

# THE POINTE AT WEATHERSTONE

295 Weatherstone Dr, Wadsworth, OH 44281



**THE MASICA  
COMPANY**

RETAIL PROPERTY FOR LEASE



## PROPERTY HIGHLIGHTS

- Turnkey 1,585 SF office suite ready for immediate occupancy
- Welcoming reception and waiting area creates a professional first impression
- Flexible layout accommodates medical, wellness, professional, and service-oriented users
- Six private work/treatment rooms provide exceptional functionality
- Two restrooms and dedicated utility/storage space
- High-profile location with 20,000–22,000 daily traffic count
- Strong co-tenancy in an established retail shopping center
- Abundant customer parking and easy access
- Great opportunity to elevate your business in one of Wadsworth's premier commercial corridors

## OFFERING SUMMARY

Lease Rate:	\$2,100 per month (MG)
Number of Units:	5
Available SF:	1,585 SF
Lot Size:	49,131 SF
Building Size:	8,440 SF

SPACES	LEASE RATE	SPACE SIZE
Unit C	\$2,100 per month	1,585 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	183	744	1,653
Total Population	503	1,742	3,779
Average HH Income	\$141,674	\$115,895	\$112,667

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## 2 PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity! This stunning property at 295 Weatherstone Dr in Wadsworth offers unparalleled features for businesses seeking a prime location. Position your business for success in this well-maintained retail plaza offering approximately 1,585 SF of flexible office/retail space. The thoughtfully designed floor plan includes a welcoming reception and waiting area, four private offices, two additional flex rooms ideal for treatment or consultation, two restrooms, a utility room, and generous common hallway space.

Perfect for a variety of businesses including:

- Medical or dental specialists
- Counseling or therapy practices
- Chiropractic or physical therapy
- Beauty, wellness, or med spa services
- Insurance, financial, or professional offices
- Education, tutoring, or training centers

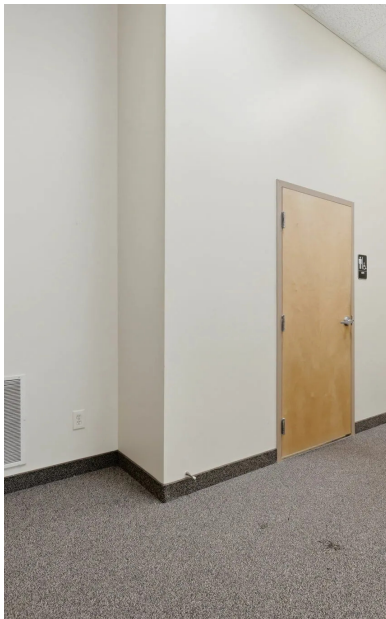
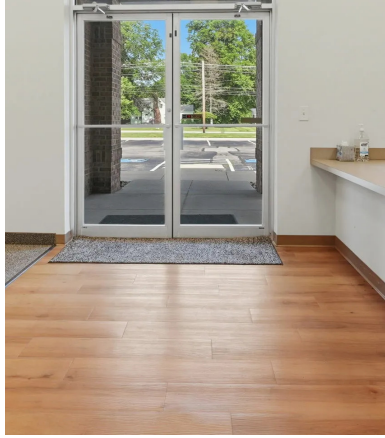
Boasting modern architecture and ample parking, this property provides a highly visible and easily accessible space for a wide range of commercial uses. With expansive storefront windows and customizable interiors, it's the perfect canvas for creating a standout retail or street retail space. The property's strategic positioning within a thriving business district ensures high foot traffic and maximum exposure. Elevate your business with this exceptional leasing opportunity that combines convenience, accessibility, and undeniable curb appeal.

Located on High Street with 20,000–22,000 vehicles passing daily, this suite offers exceptional visibility and easy access in one of Wadsworth's most active retail corridors. Surrounded by national and local retailers with abundant parking, it's an ideal location to grow your business and serve clients in a highly convenient setting.

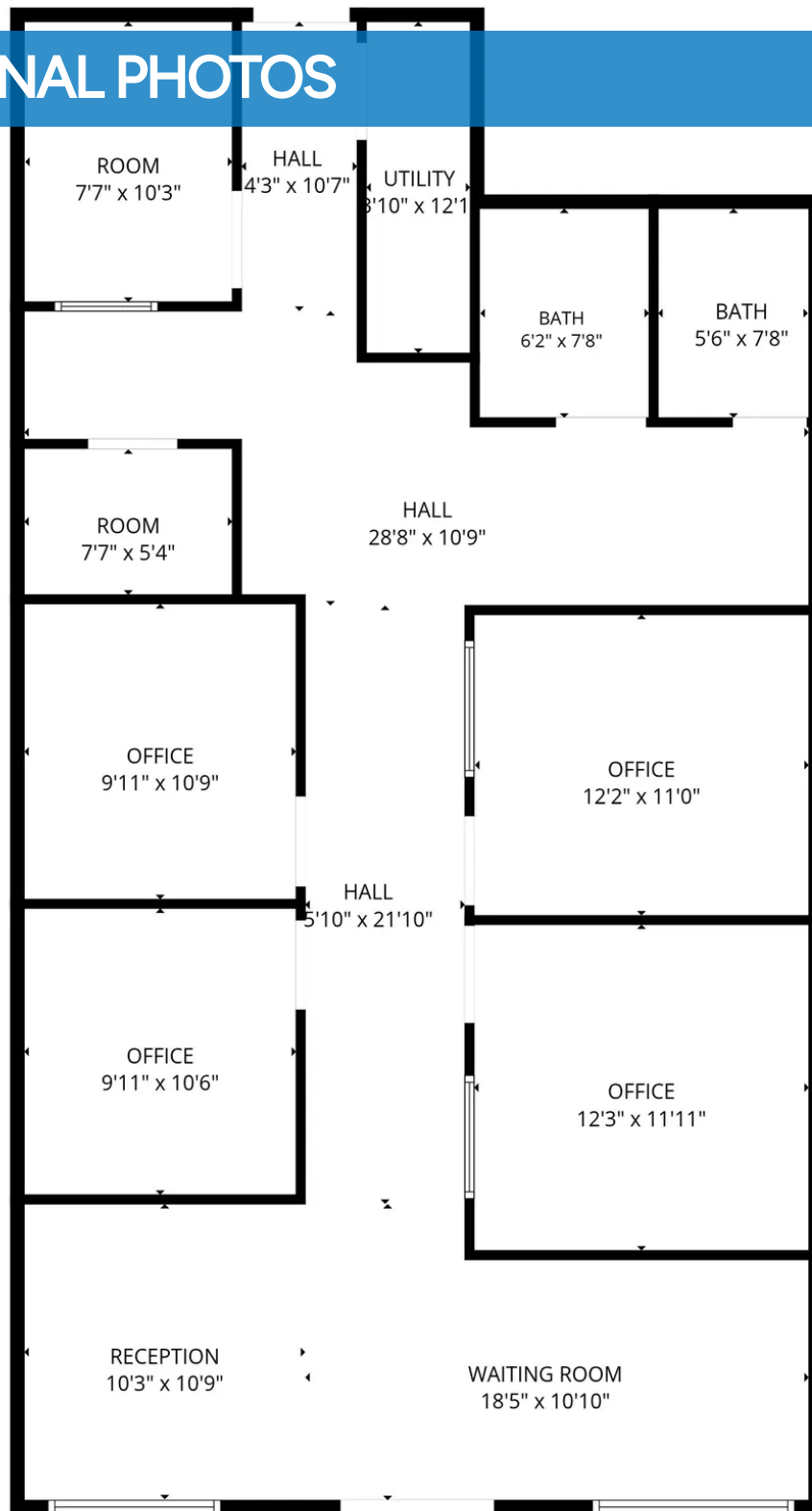
### LOCATION DESCRIPTION

Discover the charm of Wadsworth, OH! The area surrounding the property is a bustling hub for retail and street retail businesses. Situated within close proximity to Akron and Cleveland, this prime location offers a perfect blend of small-town tranquility and big-city amenities. Nearby attractions include the picturesque Downtown Wadsworth, known for its vibrant shopping and dining scene. The property is also conveniently located near state routes, providing easy access for customers from throughout the region. With a perfect mix of local charm and regional convenience, this area presents an exciting opportunity for retail businesses looking to thrive in a dynamic market.

# 3 ADDITIONAL PHOTOS

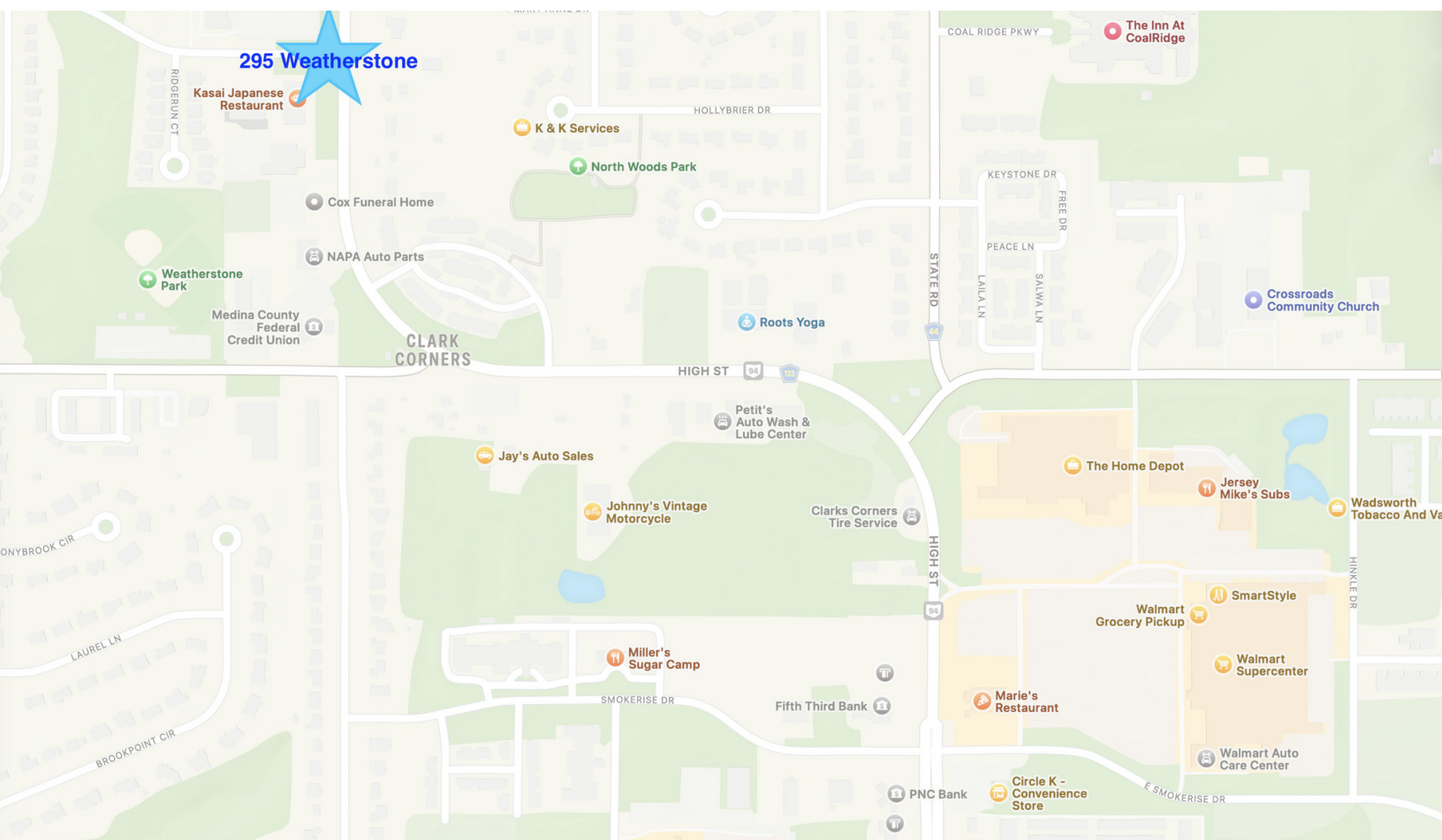
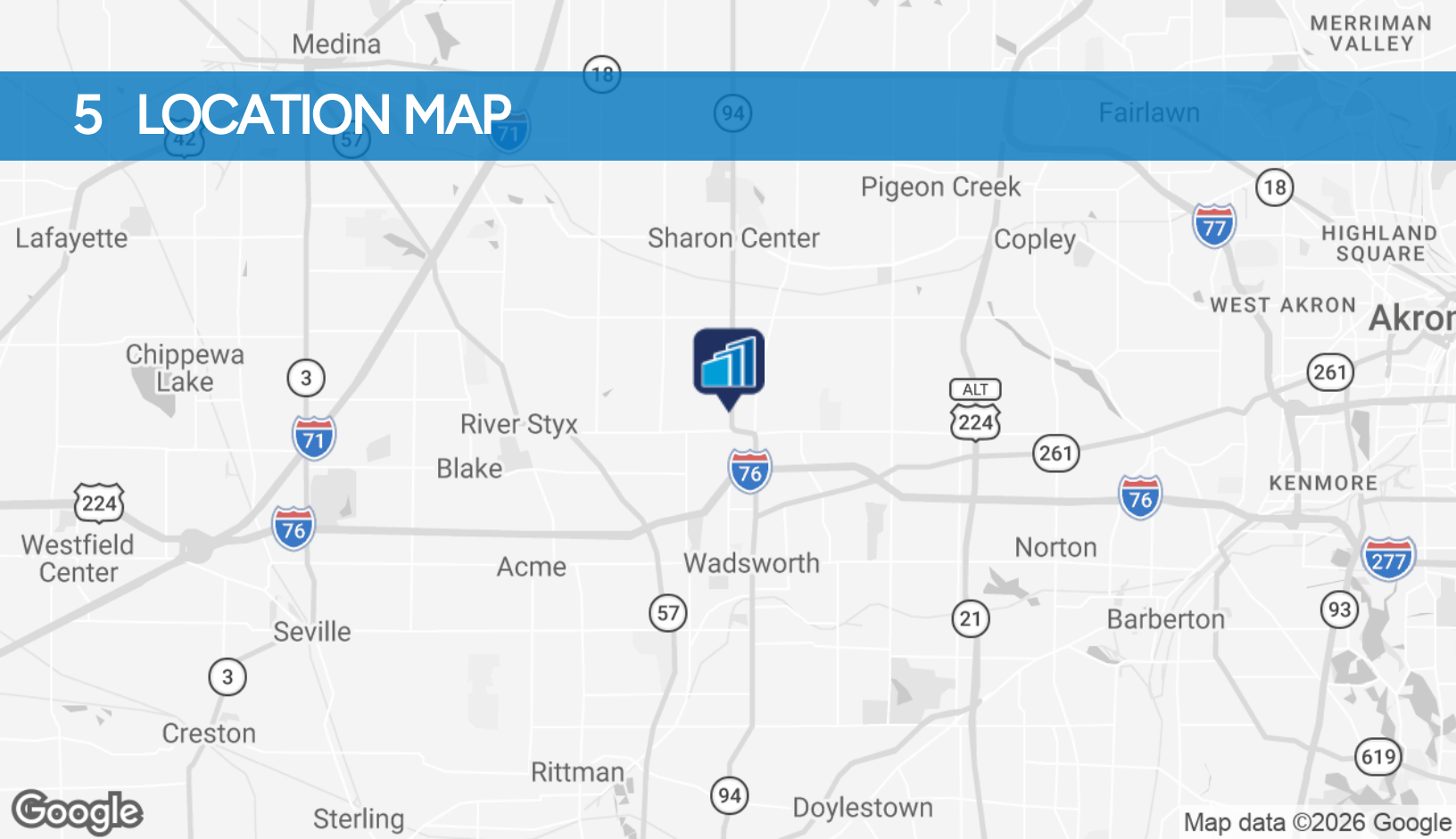


# 4 ADDITIONAL PHOTOS

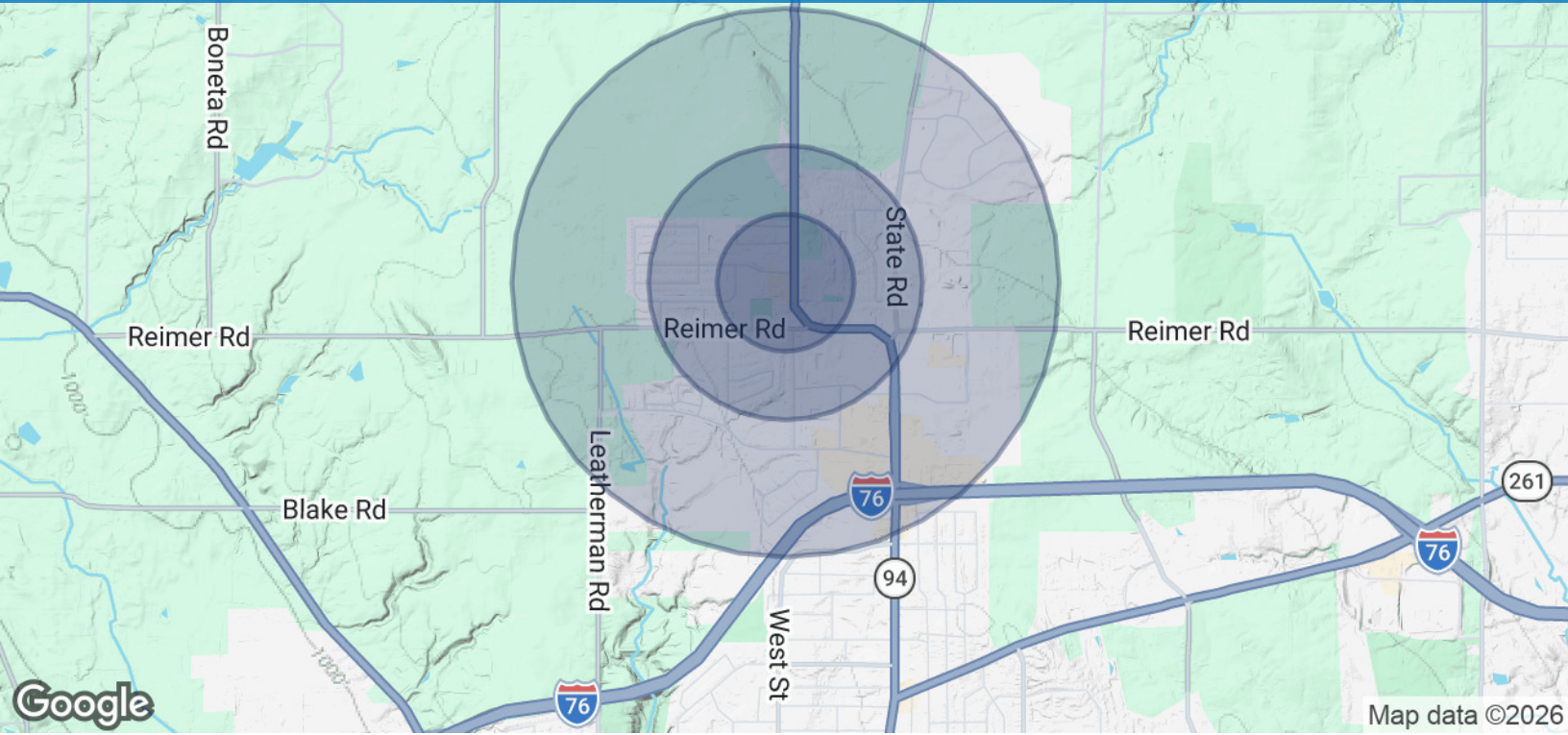


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 5 LOCATION MAP



# 6 DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,742	3,779
Average Age	39.4	48.6	47.8
Average Age (Male)	39.2	45.1	44.9
Average Age (Female)	37.5	48.9	48.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	183	744	1,653
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$141,674	\$115,895	\$112,667
Average House Value	\$317,019	\$308,073	\$308,458

2023 American Community Survey (ACS)