



**516 MAIN STREET
GRAFTON, OH 44044**

LEASE RATE: \$2,700/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 1,800 SF
- **Suite 516:** Former Brewery with built-in bar, seating area, brewing area, 2 private restrooms, and storage room
- Behind Biggby with access off Vivian Drive
- Landlord takes care of snow plowing and landscaping
- Signage: Available on the building and monument sign
- Parking: ±30 spaces
- Zoning: C-2 General Business - Accommodating a variety of Permitted and Conditional Retail and Office Uses
- Current Tenants: Biggby Coffee, Subway, Edward Jones, and Summer Foot Spa



LISTING AGENTS

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PROPERTY OVERVIEW

One retail space is available for lease in this developing area. Suite 516 is a rear unit in the plaza, a former brewery. This 1,800 SF space has an open floorplan, with a built-in bar with tap system, open seating area, and a rear brewing room with a commercial cooler. It also includes two private restrooms and a small back room for storage, along with two 10' x 12' drive-in garage doors. The Village of Grafton's General Business Zoning accommodates a variety of uses for both retail and office users.

LOCATION OVERVIEW

This property is located in Grafton, Ohio, situated in Lorain County, centrally located with strategic access to the major highways and thoroughfares of Northeast Ohio between Lorain and Medina. Grafton is intersected by OH-57 and OH-83 and within 4-minutes of OH-303. Interstates 80 & 480 are within a 10-minute drive and Cleveland-Hopkins Airport is an estimated 18-minute

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,892	10,541	31,810
Total Units	1,028	3,346	12,104
Median Income	\$92,424	\$92,998	\$84,549

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

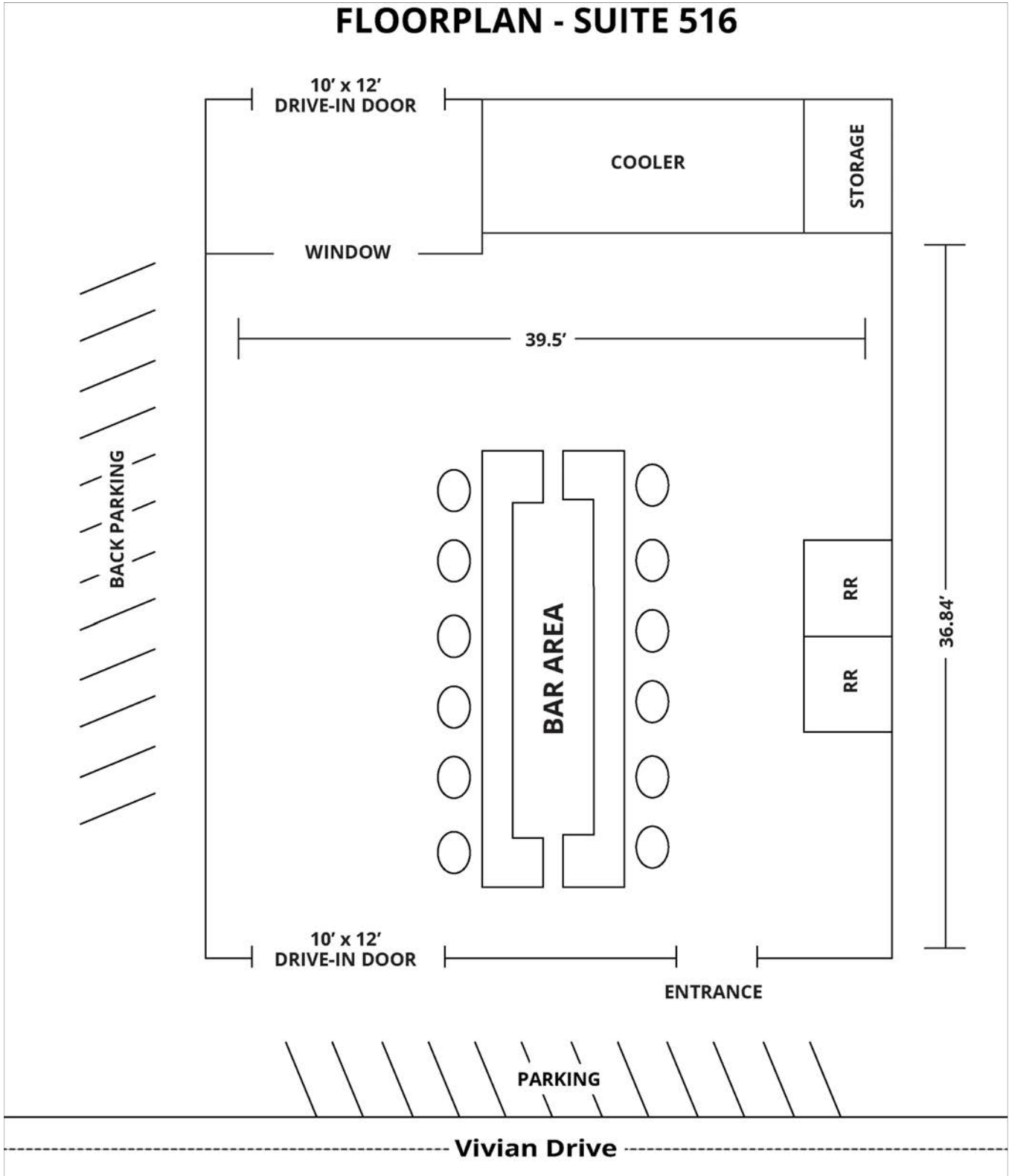




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FLOORPLAN - SUITE 516



FORMER BREWERY AVAILABLE FOR LEASE



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