

FREESTANDING RESTAURANT ACROSS FROM WALMART



FOR SALE | FOR LEASE
4136 PEARL ROAD
MEDINA, OH 44256
SALE PRICE: \$1,375,000
FOR LEASE: \$34/SF NNN



PROPERTY HIGHLIGHTS

- **FOR SALE: \$1,375,000 or FOR LEASE: \$34/SF NNN**
- Available: 3,627 SF on 1.2 Acres of Land
- Across from Walmart
- Access off Grande Boulevard
- Frontage: $\pm 215'$ | Depth: $\pm 235'$ on the south side, $\pm 252'$ on the north end
- Parking: 67 spaces
- Traffic count: $\pm 15,000$ per day
- Zoned: Medina Township Business Intensive
- Current estimated 2024 taxes: \$16,055
- **Current tenant has a lease in place through October of 2025 and will be moving to a new location in Medina**



LISTING AGENT

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PROPERTY OVERVIEW

This property includes 3,627 SF of retail space on 1.19 acres with a commercial kitchen, 10-person bar and outdoor patio. The current tenant has a lease through October 31, 2025 and will be moving their location to stay within Medina. Currently, the restaurant has seating for over 100 guests and there is a small waiting area as you walk in. Zoning is Medina Township's Business Intensive, allowing for many retail uses.

LOCATION OVERVIEW

The property is located in the northern section of Medina's retail corridor on N. Court Street (SR-42) across from Walmart. The property sits along N. Court Street with access along Grande Boulevard next to Home Depot, Quaker Steak and Lube, and Bob Evans. There is a variety of other retail strips along North Court Street including a new Meijer grocery store. North Court boasts traffic counts of over 15,000 cars per day.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,864	13,174	25,818
Total Population	6,217	31,290	64,341
Average HH Income	\$99,961	\$113,580	\$125,381

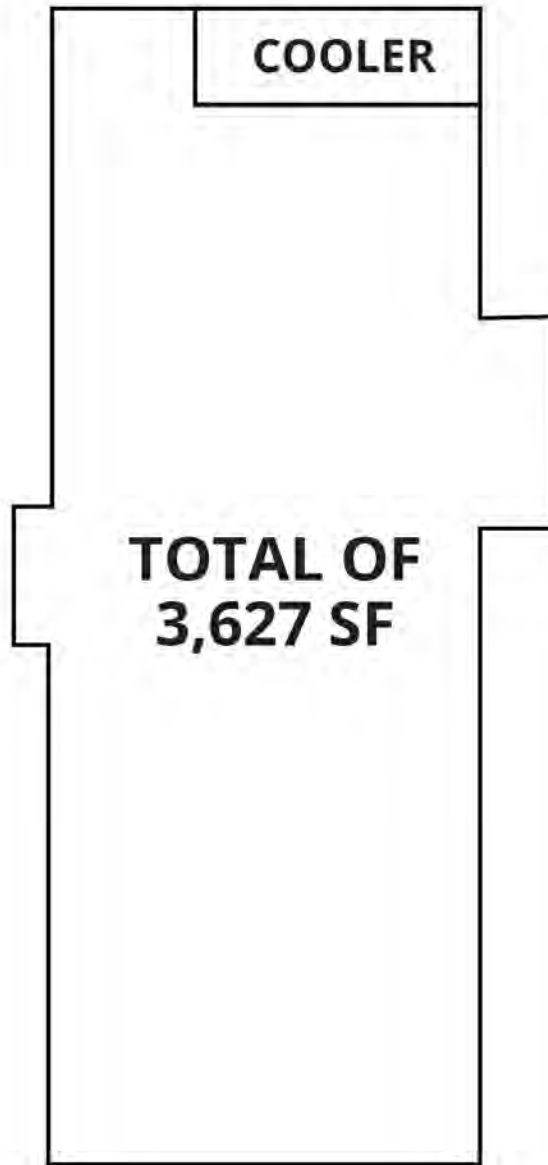
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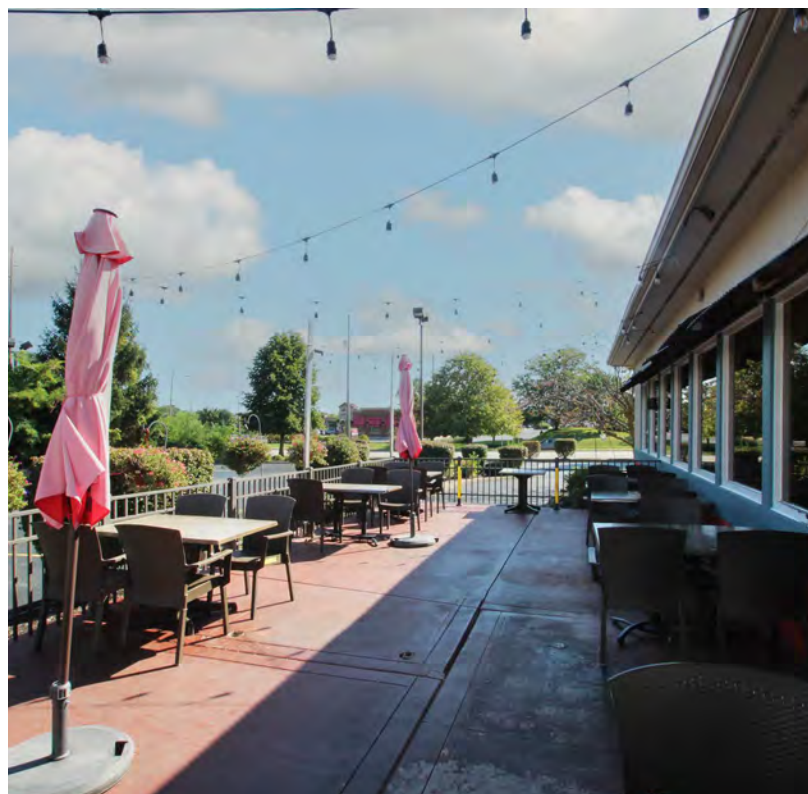
FLOORPLAN



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