

UNIVERSITY MARKET

118 Front Street, Berea, OH 44017



THE MASICA
COMPANY

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

118 Front Street offers a compelling retail leasing opportunity designed to accommodate a range of commercial uses. This flexible property presents an efficient layout ideal for operators seeking a functional, customer-facing space with strong merchandising potential. Its retail zoning and adaptable configuration support fast casual food concepts, service tenants, or specialty retail users looking to establish a professional presence. With a straightforward footprint and marketable frontage, the property provides a practical foundation for a new business location or investment-backed retail strategy. This is a versatile opportunity for tenants seeking visibility, usability, and long-term appeal.

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (NNN)
Number of Units:	7
Available SF:	980 SF
Lot Size:	50,800 SF
Suite Size:	980 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	1,053	3,523
Total Population	900	3,333	10,033
Average HH Income	\$76,046	\$77,113	\$80,277

Greg DiGeronimo

greg.digeronimo@themasicacompany.com
216.293.8900

The Masica Company
themasicacompany.com
216.293.8900

2 COMPLETE HIGHLIGHTS



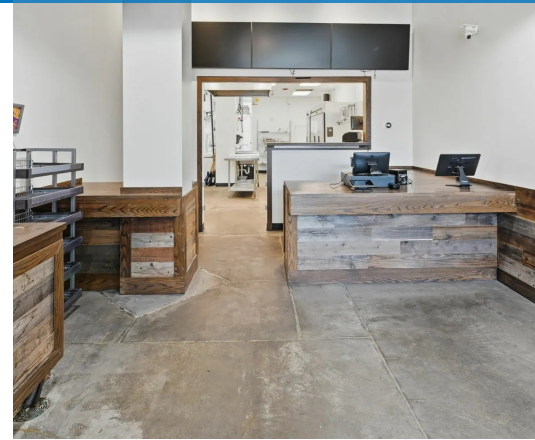
CURRENT TENANTS

TENANT	SIZE (SF)
US Bank	2,962
The Buzz on Front	2,665
Starbucks	2,121
Papa Johns	1,400
Boss ChickNBeer	1,363
Salon Front & Center	1,516
El Torito Tacos	3,484
Student Housing	32,660
AVAILABLE	980 SF
TOTAL PROPERTY	49,151 SF

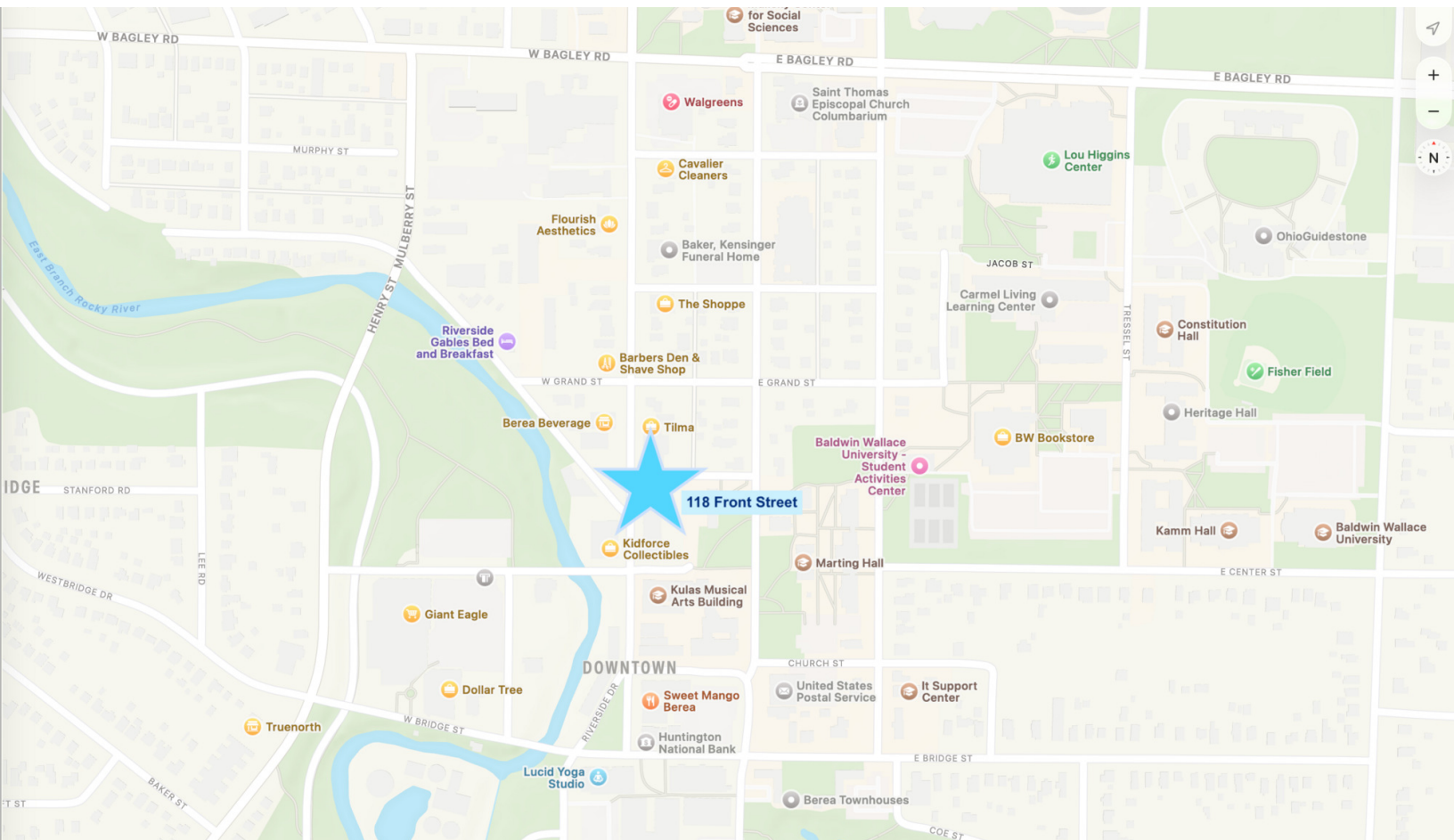
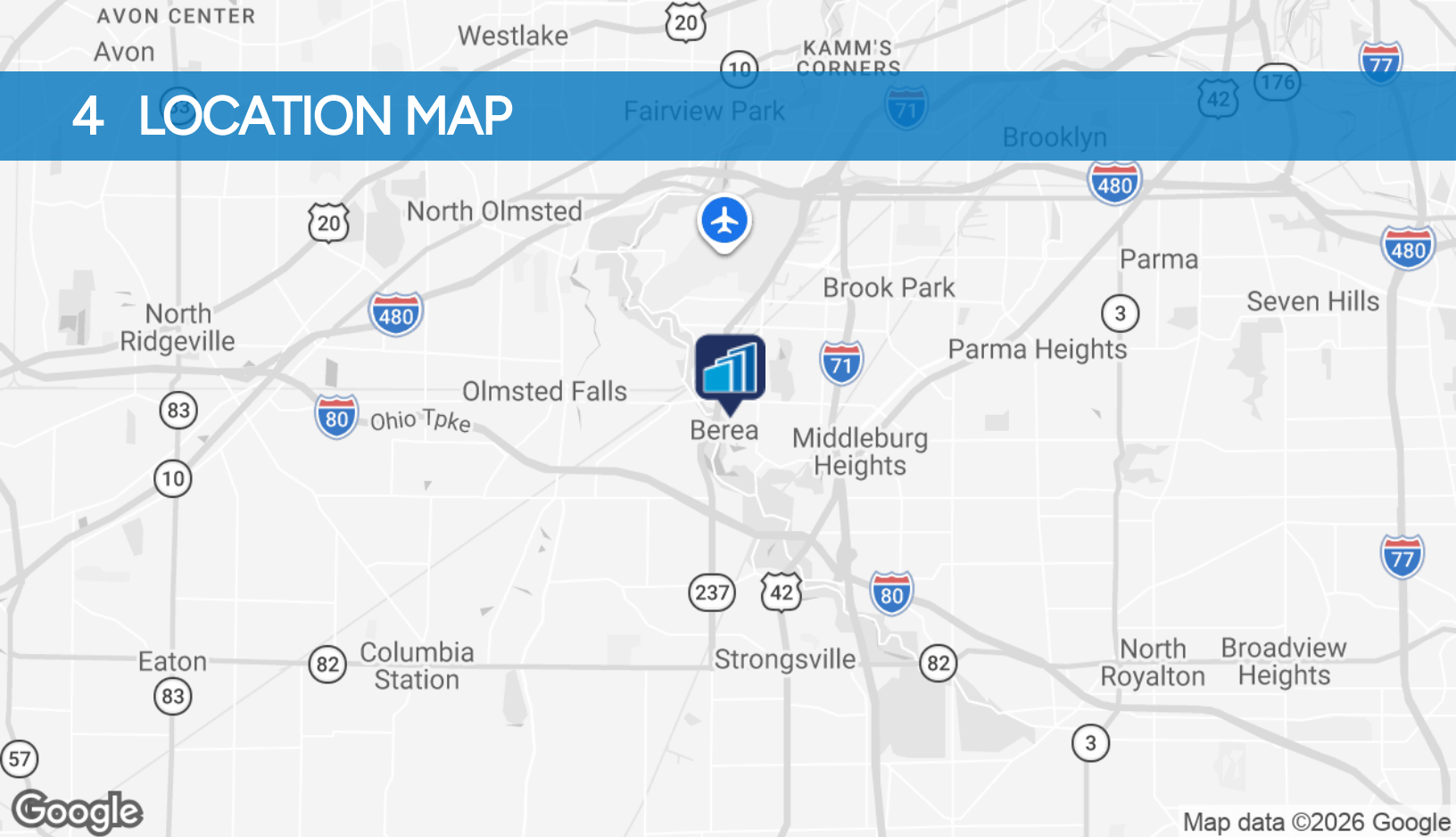
PROPERTY HIGHLIGHTS

- ±980 SF second-generation fast-casual restaurant space
- Former restaurant buildout can reduce initial construction costs and accelerate opening
- Existing service counter, customer seating area and digital menu-board infrastructure
- Kitchen and food-preparation area with existing plumbing and equipment connection points
- Existing hood/exhaust infrastructure; size, condition and code compliance to be verified
- Efficient layout well suited for carryout, delivery and limited dine-in service
- Rear surface lot provides convenient loading, deliveries and additional customer parking
- Prominent street-level storefront in walkable downtown Berea
- Built-in customer activity from Baldwin Wallace University and student housing above
- Strong surrounding tenant mix including Starbucks, U.S. Bank and Boss ChickNBeer
- Ideal for sandwiches, bowls, pizza, coffee, bakery, dessert or similar fast-casual concepts
- Ample Street Frontage with Nearly 5600 Vehicles Per Day on Front Street
- Prominent storefront signage opportunity along Front Street, with additional window-signage potential.
- Efficient ±975-square-foot layout measuring approximately 65' × 15', ideally configured for a compact fast-casual food-service concept.

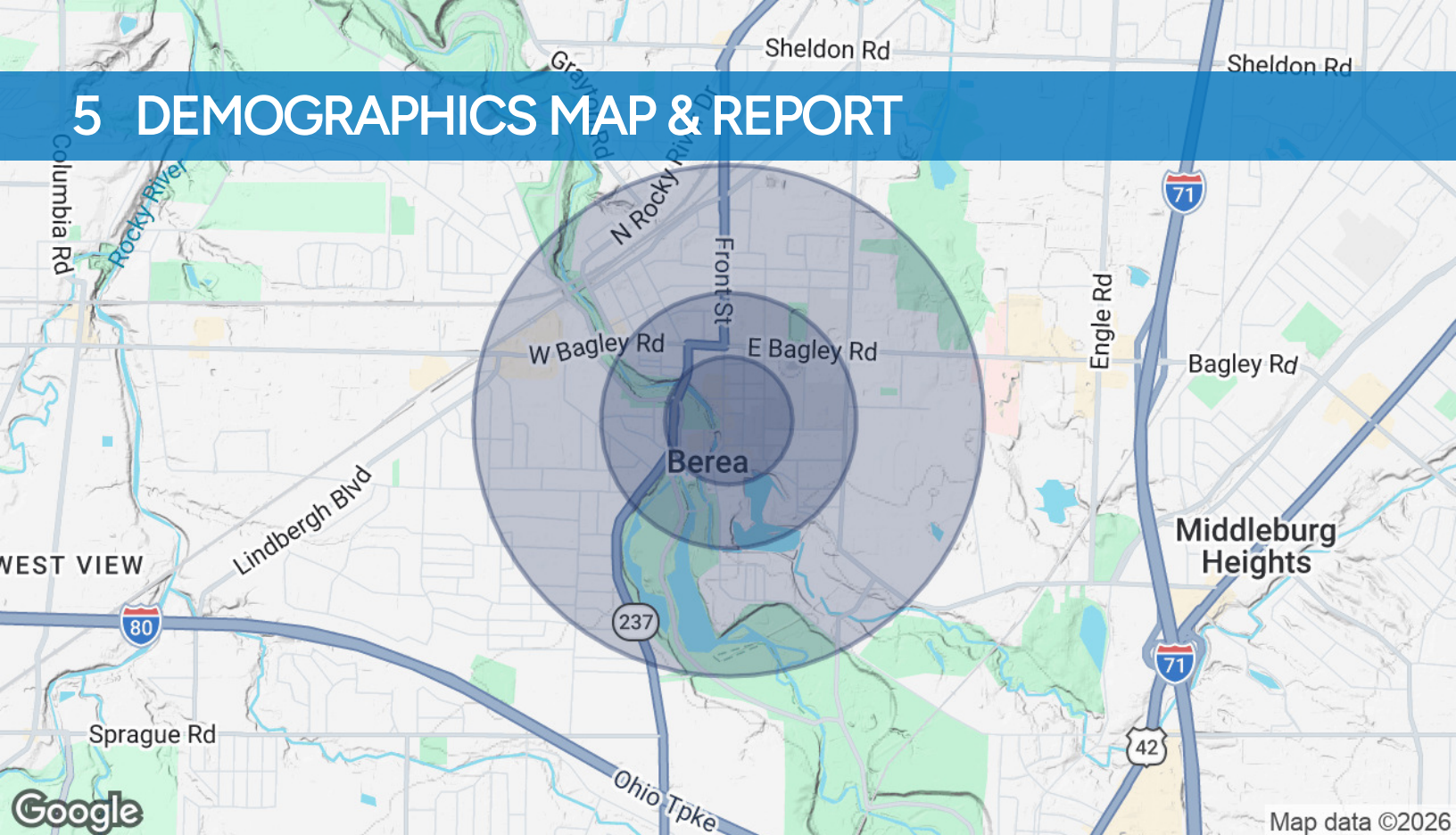
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	900	3,333	10,033
Average Age	35.4	34.7	34.8
Average Age (Male)	39.0	38.1	37.0
Average Age (Female)	35.1	33.8	33.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	264	1,053	3,523
# of Persons per HH	3.4	3.2	2.8
Average HH Income	\$76,046	\$77,113	\$80,277
Average House Value	\$224,976	\$211,130	\$196,398

2023 American Community Survey (ACS)