

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

4029 PEARL ROAD | MEDINA | OHIO | 44256

FOR LEASE



24,317 SF
RETAIL BOX

- **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



Walmart
HOBBY LOBBY
MATTRESSFIRM
Panera BREAD
KOHLS
Applebee's

ALDI
JOE'S MESS SUBS
Little Caesars Pizza
PET SUPPLIES PLUS

Buehler's Fresh Foods
giant eagle

TARGET
FirstWatch
Twisted Burgers & Tacos
Wendy's
DQ
REGAL

Marcs
Marshalls
meijer
McDonald's
DUNKIN'
GNC
DOLLAR TREE
TACO BELL
RBC
Citizens Bank
Advance Auto Parts

Piñata Salapeños

QUAKER STEAK & LUBE
BEST WINGS USA

THE HOME DEPOT

Bob Evans RESTAURANT

LONGHORN STEAKHOUSE

SITE

Pearl Rd - 15-194 VPD

Grande Blvd

PETSMART
ASHLEY
Planet Fitness
King of

CBRE



RETAIL TRADE MAP



Medina RETAIL TRADE AREA

TRADE AREA INFO

Reagan Pkwy & Court St
(3 Miles)

- Population: 35,994
- Daytime Population: 36,656
- Total Households: 14,276
- Average HH Income: \$92,180
- Total Businesses: 1,638
- Total Employees: 19,108

HOTELS

7 Hotels/508 Rooms
Not shown on map

1. Fairfield Inn & Suites - 60
2. Hampton Inn - 78
3. Holiday Inn Express - 92
4. Motel 6 - 63
5. Quality Inn - 77
6. Red Roof Inn - 86
7. Super 8 - 52

MAJOR EMPLOYERS

1. Medina Hospital - 586
2. Plastipak Packaging - 350
3. Sandridge Food Corp - 300
4. Carlisle Brake & Friction - 260
5. Medina Supply Co - 250

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Updated: April 10, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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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