

LOCATION! LOCATION! LOCATION! – OFFICE OFF SQUARE FOR SALE



**209 SOUTH BROADWAY
MEDINA, OH 44256
SALE PRICE: \$449,000**



**MEDINA HISTORIC
SQUARE**



PROPERTY HIGHLIGHTS

- Building Size: 1,664 SF | Built in 1856
- Acreage: 0.1475 AC
- The Property Consists of 5 Private Offices, 2 Restrooms, Kitchenette, and Basement/Attic Storage
- Cosmetically Updated Throughout and New Roof
- Great Signage on Monument Board and Visibility Off the Square
- Parking: 10 Spaces (Rare Perk)
- Zoning C-2 Central Business District
- One Block from Historical Medina Square across from Medina County District Library
- 2025 Annual Real Estate Taxes: \$4,514.34



LISTING AGENTS

Tim Shalala

tim@gerspachergroup.com

Sam Tecca

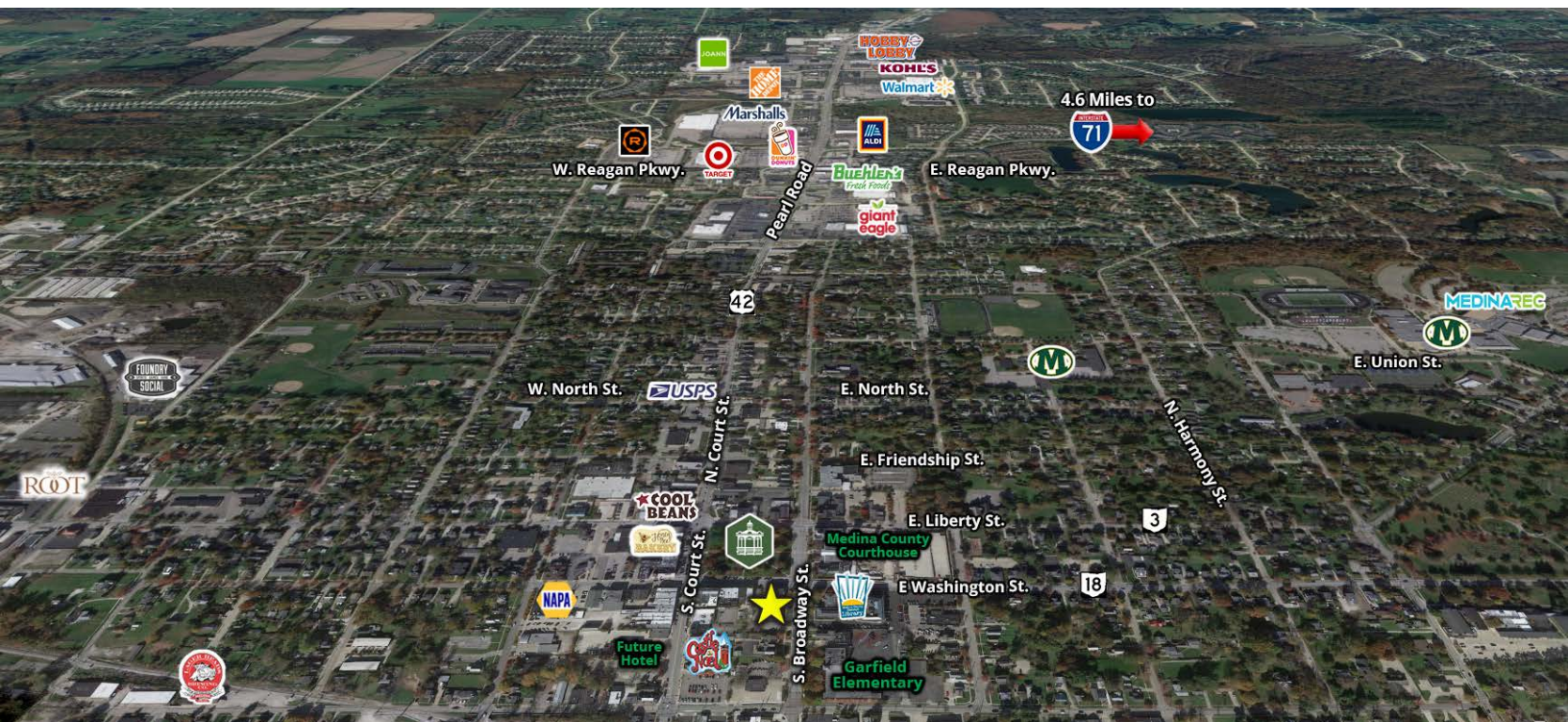
sam@gerspachergroup.com

330.722.5002





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PROPERTY OVERVIEW

Located in Medina's Historic District, 209 South Broadway Street is a beautifully maintained 1,664 SF office building offered for sale at \$449,000. This charming two-story Colonial-style property features a covered front porch and is located just steps from the Medina Square. The building offers multiple private offices and two full restrooms, making it well-suited for a variety of professional service businesses, including law firms, financial advisors, insurance agencies, accounting firms, and similar office users. The property also includes 10 on-site parking spaces with convenient access from South Broadway Street, providing ample parking for employees and clients alike.

LOCATION OVERVIEW

209 South Broadway is located just one block from Historic Medina Square, directly across from the Medina Library and within easy walking distance of the courthouse, shops, restaurants, and other downtown amenities. The property benefits from strong visibility along South Broadway Street, with an average daily traffic count of approximately 16,921 vehicles. It is also conveniently located just 4 miles from I-71, providing excellent accessibility for clients and visitors while preserving the charm and character of Medina's walkable historic district.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,640	41,099	57,586
Total Units	4,555	17,660	24,380
Median Income	\$66,312	\$96,213	\$104,426

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



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