

**For Lease: 24,317 SF on 1.95 Acres**  
**Rare Walmart Shadow Anchored Pad Development**

4029 PEARL ROAD | MEDINA | OHIO | 44256

**FOR LEASE**



- **TENANT EXPIRING NOVEMBER 2026**
- **FIRST TIME EVER ON THE MARKET**

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**CBRE**

# THE OPPORTUNITY

- For Lease: Freestanding 24,317 SF freestanding box on 1.95 signalized acres in front of Walmart, Hobby Lobby and Kohls
- This is the first time the space has been on the market as the building was constructed in 1996 for the original Tenant
- Rare signalized development site on the high barrier to entry Pearl Road Medina corridor. One of the only sites not impacted by the Pearl Road median.
- Traffic counts of 15,194 VPD in front of site (source ODOT TIMS)
- Zoned: Intensive Business District (Medina Township)
- Dimensions: 245' x 289'
- Loading: 1 recessed truck well
- 5 mile average household income of \$122,275



## QUICK STATS 5 MILE RADIUS



DAYTIME  
POPULATION  
62,245



POPULATION  
65,183



HOUSEHOLDS  
26,300



POPULATION  
25 & OVER  
46,698



AVG. HOUSEHOLD  
INCOME  
\$122,275





# RETAIL TRADE MAP

## Medina RETAIL TRADE AREA



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# DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2024 Population - Current Year Estimate	5,218	29,392	65,183
2029 Population - Five Year Projection	5,222	29,578	65,902
2024 Daytime Population	6,485	33,717	62,245
2024 Households - Current Year Estimate	2,454	12,609	26,300
2024 Average Household Income	\$104,626	\$108,287	\$122,275
2029 Average Household Income Projection	\$115,926	\$121,230	\$136,278
2024 Median Household Income	\$77,518	\$80,493	\$93,989
2024 Population 25 and Over	4,058	21,407	46,698

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