

LEASE

Retail Space

15446 WEST HIGH STREET

Middlefield, OH 44062

PRESENTED BY:

JOSEPH LEMMON

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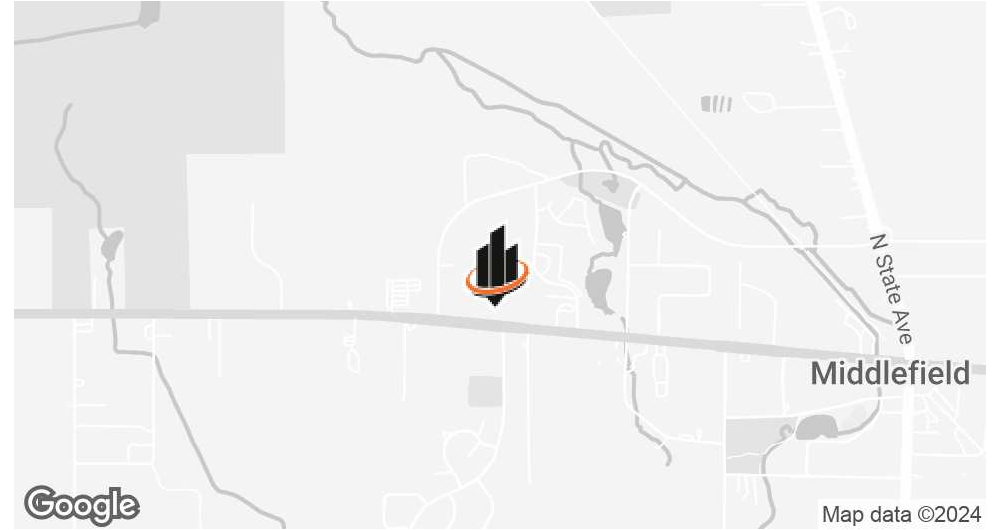
joe.lemmon@svn.com

OH #2022005836

1,287 SF



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,750.00 per month (Gross)
AVAILABLE SF:	1,287 SF
YEAR BUILT:	1940
RENOVATED:	1992
APN:	19071409
TOUR:	https://shorturl.at/OBopO

PROPERTY OVERVIEW

Unlock an exceptional retail opportunity at this prime location in Middlefield, Ohio. Designed to meet the needs of many different retail tenants, this space is part of a well-maintained retail plaza, offering a strategic position in a high-traffic area to ensure excellent visibility and customer engagement. The available space is 1,287 SF and the flexible layout and modern amenities make it ideal for showcasing products or creating a standout shopping experience.

With ample parking and expansive windows flooding the interior with natural light, this property combines functionality with a professional aesthetic. Whether you're launching a new store or expanding your presence, this premier retail space provides the perfect platform to attract customers and grow your brand.

PROPERTY HIGHLIGHTS

- Rent Abatement Available
- Shadow Anchored by Giant Eagle
- High Traffic Retail Corridor
- Storage Available
- Customizable Space

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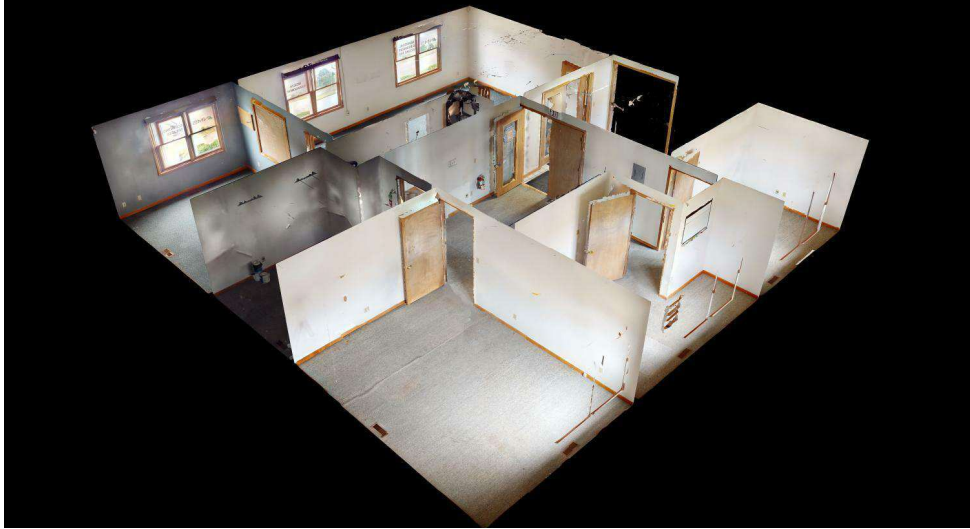
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ADDITIONAL PHOTOS



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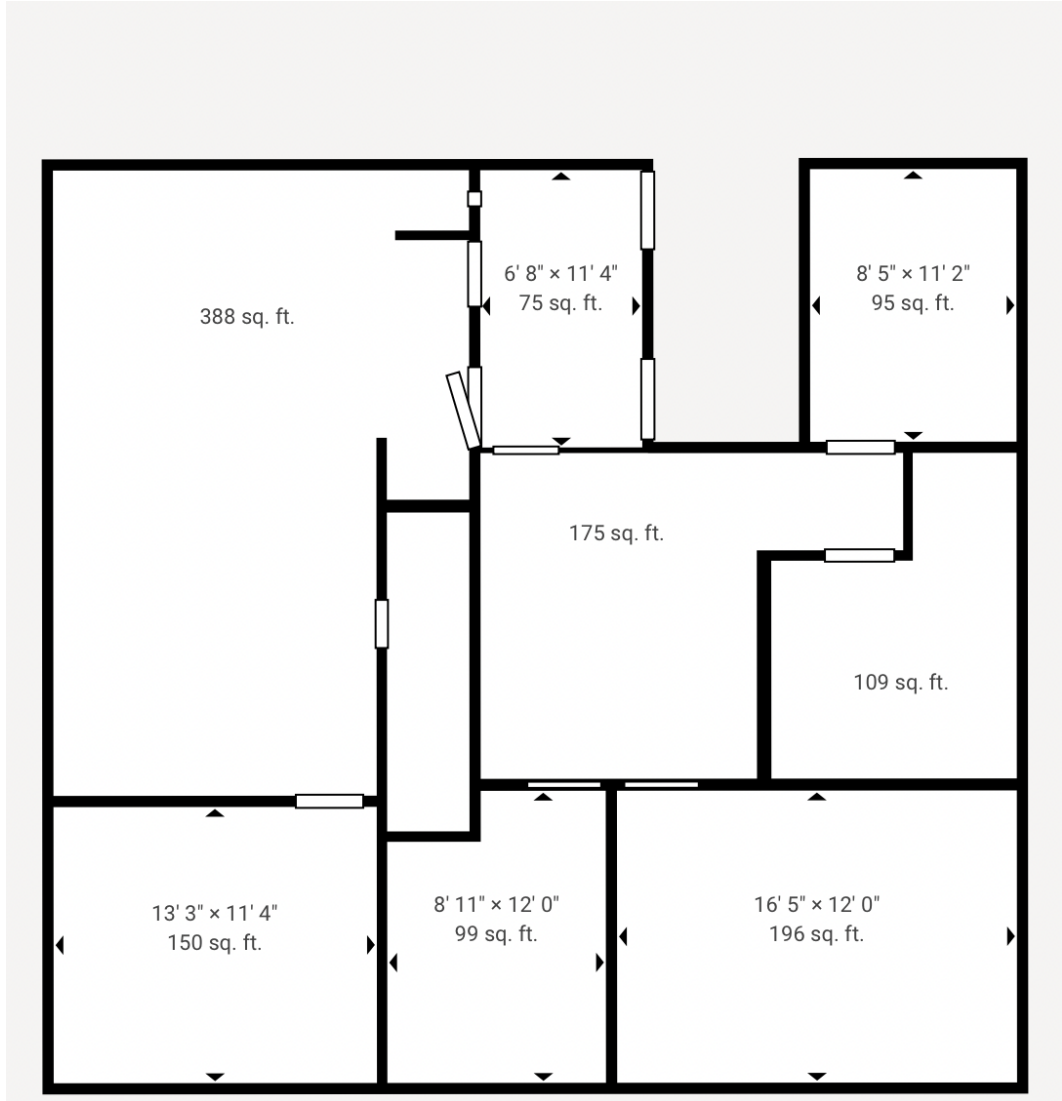
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FLOOR PLAN



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

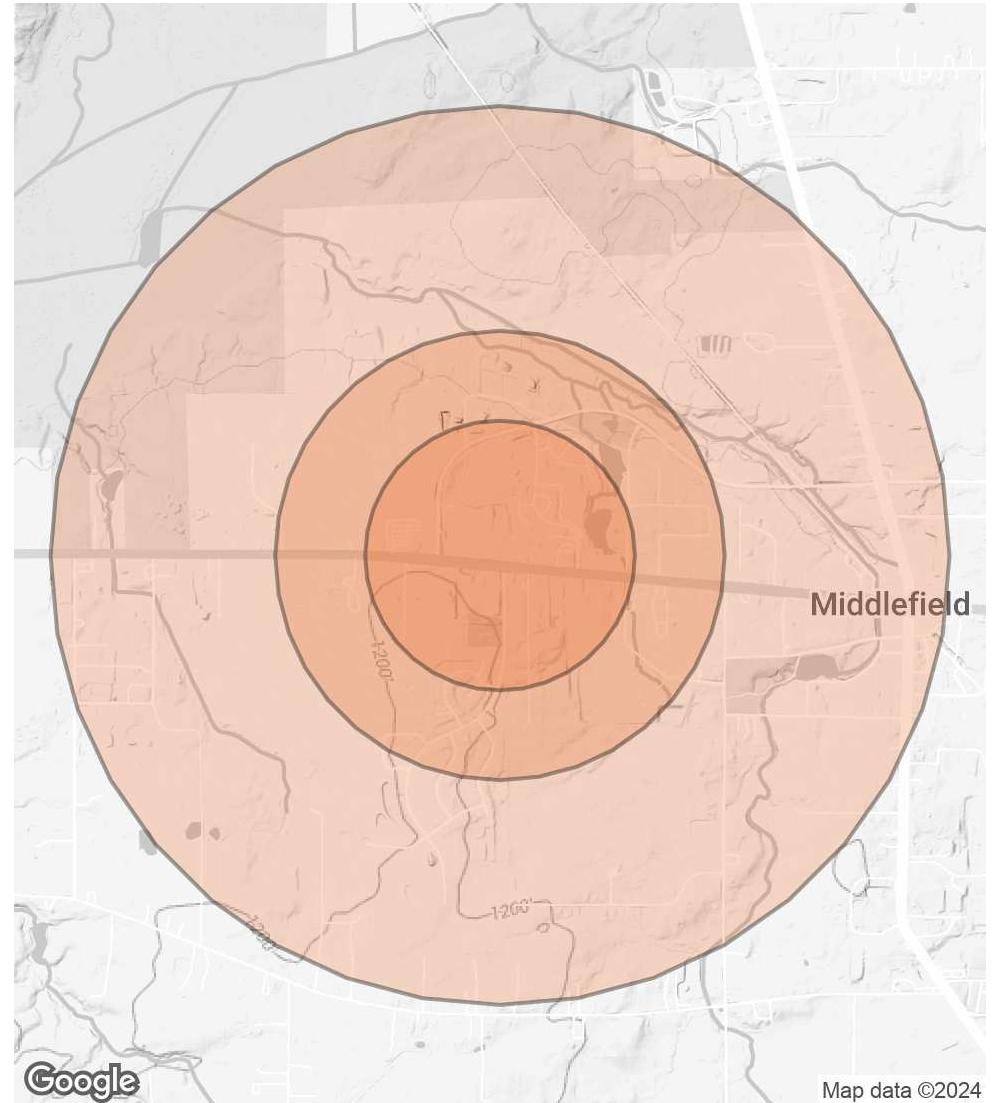
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	202	820	1,826
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	44	43	42

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	79	323	720
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$82,126	\$82,706	\$83,893
AVERAGE HOUSE VALUE	\$253,264	\$263,313	\$272,741

Demographics data derived from AlphaMap



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