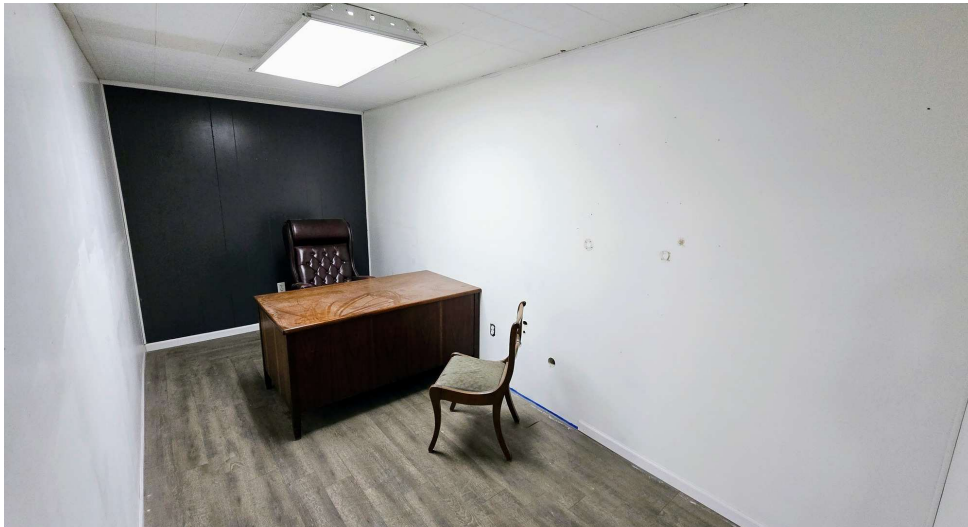
### PROPERTY DESCRIPTION

This industrial space is newly vacated and comes equipped with two 12'-high doors and a small office space. It is an excellent space for automotive service providers and an ideal location for contractors, plumbers, and electricians who require a convenient storage space and an office to utilize as a base of business. The 12'-high doors make it easy to load and unload equipment and supplies. The office space is perfect for managing business operations and providing a comfortable setting for office personnel.

### PROPERTY HIGHLIGHTS

- Two 12' Drive-in doors.
- Ample 3-Phase 480v power.
- 12' Clear Heights in the warehouse portion.
- Approx. 0.35 Acres of outdoor storage and parking are available.

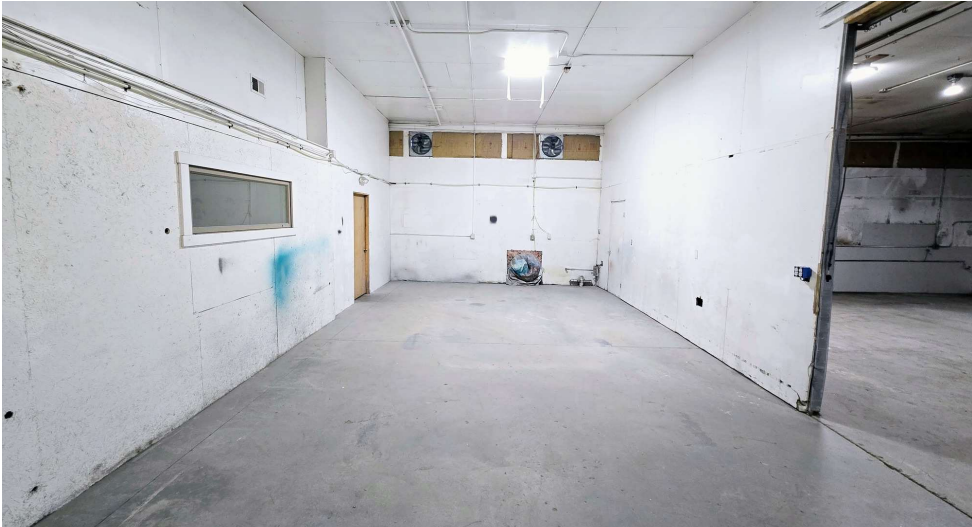
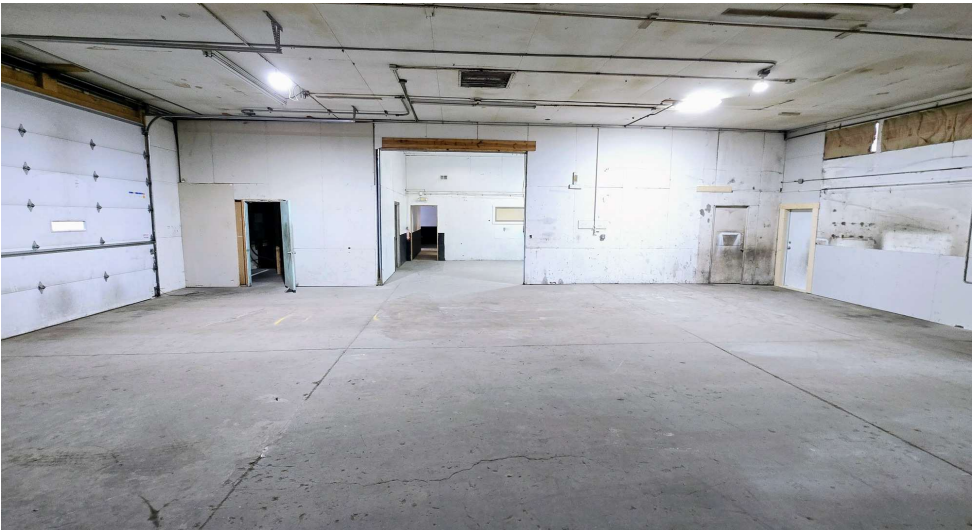
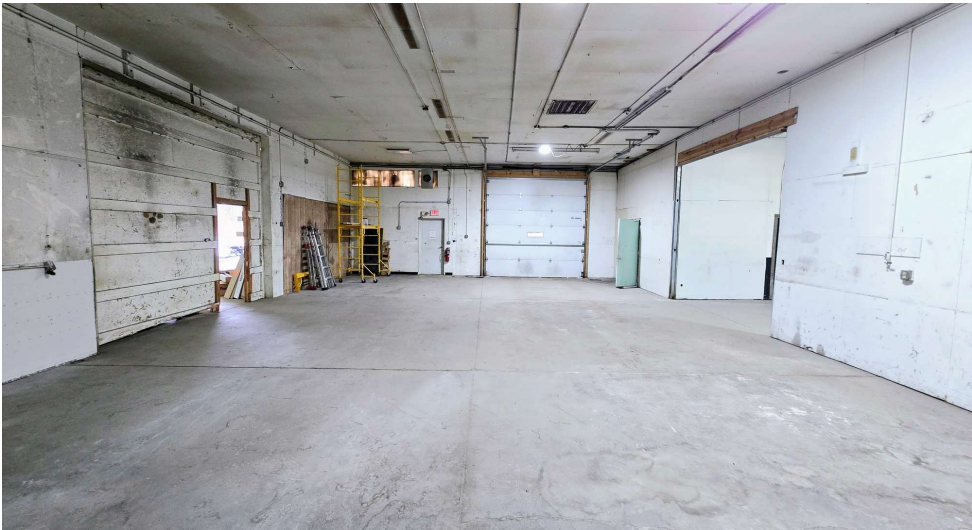
## ADDITIONAL PHOTOS



**TYLER ROBIN**  
C: 330.591.7974  
tyler.robin@svn.com

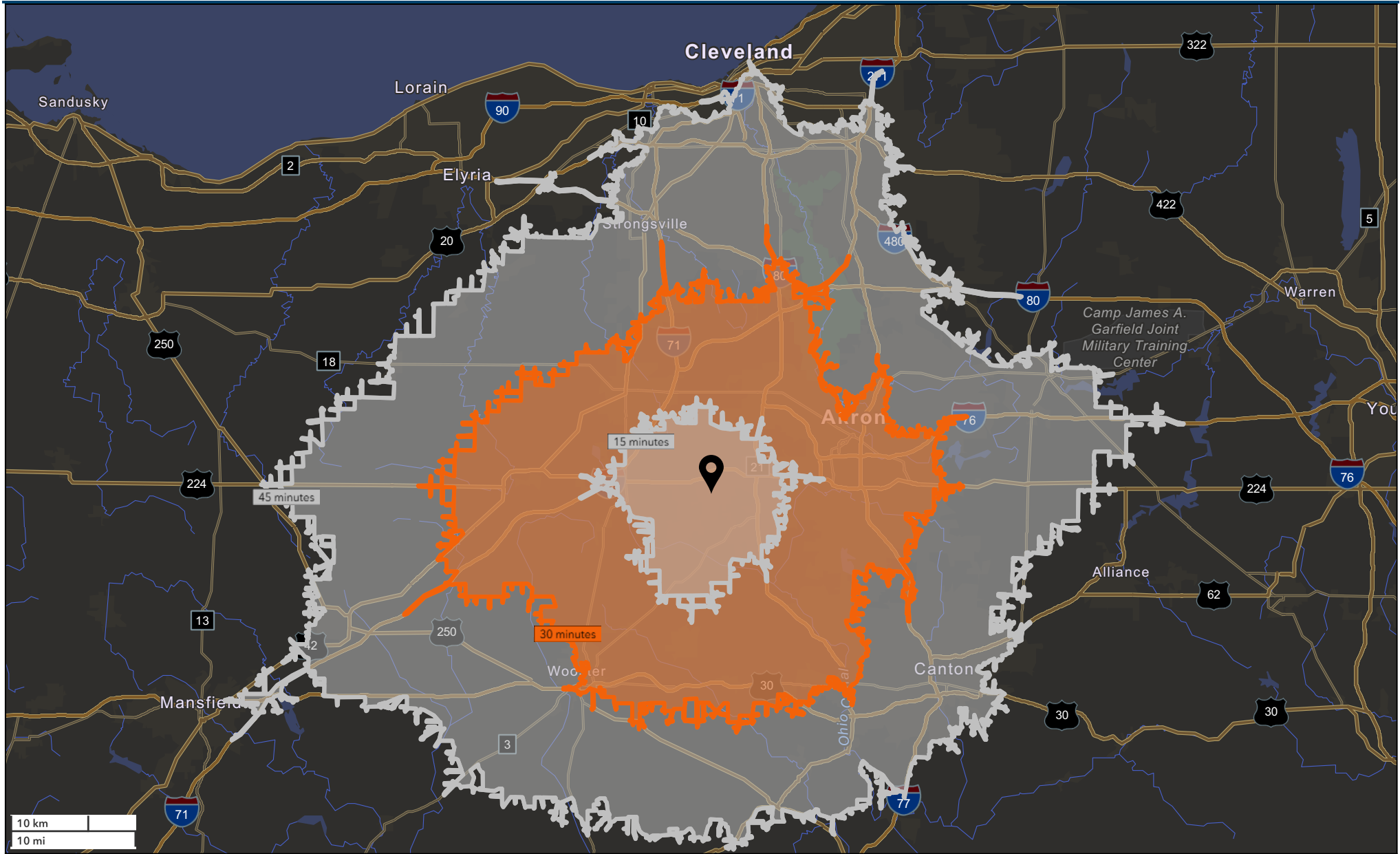
**AARON DAVIS**  
C: 330.221.7297  
aaron.davis@svn.com

**ADDITIONAL PHOTOS**



**TYLER ROBIN**  
C: 330.591.7974  
tyler.robin@svn.com

**AARON DAVIS**  
C: 330.221.7297  
aaron.davis@svn.com



# DEMOGRAPHICS MAP & REPORT

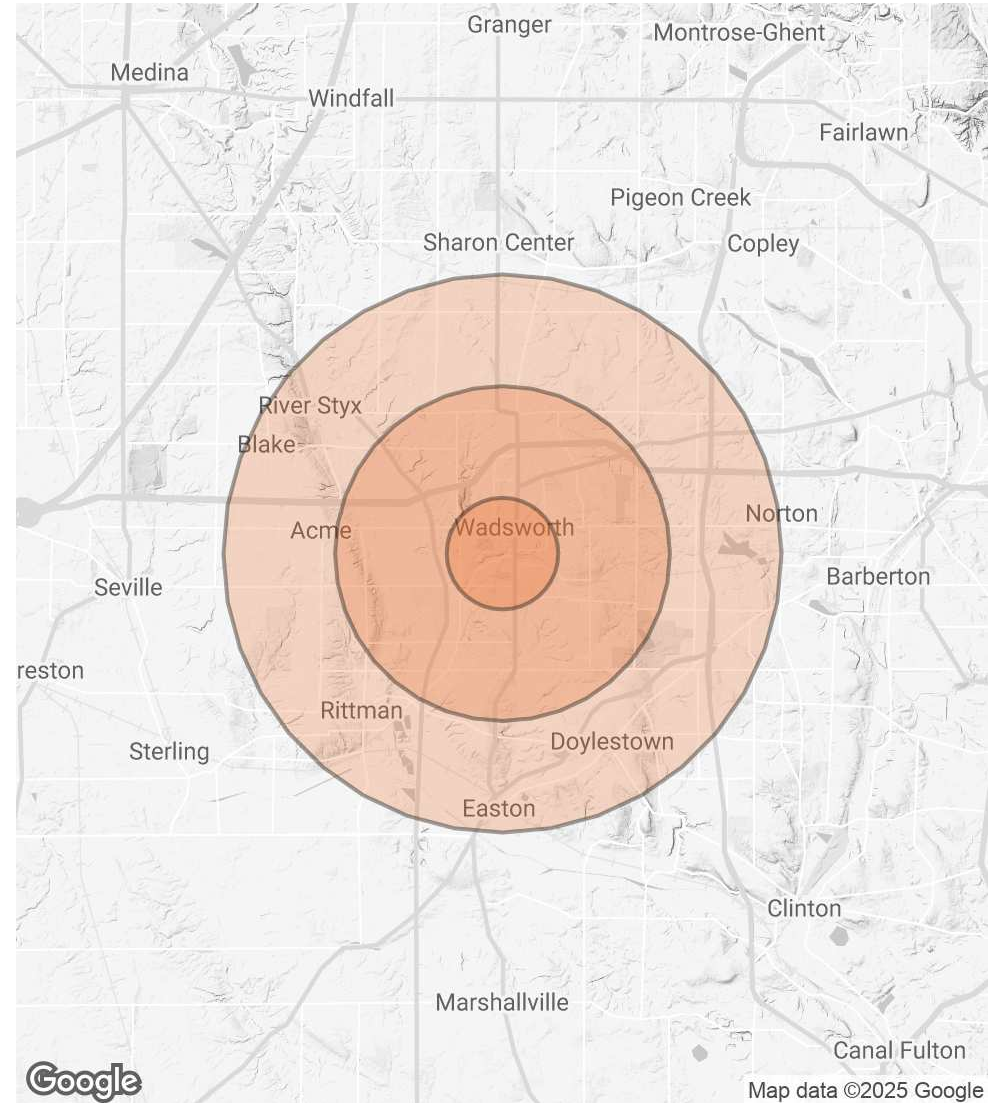
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,338	28,082	49,956
<b>AVERAGE AGE</b>	39	42	42
<b>AVERAGE AGE (MALE)</b>	38	40	41
<b>AVERAGE AGE (FEMALE)</b>	40	43	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,402	11,495	20,308
<b># OF PERSONS PER HH</b>	2.5	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$84,939	\$107,221	\$105,623
<b>AVERAGE HOUSE VALUE</b>	\$219,021	\$275,302	\$274,989

Demographics data derived from AlphaMap



**TYLER ROBIN**  
 C: 330.591.7974  
 tyler.robin@svn.com

**AARON DAVIS**  
 C: 330.221.7297  
 aaron.davis@svn.com