



406 Beall Ave.

### RARE OPPORTUNITY & UNIQUE LOCATION

TOTAL SQ FT:	2,788 SF
LEASE:	\$3,800 NNN
LEASE TERM:	5 Year Min. (10 Preferred)
ZONING:	C-2, Commercial
PARKING SPACES:	11 Total
RESTROOMS:	1 ADA
COLLEGE OF WOOSTER:	1/4 Mile to North
DOWNTOWN WOOSTER:	1/4 Mile to South
IDEAL LOCATION FOR:	National Tenant, QSR
NEIGHBORING TENANTS:	Arby's, KFC, Domino's, Wendy's, AutoZone, Chipotle (Just Opened!)

“Perfect for a Pick Up Only QSR!”

“Don’t wait! This is a RARE opportunity to lease a single unit building along the 1/2-mile stretch on Beall Avenue between Downtown Wooster and the College of Wooster.”

“Beall Avenue is one of the most traveled commercial thruways in Wooster.”

“The neighborhoods between the College of Wooster and Downtown are dense in population.”

“The newly dedicated bike paths and streetscape project mark the importance of Beall Avenue to the city and the college.”

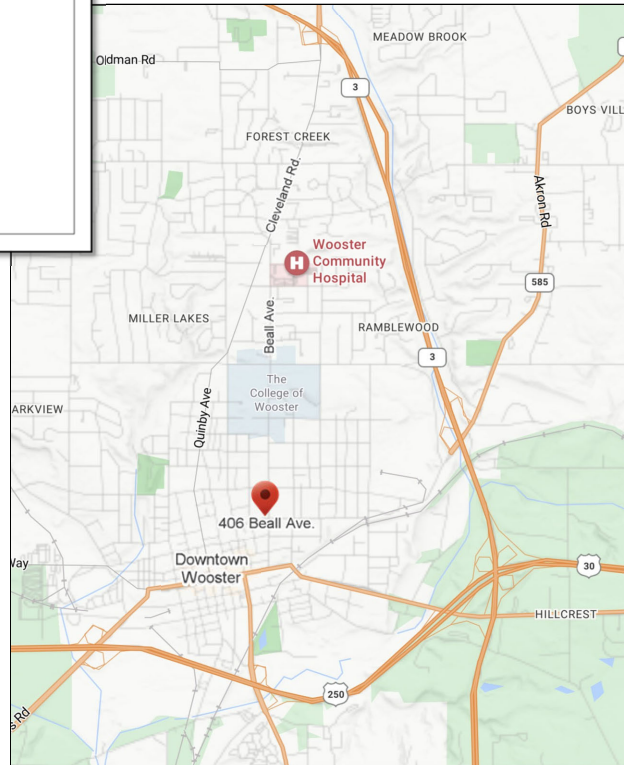
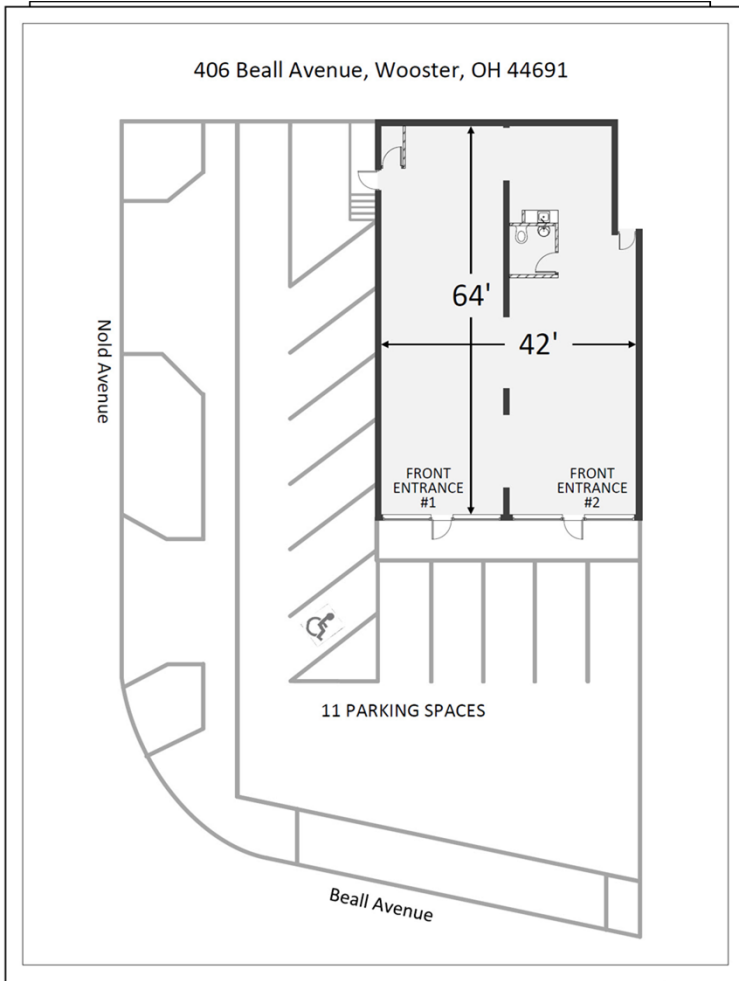
“These other national tenants can’t all be wrong. Location, location, location!”



CALL NOW: Victor Simonyi @ 510-910-2115  
[www.halffranksplaza.com/406-beall](http://www.halffranksplaza.com/406-beall)  
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# 406 Beall Ave., Wooster, OH 44691



Sunflower Sky LLC

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*"Join a Vibrant Mix of New National Tenants & Local Businesses along Beall Avenue"*



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# FAQ: Why should I expand to Wooster, OH?



- The Wooster Micropolitan Area earned the **seventh spot in the nation** in Policom Corporation's **2023 Annual Economic Strength Rankings** report and is **No. 1 in Ohio**.
- Wooster was named **one of the 100 Best Places to Live in America** by Money in 2017.
- The City of Wooster, Wayne County's largest city and county seat, was recognized as an "**American Cities of the Future**" in 2013, 2014, 2015, and 2016 by fDi Magazine.
- The Ohio State University, Wooster Campus is the **Nation's Largest Research Facility** dedicated to the ag biosciences with a student population of 421.
- The College of Wooster has been recognized by US News and World Reports to be in the **top 5 of Ohio with a student population of 2,000+**.
- Wooster is the headquarters of several industrial entities, **Buehler Food Markets, Wooster Brush, Seaman Corp., Tricor Industrial, CRW Inc., and Certified Angus Beef**.
- Other large commercial operations in Wooster are **Frito-Lay, Akron Brass, United Titanium, Western Reserve Group Insurance Company, Daisy Brands, and Bogner Construction Company**.
- Wooster is situated in **between Cleveland and Columbus** and is a short drive to **Akron**.
- Wooster has an **active arts community**. The College of Wooster is also home to both the **Ohio Light Opera and the Wooster Symphony Orchestra**.
- Wooster population in 2022: 27,031 residents
- Median household income in 2021: \$55,598

