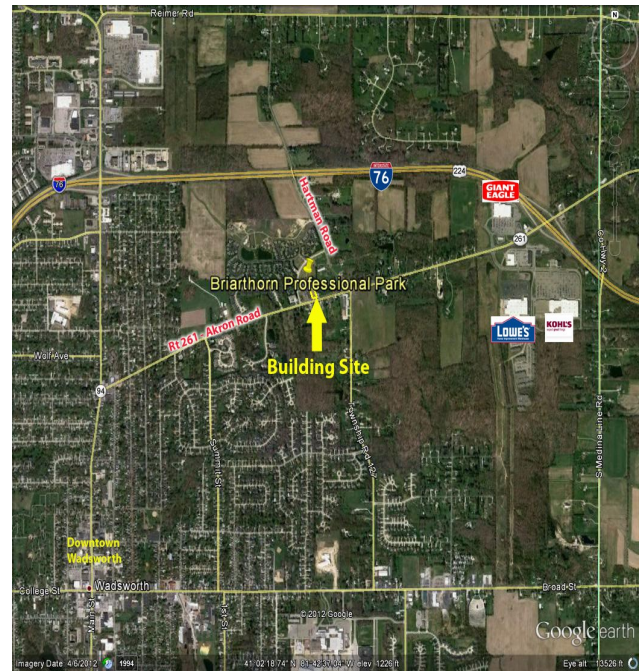


BUILDING SITE FOR SALE OR LEASE
4,000 - 9,000 SF NEW BUILDING
675 BRIARTHORN CRESCENT DR, WADSWORTH, OH
ZONED OFFICE OR MEDICAL OFFICE



Call for Detailed Information

Property Highlights

- Building pad ready for up to a 9,000 SF single story professional office or medical office.
- All infrastructure in place. Building pad is shovel ready. Preliminary Site Plan approved. Can design and build to suit.
- Join two existing buildings in Office Park: Optometry Vision Center and Day Care.
- Excellent Wadsworth location. Regional access on State Route 261, one mile west of Wadsworth Crossings Retail Center and I-76 exit.
- Ownership structure is a professional office park condominium. Great value; shovel ready.
- Office Park has street entry off Briarthorn Crescent Drive.
- Lease up to 9,000 SF in professional office building (to be constructed) is also available.

2011 Estimated DEMOGRAPHICS

	<u>1 Mile</u>	41	47,677
Median Age:	42	26,709	18,658
Population:	8,104	10,489	\$74,108
Households:	3,353	\$76,410	
Income Avg:	\$84,960	<u>5 Mile</u>	
	<u>3 Mile</u>	41	

TRAFFIC COUNT

Akron Road/SR 261	7,610
Hartman North of SR 261	1,674
Hartman South of SR 261	4,512



Contact: Terry Hanson
330.760.4245
THanson@Triad-Group.com

Briarthorn Professional Office Park Condominiums

Day Care
Center

Vision Care
Center

FOR SALE or LEASE
Building Site
7,000 S.F. Building Pad

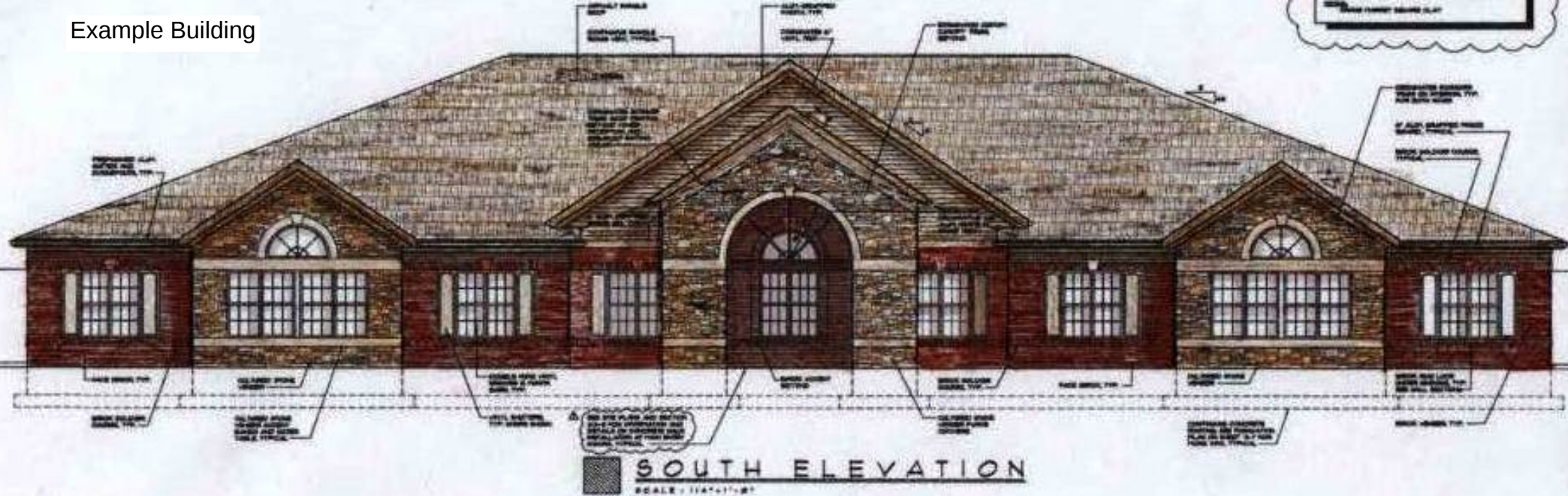
Briarthorn Crescent Drive

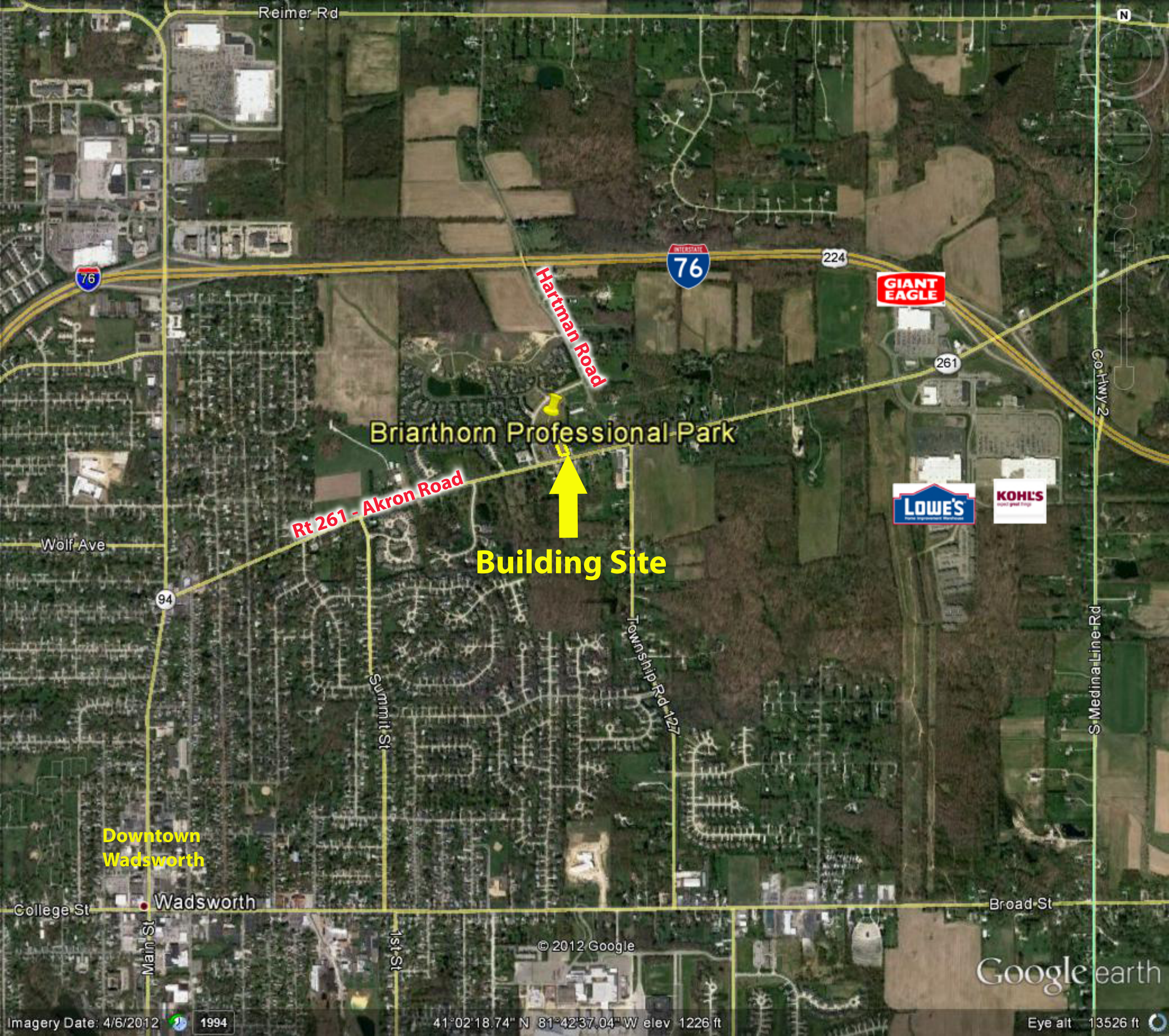
Akron Road - State Route 261
Akron Rd

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Example Building





Reimer Rd

76

INTERSTATE
76

224

GIANT
EAGLE

261

Coltway 2

Briarthorn Professional Park

Rt 261 - Akron Road

Hartman Road

Building Site

Wolf Ave

94

Summit St

Township Rd 127

Downtown
Wadsworth

College St Wadsworth

Main St

1st St

Broad St

S Medina Line Rd

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Google earth

Imagery Date: 4/6/2012 1994

41°02'18.74" N 81°42'37.04" W elev 1226 ft

Eye alt 13526 ft

Building 3

BRIANTHORN COMMONS PROFESSIONAL OFFICE PARK

Building Features:

Up to a 9,000 Sq.Ft. single story building pad, shovel ready, with site requirements in place as described below. This building pad is part of a 3 building site condominium, and the last available. The benefits of the condominium structure is lower cost to maintain the site, and lower cost to develop the site because of shared site amenities and requirements.

As Leased Space:

The property owner will initiate building the entire building for a 4,000 Sq.Ft. or larger tenant upon signing of lease. Given this will be a new building, the floor plan can be designed to meet the needs of the tenant. The time frame from signing of lease to occupancy would be approximately 8 – 10 months depending on the complexity of the interior build out.

Owner will provide a tenant improvement allowance, the amount to be determined based upon the tenant credentials, length of lease and use type. The rent shall be determined in a similar fashion as described above. The rent, build out timeframe, cost and tenant improvement allowance can all be determined quickly in initial discussions with an earnest interest of the prospective tenant.

Lease term is negotiable but a minimum term would be 5 to 7 years, again depending on the credentials, amount of the tenant improvement allowance, and use of the tenant,

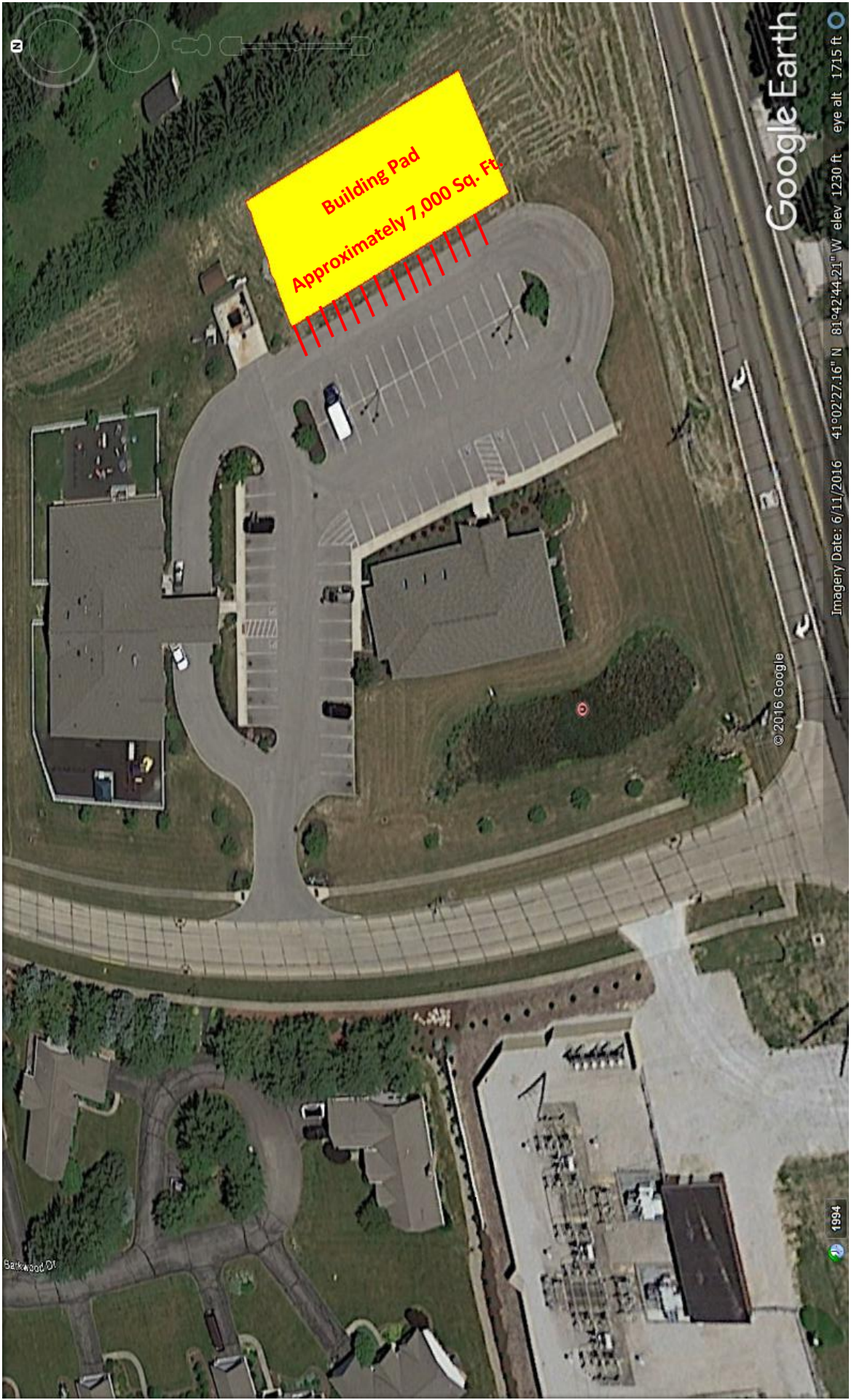
Building Pad Sales Price: \$250,000

Features and inclusions: Land, entitlement, condominium structuring, infrastructure and site development. The site is shovel-ready. Site maintenance is shared cost of the three building owners so provides economies of scale and ensures a professional building standard for the campus is maintained.

Completed Site Work Items:

- City Site Review and Inspection Fees

- Civil Engineering for site and building pad
- EPA Storm Water Fees
- Storm Water Retention Basin Installed
- Site Excavation and Grading
- Dumpster Enclosure
- Major Site Signage Constructed
- Electric Transformer in place
- Site Parking Lot Lighting in place
- Asphalt pavement in place. Needs add of 12 spaces in front of building pad to complete paving.
- 2" Water Service to within 20' of bldg. in place
- Sanitary Lateral to within 20' of bldg. in place
- Storm Sewers and Catch basins to bldg pad in place



Google Earth

Imagery Date: 6/11/2016 41°02'27.16" N 81°42'44.21" W elev 1230 ft eye alt 1715 ft

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