

High-Visibility Corner with Flexible Development Potential

For Sale or Lease | Commerce Drive, Medina, Ohio 44256



Commerce Dr

W Smith Road



Commerce Drive Land

- Corner parcel at Commerce Drive & W. Smith Road within an active commercial corridor offering strong frontage, visibility, and flexible access suitable for both IOS and retail/service uses
- Surrounded by established regional and national users including Famous Supply, Sandridge Crafted Foods, Discount Drug Mart, Ravago, Plastipak, and more
- Excellent highway connectivity with immediate access to I-71, close proximity to SR-303, and convenient connections to I-80 / Ohio Turnpike which provide efficient north-south and east-west regional access
- Well-positioned for industrial outside storage or contractor-oriented uses
- Equally viable for neighborhood retail or service development supported by surrounding employment density

Parcel #: 029-19A-22-010

Land Size: 7.55 AC

Lot Dimensions: 700'x430'

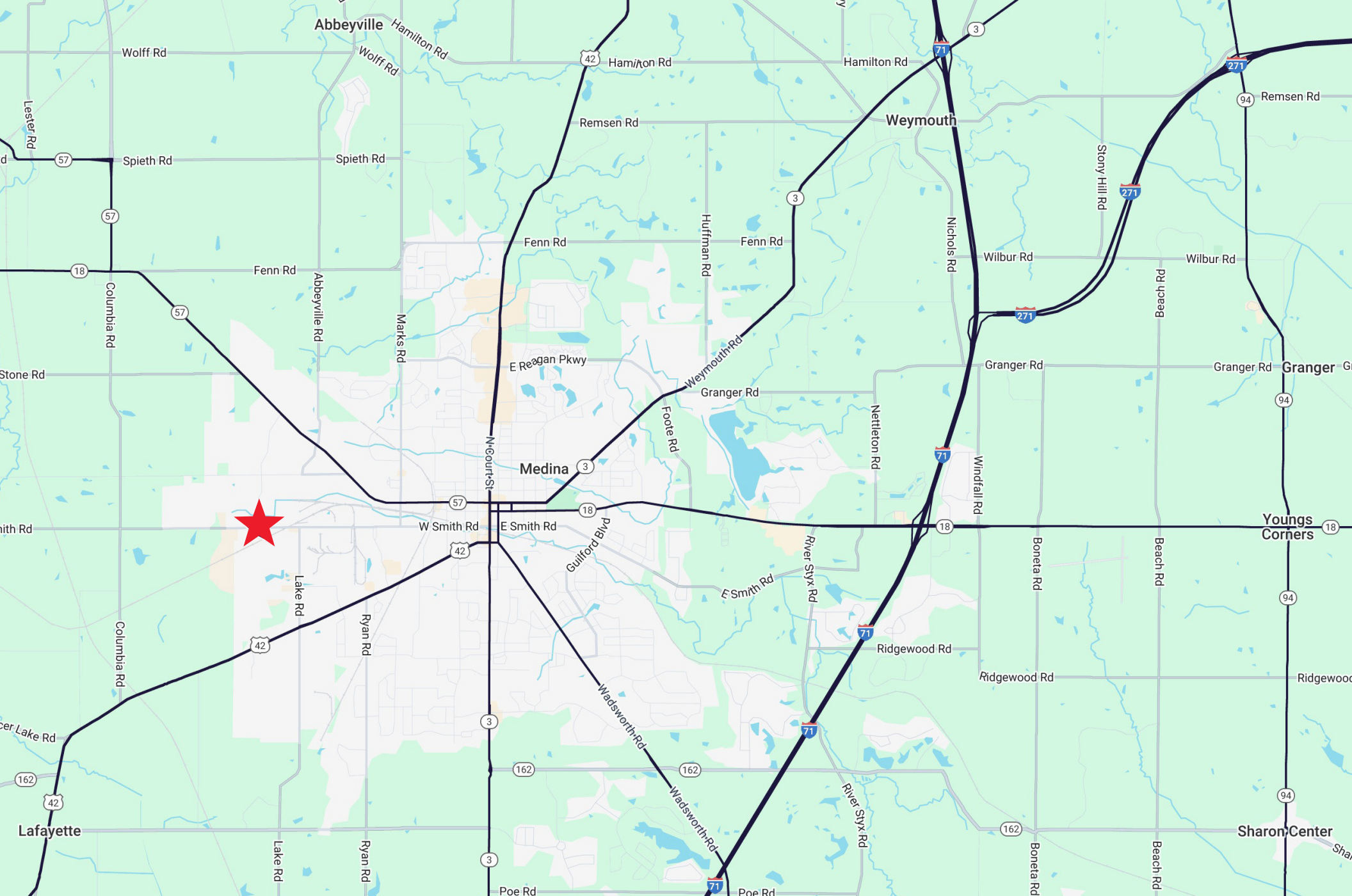
Zoning: I1-Industrial

Topography: Flat

Asking Price: \$943,750 (\$125,000/Acre)

Lease Rate: Build-To-Suit Options Available





53,800

Population
(2025 | 5 Mile)

42.9

Median Age
(2025 | 5 Mile)

21,901

Households
(2025 | 5 Mile)

\$134,272

Household Income
(2025 | 5 Mile)

2,169

Total Businesses
(2025 | 5 Mile)

23,423

Total Employees
(2025 | 5 Mile)



KAY Sports & Outdoors
COST CUTTERS
Citizens Bank
GNC
SALLY BEAUTY
Bath & Body Works
Marshalls

COST CUTTERS
DOLLAR TREE
TACO BELL
SUBWAY
SHOE CARNIVAL
DUNKIN'
McDonald's
ADVANCE AUTO PARTS

Wash
FIVE GUYS
verizon
Smile Brands

SEPHORA
Walmart
HOBBY LOBBY
Applebees
THURERA
KOHL'S

boost mobile
ALDI
7 ELEVEN
crumbl
snap fitness
OrangeTheory Fitness
KeyBank
PET SUPPLIES PLUS
E REAGAN PKWY

FIRST WATCH
REGAL
CVS pharmacy
Huntington
DD
Chick-fil-A
Starbucks
BURGER KING
target

DISCOUNT TIRE
Arbys
Kelley Fried Chicken
Pizza Hut
HARBOR FREIGHT

PEARLE COVISION
AspenDental
cricket
Walgreens
Aladdin's

WestBanco
FIFTH THIRD BANK
BUEHLER'S
CHASE
giant eagle
AMF
Sperry



drug mart
Sandridge CRAFTED FOODS
drug mart

MEDINA COUNTY COMMUNITY CENTER

DOLLAR GENERAL



Medina

Medina, Ohio is a growing commercial and industrial hub positioned between Cleveland and Akron, offering strong business infrastructure, workforce access, and convenient regional connectivity via I-71, SR-303, and the Ohio Turnpike. The area supports a diverse economy driven by manufacturing, food production, healthcare, insurance, and logistics, anchored by major employers such as Westfield Insurance, Sandridge Food Corporation, RPM International, and the Cleveland Clinic's Medina Hospital. Continued population and business growth have strengthened demand for service-oriented retail, industrial outside storage, and contractor-focused uses, making Medina an attractive market for companies seeking visibility, accessibility, and long-term investment stability. With an established employment base and steady commercial expansion, this location offers a strategic opportunity for new development to serve both industrial and neighborhood-focused needs.



Major Employers

Westfield Insurance – One of Medina County's largest employers, housing major operations and corporate offices.

Cleveland Clinic – Medina Hospital – Regional healthcare provider supporting medical services and employment for the surrounding community.

Sandridge Food Corporation – Large-scale food manufacturing, distribution, and processing operation headquartered locally.

Plastipak Packaging – Leading packaging manufacturer producing plastic containers and materials for national brands.

Carlisle Brake & Friction – Manufacturer of industrial and automotive brake components with strong workforce demand.

RPM International (HQ) – Global specialty coatings, paints, and sealants company headquartered in Medina County.

MTD Products – Manufacturer of outdoor power equipment and lawn care machinery with regional facilities.



**COMMERCE DRIVE
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