



GREAT OAKS SHOPPING CENTER



201-251 Great Oaks Trail

WADSWORTH, OH

PRESENTED BY:

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Property Information

PROPERTY SUMMARY

GREAT OAKS SHOPPING CENTER - SALE

201-251 GREAT OAKS TRAIL
WADSWORTH, OH 44281

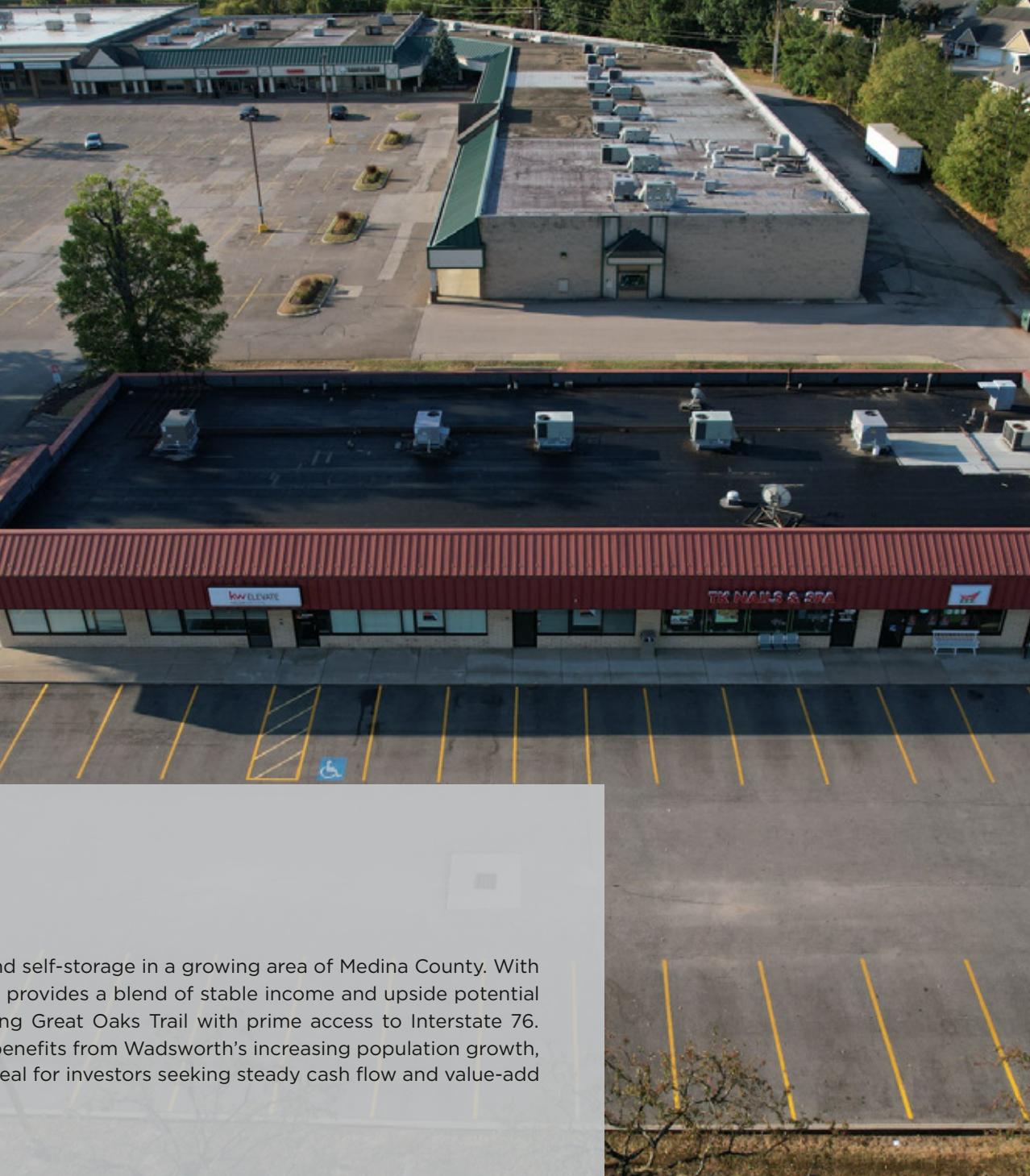
OFFERING SUMMARY

SALE PRICE:	\$4,250,000
BUILDING SIZE:	74,095 SF
LOT SIZE:	6.74 Acres
PRICE / SF:	\$57.36
CAP RATE:	7.8%
OUTLOT:	\$500,000

*Building + Outlot being offered together at \$4,750,000

PROPERTY SUMMARY

A versatile commercial asset offering a blend of retail, office, and self-storage in a growing area of Medina County. With an ideal location in Wadsworth's retail corridor, this investment provides a blend of stable income and upside potential with the additional value for approximately +/- 1.0 acre fronting Great Oaks Trail with prime access to Interstate 76. With a mix of long standing tenants and new leases, the asset benefits from Wadsworth's increasing population growth, low retail vacancy, and strong self-storage demand making it ideal for investors seeking steady cash flow and value-add potential.



PROPERTY HIGHLIGHTS

- 74,075 SF building in high-traffic location
- Prime access to Interstate 76
- Surrounded by diverse retail and restaurant establishments
- Located in The City of Wadsworth retail district
- Benefits from City of Wadsworth's low-cost utilities
- Potential for significant rent growth
- Reliable rent roll with Great Oaks Self Storage Anchor
- Prime parcel for value add



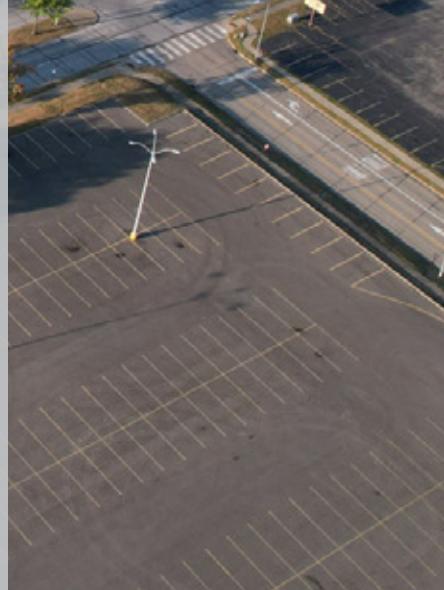
**STABLE CASH FLOW,
LONG-TERM
TENANTS**



**STRONG POTENTIAL
FOR A QSR
DEVELOPMENT**



**DIRECT,
CONVENIENT I-76
ACCESS**



1 ACRE OUTLOT AVAILABLE FOR DEVELOPMENT





Location Information



LOCATION DESCRIPTION

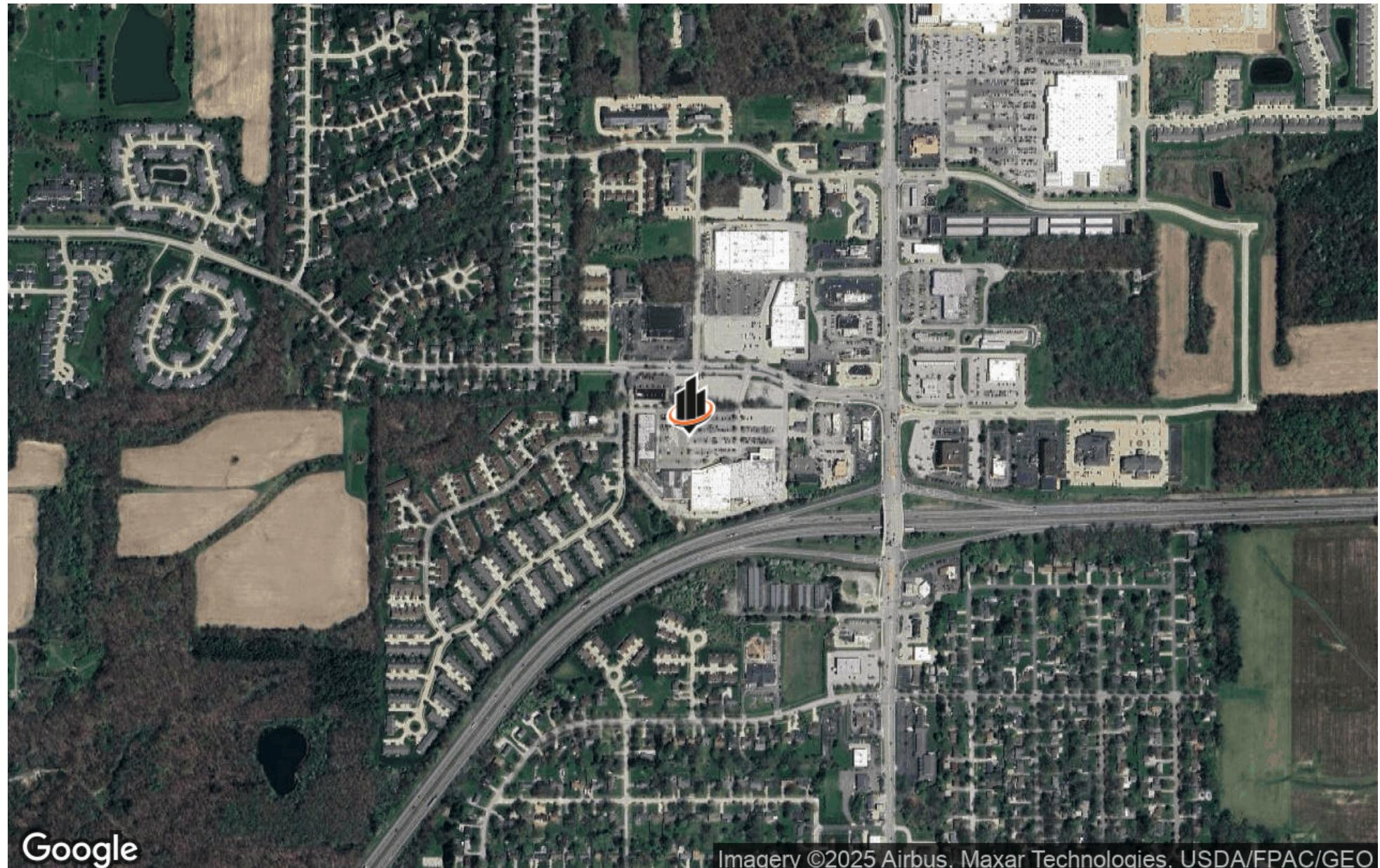
Ideally located along a high-visibility corridor with easy access to Interstate 76 and OH-261, the property's proximity to Medina (12 miles), Akron (10 miles), and Cleveland (35 miles) ensures tenant appeal and regional connectivity. The immediate area supports a healthy mix of grocery, restaurant, services, and residential neighborhoods contributing to steady customer traffic.



RETAILER MAP



AERIAL MAP



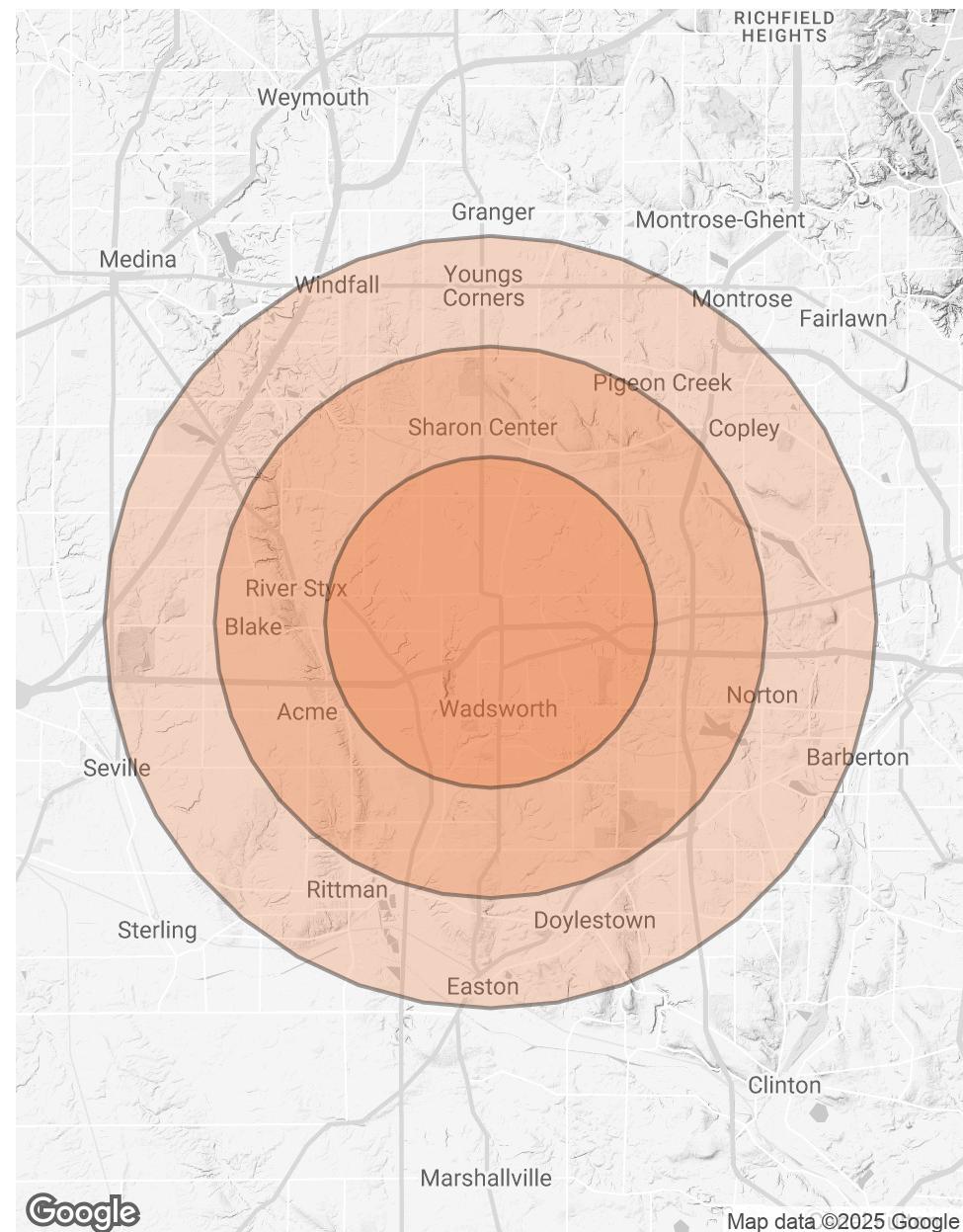
Demographics



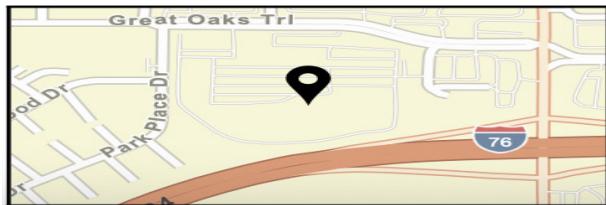
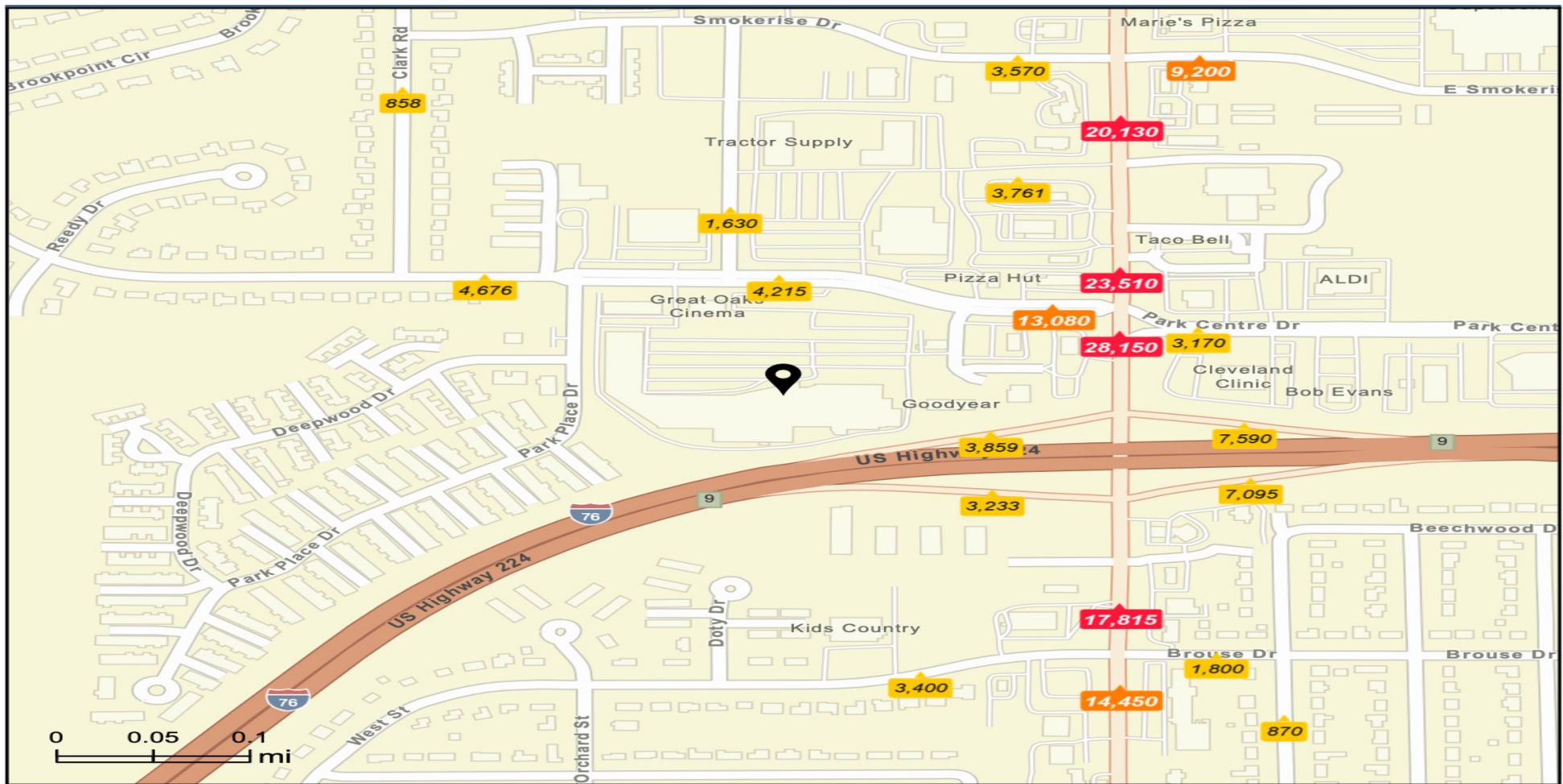
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	28,273	47,216	96,337
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	43	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	11,519	18,888	38,424
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$110,080	\$115,781	\$122,324
AVERAGE HOUSE VALUE	\$292,718	\$303,588	\$299,218

Demographics data derived from AlphaMap

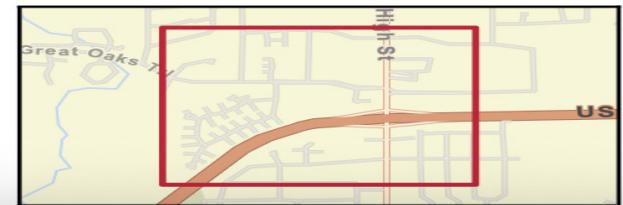


TRAFFIC COUNT MAP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



DRIVE TIME MAP

