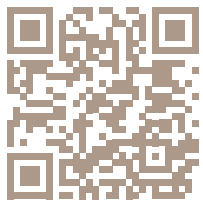




170 GREAT OAKS TRAIL, WADSWORTH, OH 44281

16,000 SF
AVAILABLE FOR LEASE

AVAILABLE
16,000 SF



CLICK TO VIEW
AERIAL VIDEO



NEWLY
EXPANDED

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PASSOV GROUP
COMMERCIAL BROKERAGE

GREAT OAKS PLAZA

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 16,000 SF Available for Lease
- Convenient and abundant parking for customers and employees
- Newly Repaved and well lit
- Signage: substantial building and pylon signage opportunities to showcase your brand, positions on both Great Oaks Trail and High Street
- Flexible floor plans to suit your business needs
- Landlord ability to provide turnkey buildout for qualified tenants
- Surrounded by national and regional restaurants and retailers including Wal-mart, Home Depot, Tractor Supply, Dunham Sports, Buehler's Fresh Foods and More...
- Nearby I-76 provides convenient access for surrounding communities to visit this prime shopping trade area

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2024 Estimate	6,352	28,278	45,161
2029 Projection	6,374	28,851	46,241
BUSINESS	1 MILE	3 MILE	5 MILE
2024 Estimated Total Businesses	249	789	1,148
2024 Estimated Total Employees	3,011	9,154	12,924
INCOME	1 MILE	3 MILE	5 MILE
2024 Estimated Average Household Income	\$107,577	\$113,715	\$121,135
2024 Estimated Median Household Income	\$77,570	\$87,326	\$92,159

ADJACENT SMALL SHOP SPACE



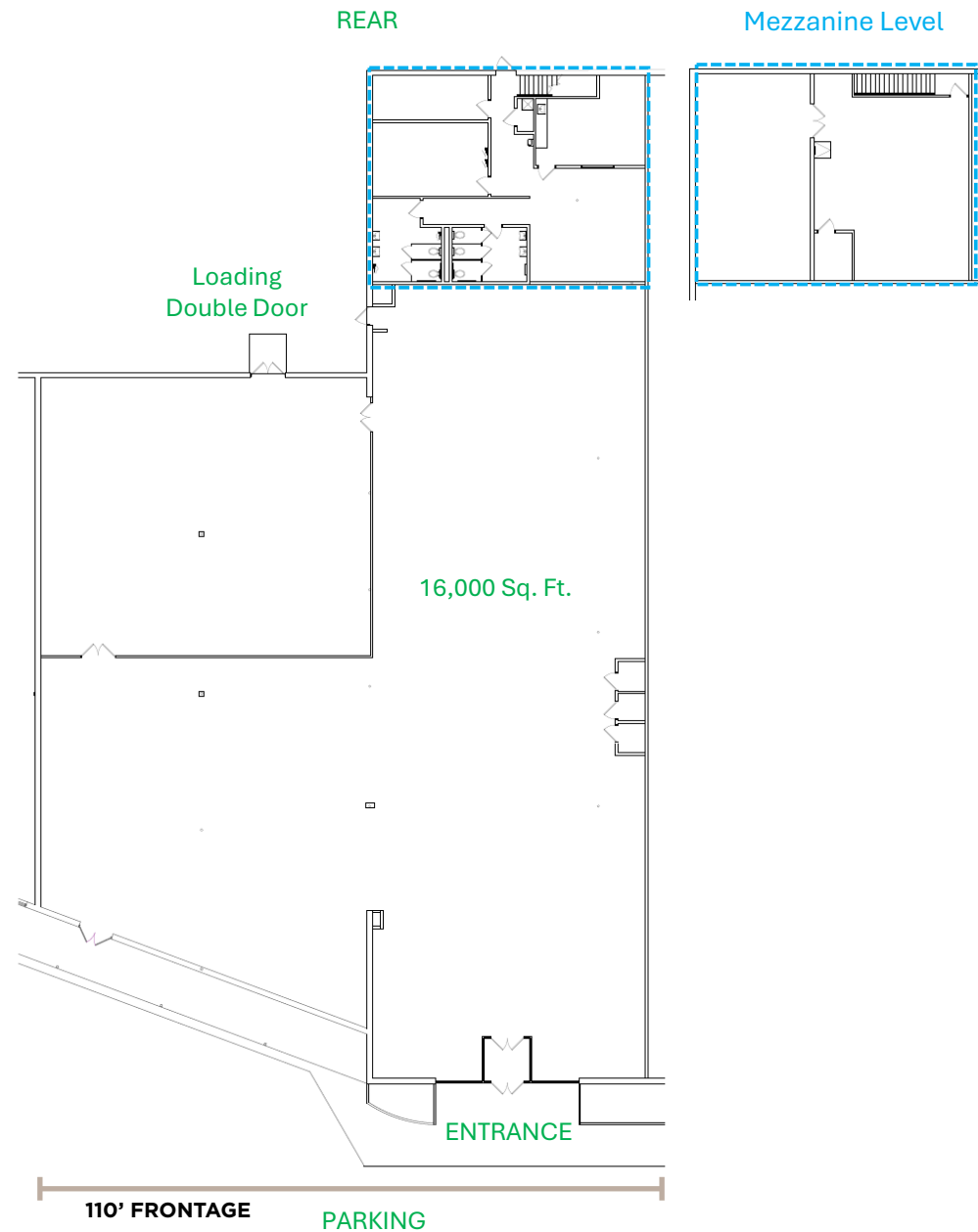
GREAT OAKS PLAZA

SITE PLAN



GREAT OAKS PLAZA

FLOOR PLAN



GREAT OAKS PLAZA

TRADE AERIAL



GREAT OAKS PLAZA

PYLON SIGN OPPORTUNITIES

HIGH STREET & ACCESS ROAD



Tenant Panel

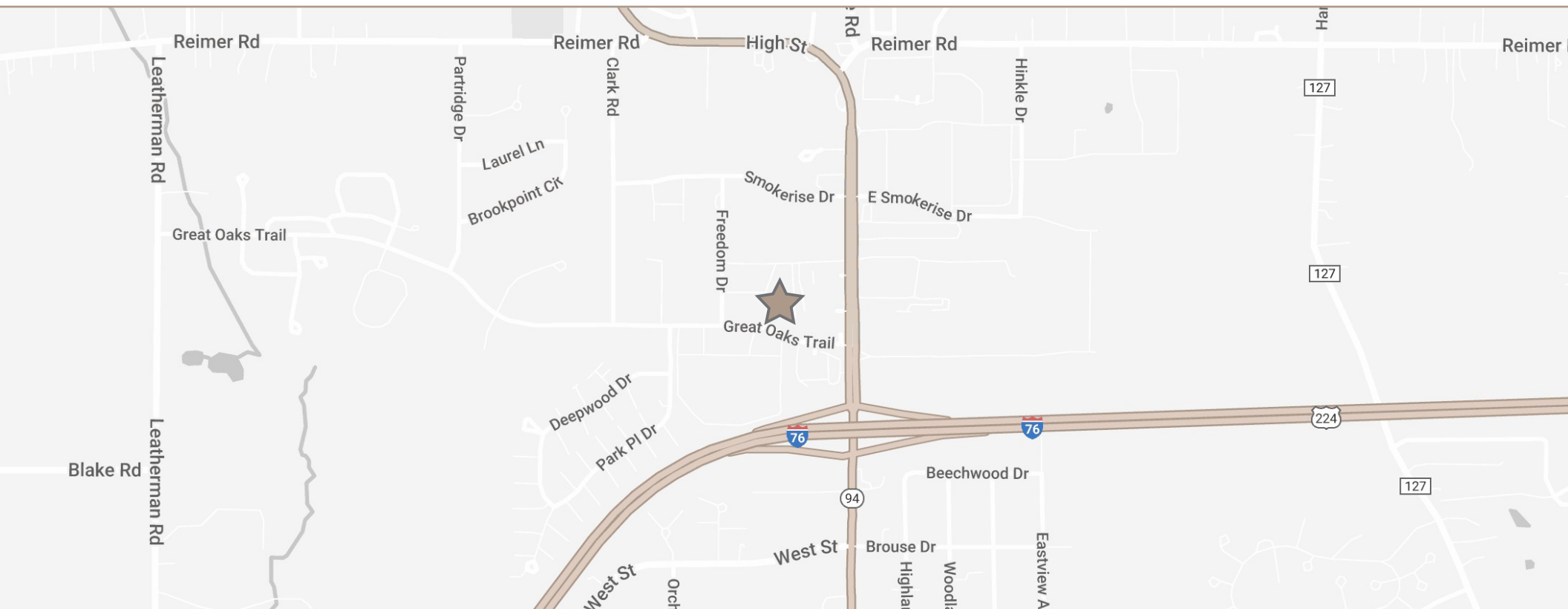
GREAT OAKS TRAIL



Tenant Panel

GREAT OAKS PLAZA

LOCATION OVERVIEW



Wadsworth, Ohio, is a thriving city in Medina County, located just 15 miles west of Akron and 35 miles south of Cleveland. Known for its strong local economy, excellent schools, and business-friendly environment, Wadsworth has become an attractive destination for commercial real estate investment. The city offers easy access to major highways, including Interstate 76 and State Routes 57 and 94, providing seamless connectivity to key markets in Northeast Ohio. With a steadily growing population and a vibrant downtown, Wadsworth continues to see an increasing demand for commercial development.

Retail and office space in Wadsworth are expanding, particularly along the High Street corridor and in the revitalized downtown district. New restaurants, boutiques, and service-oriented businesses are emerging to

cater to the city's growing consumer base. Healthcare and professional office developments are also on the rise, with medical providers and corporate businesses seeking quality commercial space in a convenient and accessible location. The city's commitment to economic growth and revitalization efforts makes it a strong market for retail, office, and mixed-use developments.

Wadsworth also presents opportunities in industrial and flex space, benefiting from its proximity to Akron's manufacturing and logistics hubs. The city offers available land and a supportive local government, making it ideal for businesses in warehousing, distribution, and light manufacturing. With continued development and a strong economic foundation, Wadsworth is a promising destination for commercial real estate investment.