



FORMER CHURCH & SCHOOL BUILDINGS AVAILABLE FOR SALE

400 Center Rd. | Bedford, OH 44146

48,852 SF of total building area across a church/school building and separate rectory building

Expansive 11.89-acre site offering abundant outdoor space, multiple access points, and excellent redevelopment flexibility

Allegro

HIGHLIGHTS

Campus Overview

- 48,852 SF of total building area across a church/school building and separate rectory building
- Expansive 11.89-acre site offering abundant outdoor space, multiple access points, and excellent redevelopment flexibility

Building Features

- Large worship sanctuary with fixed pew seating, elevated platform, and traditional architectural elements
- Dedicated chapel perfect for smaller services, ceremonies, or programmatic use
- 19 total classrooms and multiple administrative spaces in the school building—ideal for pre-K, K-12, or adult learning operations
- Rectory residence suitable for on site staff housing, offices, counseling, or conversion to auxiliary program space
- Common areas, flex rooms, and storage supporting a wide range of institutional or community activities

PROPERTY DETAILS

Property	Our Lady of Hope Church
Address	400 Center Rd, Bedford, OH 44146
List Price	\$1,400,000
Price/SF	\$28.66
Price/Acre	\$117,746
Building SF	48,852 SF
Acreage	11.89
Zoning	R-2 (One to Two Family Residence Districts)
Parcel #	811-28-001, 811-28-022, 811-28-021, 811-28-020, 811-28-019, 811-28-018
Year Built	1965
# of Parking Spaces	~170 surface spaces

Site Advantages

- Adjacent to the Bedford City School District campus, providing natural synergy for educational users
- Expansive land footprint well-suited for future additions, recreational amenities, or housing redevelopment
- Ample parking areas with opportunities for reconfiguration or expansion
- Surrounded by single family homes, adding appeal for residential or mixed use redevelopment buyers

RETAILER AERIAL



PARCEL MAP



DEMOGRAPHICS

Population

1 Mile	11,628
3 Mile	72,072
5 Mile	171,477

Median Age

1 Mile	42.60
3 Mile	41.80
5 Mile	42.50

Average HH Income

1 Mile	\$61,735
3 Mile	\$59,332
5 Mile	\$74,619

Median Home Value

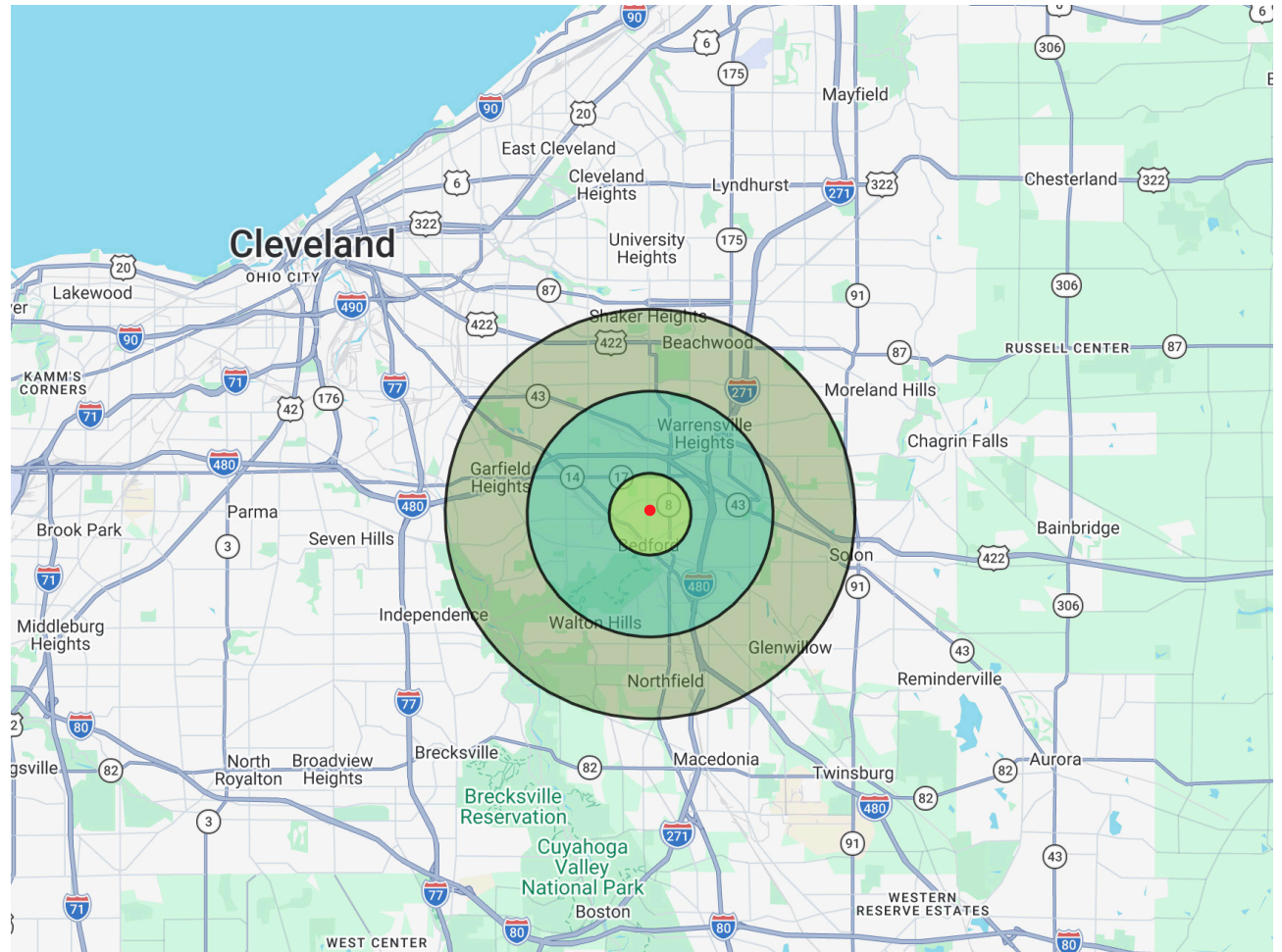
1 Mile	\$91,279
3 Mile	\$92,009
5 Mile	\$121,388

Median Year Built

1 Mile	1955
3 Mile	1958
5 Mile	1956

Average HH Size

1 Mile	2.10
3 Mile	2.10
5 Mile	2.20



EXTERIOR PHOTOS



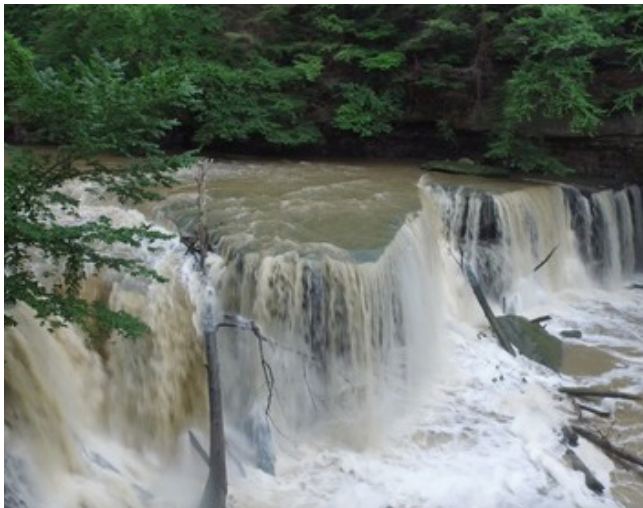
INTERIOR PHOTOS - CHURCH/SCHOOL BUILDING



INTERIOR PHOTOS - RECTORY BUILDING



MARKET OVERVIEW



Bedford offers businesses a strategic, logistics-friendly location with direct access to I-271 and I-480 as well as rail connectivity through Norfolk Southern and Cleveland Commercial Railway, all within a short radius of the city's commercial districts. With more than 1,800 employers and the regionally recognized Bedford Automile, the city maintains a strong commercial base supported by proactive economic development programs, grants, loans, workforce partnerships, and site-selection assistance for new and expanding companies. Recent redevelopment momentum—including multi-acre industrial expansion at Tinker's Creek Commerce Park, where companies like Art of Beauty, Lake Shore Electric, and Cleveland Tank & Supply have invested in new facilities—demonstrates Bedford's commitment to growth and long-term business retention.

The community's demographics support a reliable workforce, with a population of roughly 12,800–13,000 residents, a median age around 42, and a labor force participation rate above 63%, making Bedford well-suited for office, service, and light-industrial employers. Housing affordability and short 20–22-minute average commutes contribute to strong employee stability, while ongoing downtown revitalization efforts—such as the Bridging Bedford plan focused on placemaking and small-business attraction—enhance the city's overall appeal for both businesses and talent.

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