

King Realty | conroy



FREESTANDING  
11,404 SF  
RETAIL

267 N. MAIN ST

WELLINGTON, OH 44090 ■ FORMER RITE AID



# PROPERTY SUMMARY



## High-Visibility Corner Retail

**\$1,650,000**

OFFERING PRICE

**Negotiable**

LEASE RATE

**11,404**

GROSS SF

**1.69**

LOT SIZE

**699**

FRONTAGE



# PROPERTY OVERVIEW

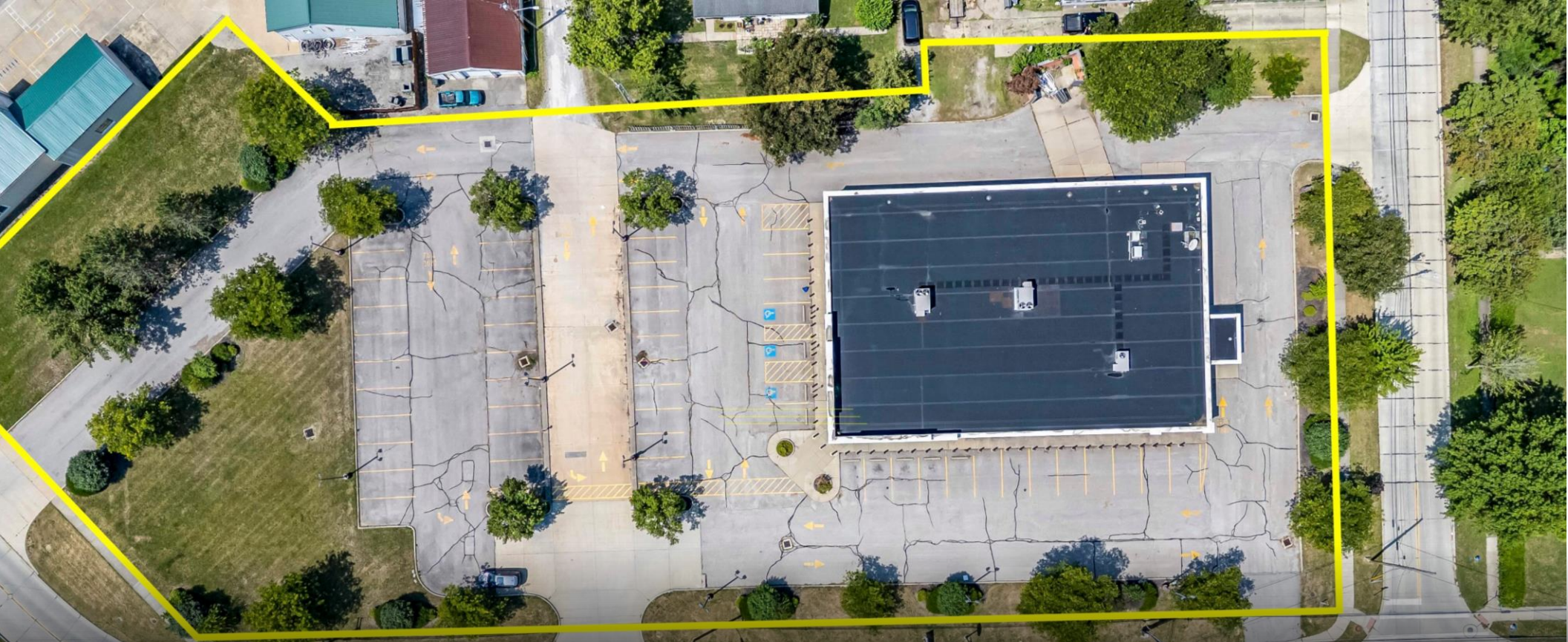
## EXECUTIVE SUMMARY

267 North Main Street offers a rare opportunity to acquire or lease a prominent retail building in the heart of Wellington, OH. The former Rite Aid consists of 11,404 SF on 1.69 acres, strategically positioned with three-street frontage along Main, Elm, and Kelly. Situated in downtown Wellington, the property benefits from strong visibility and accessibility on Main Street, a primary corridor through the community. The site's corner positioning and multiple access points make it highly attractive for retailers seeking prominence and convenience.

► PARKING	52 Spaces
► LOADING	Dock Included
► EQUIPMENT	Included
► CURB CUTS	2







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267 N. MAIN STREET



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## INTERIOR LAYOUT





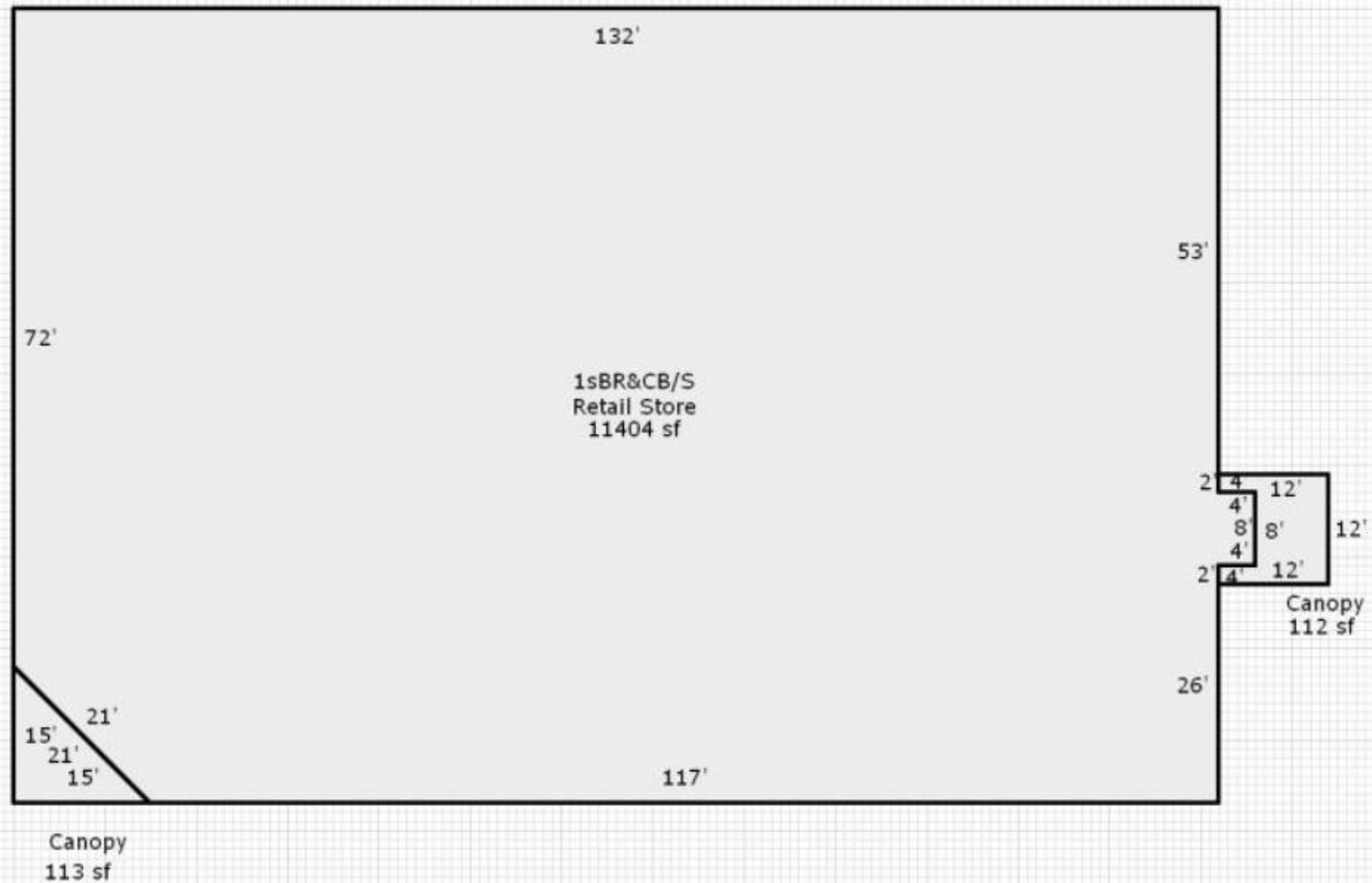


# PROPERTY HIGHLIGHTS

- ▶ **11,404 SF freestanding retail building**
- ▶ **52 on-site parking spaces and 2 curb cuts for easy access**
- ▶ **Equipment included in sale/lease**
- ▶ **Highly visible corner with 699 SF of combined frontage**
- ▶ **Loading dock and refrigerated cabinets in place**
- ▶ **Flexible space well-suited for QSR/restaurant, childcare, or convenience retail**



# PROPERTY FLOOR PLAN







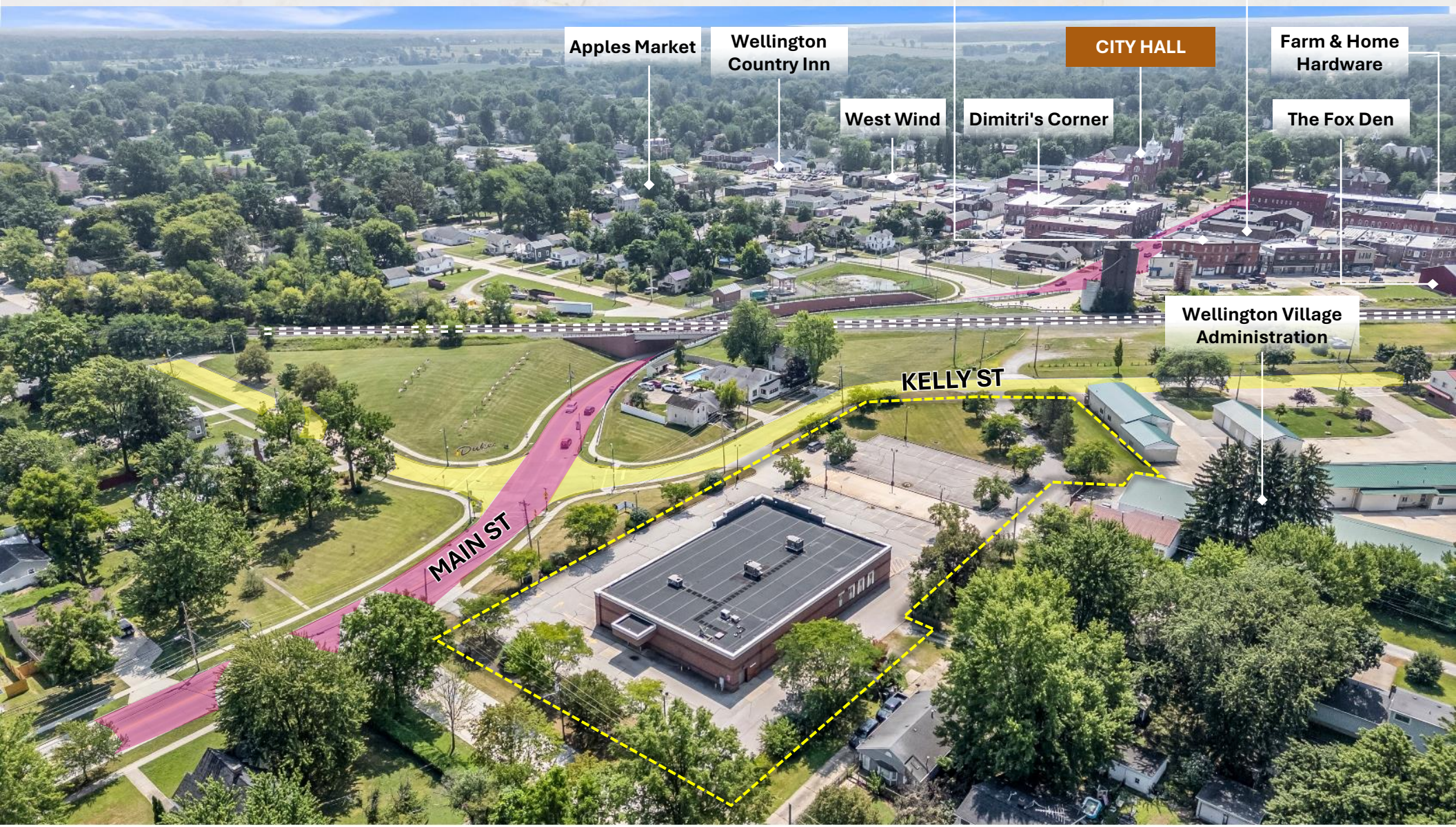
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# PRIME LOCATION

The Spirit of '76	Forts Tavern	Mad Batter	Bread N Brew
Donny's	Vfw Post 6941	Pizza House	Happy Tails





An aerial photograph of a large, single-story brick building with a flat roof. The building is surrounded by a large, mostly empty parking lot with yellow markings. To the left of the building is a dense forest of green trees. To the right is a paved road with a yellow center line and a grassy area. The sky is clear and blue. The text "02 The Location" is overlaid in the center of the image.

# 02

## The Location

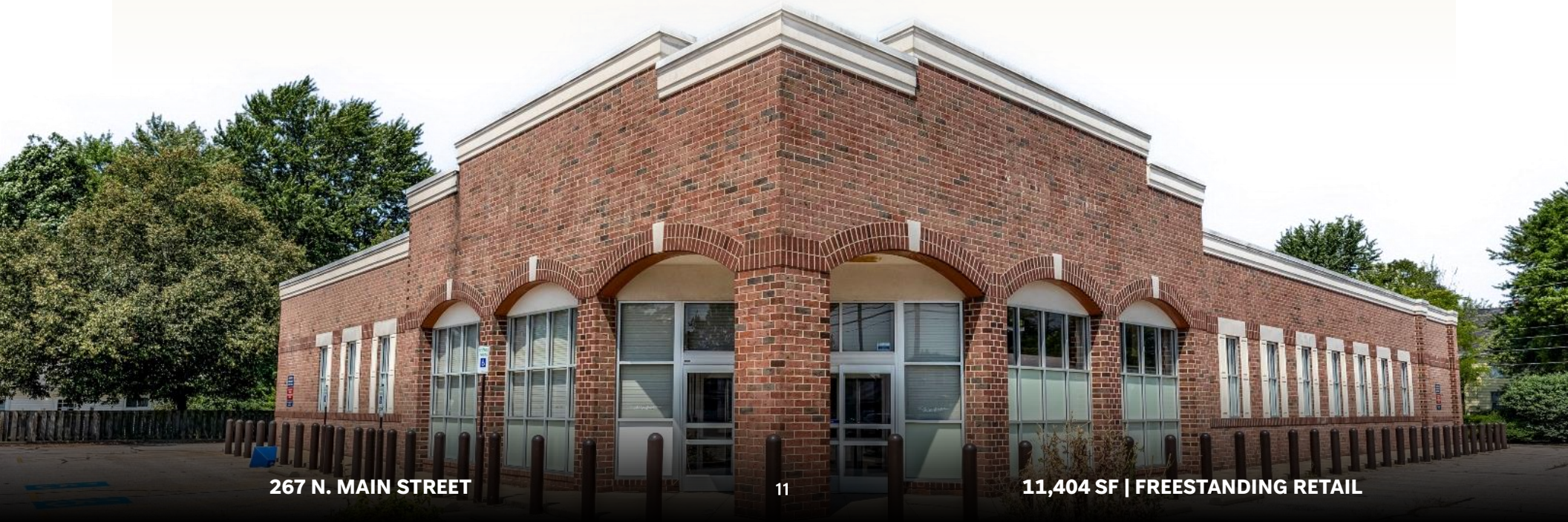


# WELLINGTON OHIO

	1 MILE	5 MILE	10 MILE
Population	3,829	10,224	37,279
Households	1,638	4,134	14,025
Avg HH Income	\$73,124	\$82,858	\$89,497
Median Home Value	\$159,940	\$191,440	\$217,845

Wellington is a historic community located in Lorain County, approximately 40 miles southwest of Cleveland and 25 miles south of Lorain. Known for its small-town charm and regional accessibility, Wellington serves as a local hub for retail, services, and community activity. The town benefits from its strategic positioning along State Route 58 and U.S. Route 20, providing direct access to surrounding communities and steady commuter traffic.

The property at 267 North Main Street enjoys a highly visible corner location in the heart of Wellington's retail corridor. Nearby national and regional retailers, restaurants, and service providers draw consistent customer traffic, while the surrounding residential neighborhoods provide a strong built-in consumer base. The area's mix of stable demographics, daily needs retail, and strong community ties make it an attractive location for businesses seeking visibility and accessibility in Northeast Ohio.



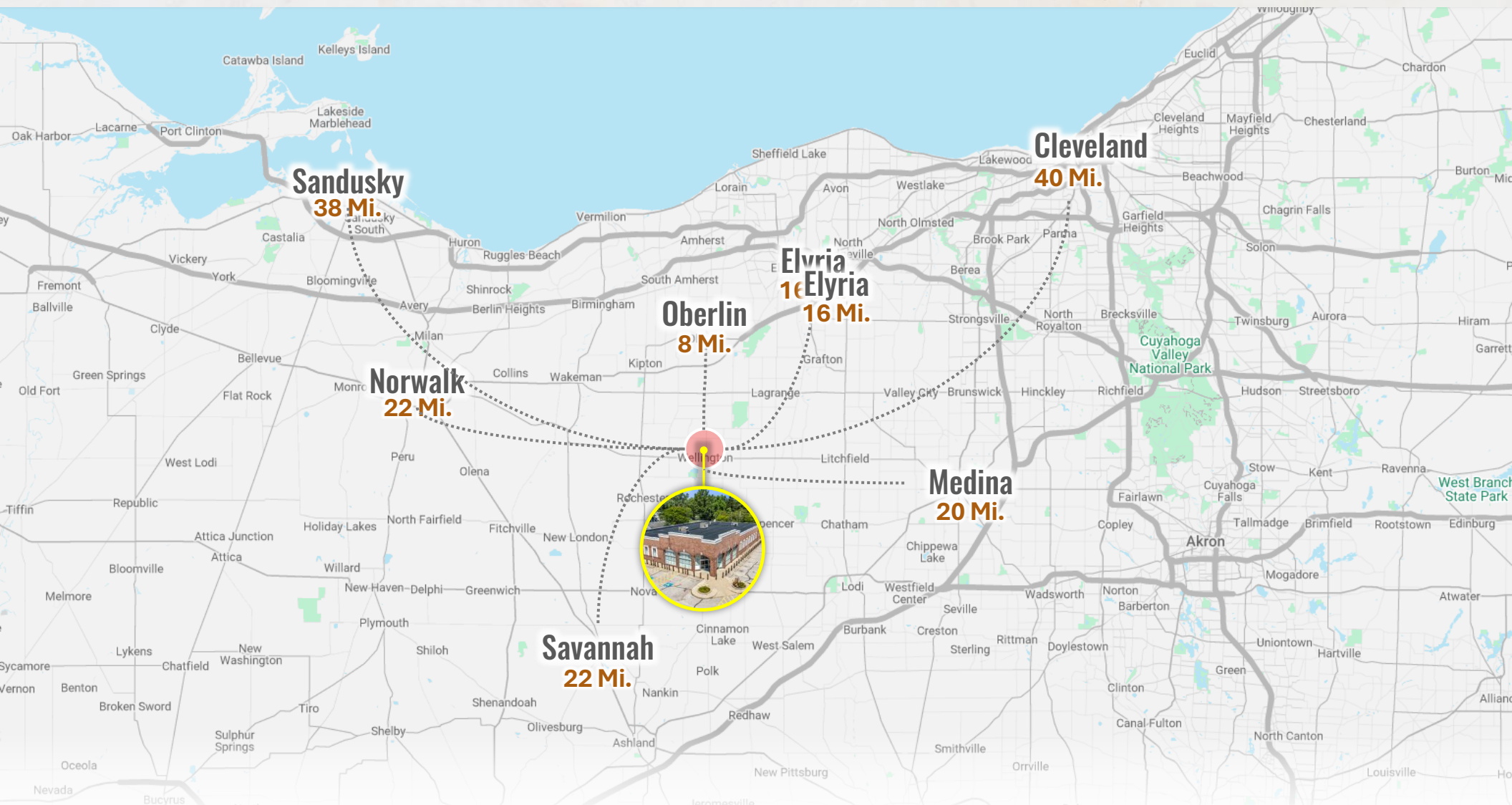
267 N. MAIN STREET

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11,404 SF | FREESTANDING RETAIL



# PREMIER CENTRAL LOCATION



Wellington benefits from proximity to larger economic hubs including Cleveland, Akron, Elyria, and Lorain, while maintaining a strong local identity within Lorain County. The property is within easy reach of U.S. Route 20 and I-71, providing connectivity to Northeast Ohio's major markets



# Regional Economy

**Manufacturing & Industrial:** Northeast Ohio has a long legacy of advanced manufacturing, polymers, automotive, and steel. Lorain County itself has strong ties to fabricated metals, plastics, and machinery. Proximity to Cleveland, Elyria, and Lorain provides access to major industrial employers.

**Agriculture & Food Production:** Wellington sits in a largely agricultural area with strong ties to farming, dairy, and food processing. Lorain County is known for corn, soybeans, and livestock, plus local farm markets and agri-business suppliers.

## REGIONAL SECTORS

### Manufacturing



### Agriculture



### Healthcare



# Business Climate



Headquartered in Cleveland, OH, Cleveland Clinic is consistently ranked among the top hospitals in the nation and is one of the largest employers in the state of Ohio. With more than 70,000 caregivers worldwide, the health system operates a network of hospitals and outpatient centers across Northeast Ohio, including facilities in Lorain County.

Mercy Health is a leading regional healthcare provider serving Lorain County and surrounding communities. The Mercy Health – Lorain campus offers a full range of inpatient and outpatient services, from emergency care and surgery to specialty practices. As one of the county's largest employers, Mercy Health contributes to the stability and growth of the local economy.





# Iconic Landmarks

# Wellington *Ohio*

Wellington Reservation



Spirit of '76 Museum

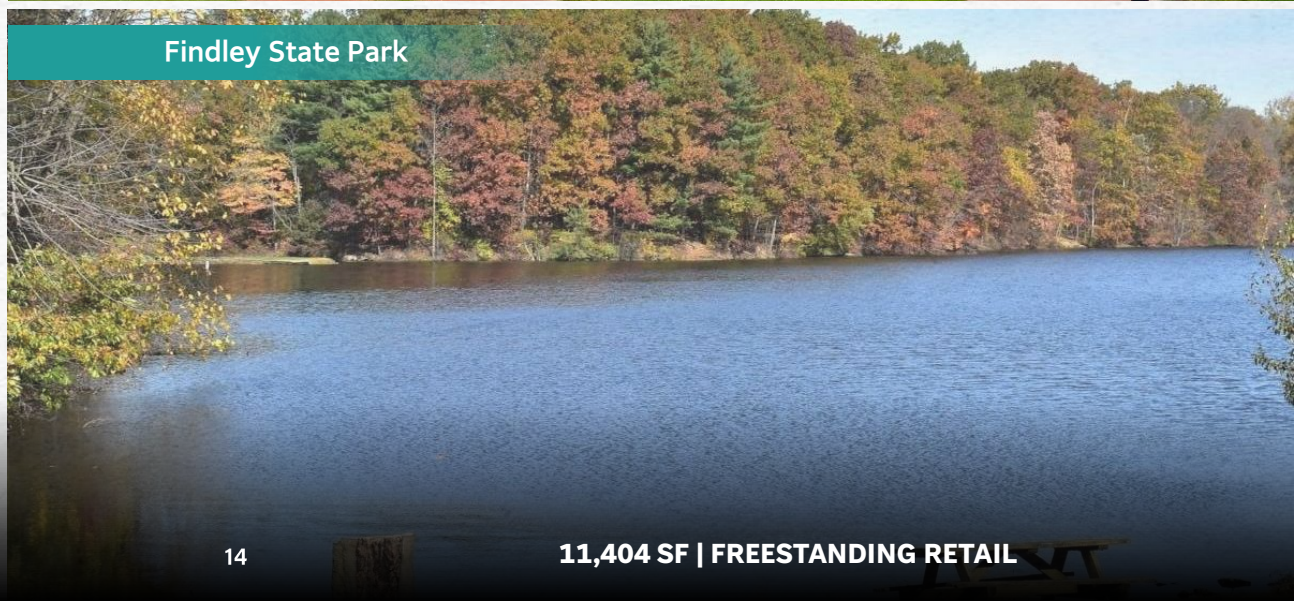


267 N. MAIN STREET

Wellington Town Hall



Findley State Park





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