

MEDICAL OFFICE CONDO FOR LEASE



**1197 HIGH STREET
WADSWORTH, OH 44281**
**LEASE RATE: \$1,760/MO
+ CAM AND UTILITIES**



PROPERTY HIGHLIGHTS

- Available: 1,529 SF
- Price per SF: \$13.81 SF + \$4.24 SF Condo Charge
- **Suite 102** Consists of a Lobby/Reception Area with 5 Exam Rooms with Sinks, Lab Station, Kitchenette, 1 ADA Restroom, and Storage Closet
- \$140,000 Improvements made to Suite within Past Couple of Years
- Built in 2003
- High Traffic Area, Good Visibility, and Functional Layout
- Parking: Approximately 10+ Spaces for the Suite
- Signage Available Above Entry Door and on Plaque
- Zoning: C-5 Commercial Office



LISTING AGENT

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PROPERTY OVERVIEW

1197 High St. is currently occupied by Doxology Health & Fertility. This multi-suite building features modern office spaces with ample parking, professional landscaping, and a welcoming lobby area. Suites are designed for various uses, including medical practices, financial services, and general office spaces.

LOCATION OVERVIEW

Located in the thriving commercial district of Wadsworth, Ohio, 1197 High St is a well-maintained professional office building offering a prime location for businesses in the medical, wellness, and professional service industries. Positioned near major retailers like Walmart and just minutes from I-76, this property provides excellent visibility, accessibility, and convenience for clients and employees alike. Tenants benefit from high-traffic exposure along High Street and easy access to downtown Wadsworth, Akron, and surrounding communities. With its strategic location, professional atmosphere, and adaptable floor plans, 1197 High St is an ideal space for businesses looking to establish or expand in the growing Wadsworth area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,433	10,819	18,649
Total Population	5,870	26,519	47,108
Average HH Income	\$125,063	\$110,867	\$121,131

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

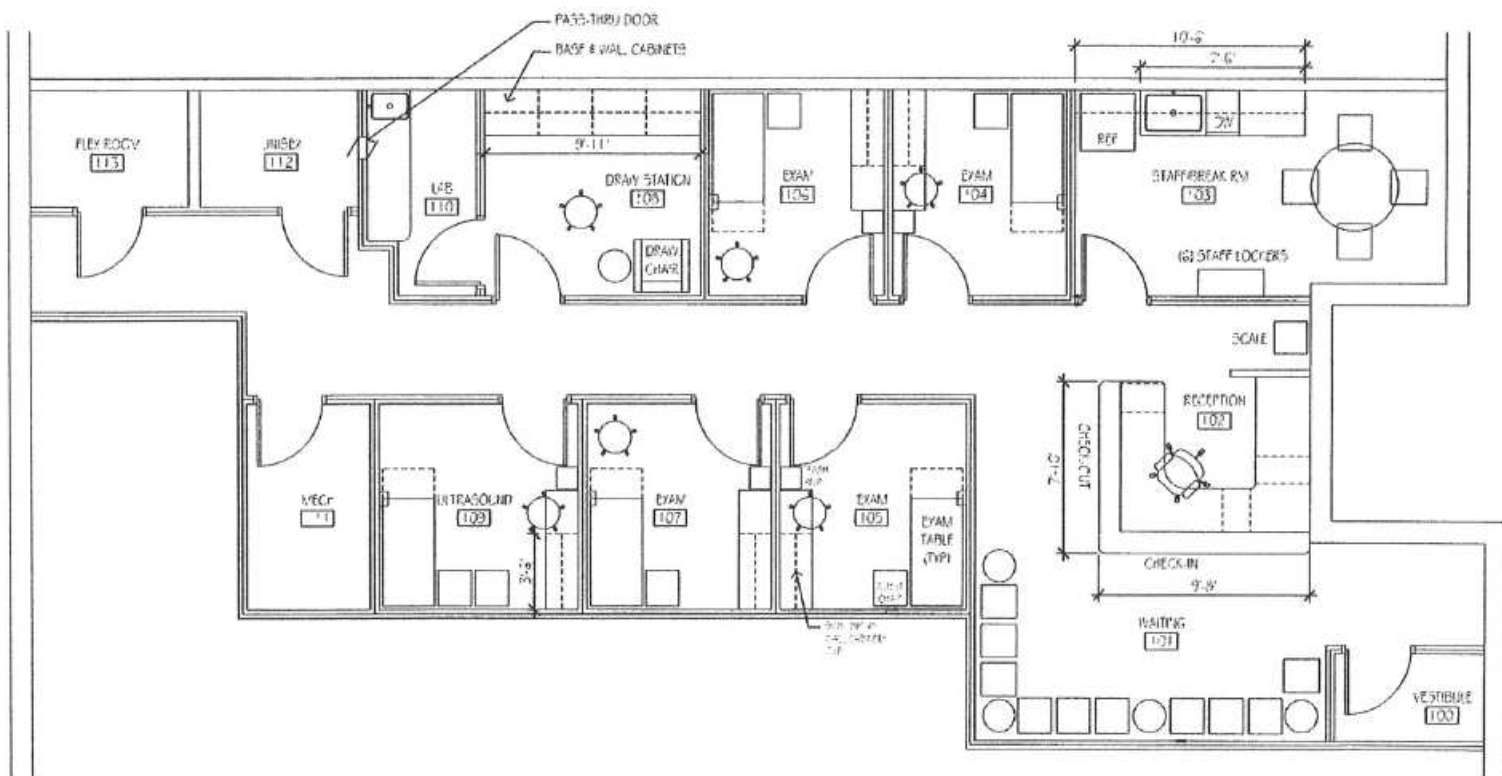


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FLOORPLAN



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