For LEASE

Prime Opportunity in Downtown Medina's Entertainment District

Farmers Exchange Retail, 320 South Court Street, Medina, OH 44256

LOCATION SUMMARY

Located in the newly extended Entertainment District of Downtown Medina called "Southtown".

This area hopes to bring more entertainment options to downtown Medina. This historic Medina Farmers Exchange building sits about one block south on Court Street of the busy Medina Square which carries an always high occupancy level of commercial tenants.

The Square hosts several large community events every year driving thousands of people downtown.

PROPERTY HIGHLIGHTS

- Located in the entertainment district of Downtown Medina
- Exceptional retail location
- Common area restrooms
- Can be white boxed and ready for tenant's finishing touches
- First project in Medina County to receive state and federal tax credits
- Blends modern layouts with raw historic charm

Available SF	573 - 1,323 Approximate SF
Building Size	34,767 SF

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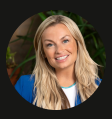

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Location & Property Overview

Farmers Exchange Retail

320 South Court Street, Medina, OH 44256

PROPERTY OVERVIEW

This Historical Medina Farmers Exchange building once was downtown Medina's local Feed and Farm store that has been repurposed into a mixed use building, blending modern layouts with raw historic charm.

The newly renovated (2019) 16 apartments are located on the 2nd and 3rd floors with open concept 1 bed/1 bath and 2 bed/2 bath layout options. On the West end of the 1st floor, is a restaurant which is locally owned and operated called "The Farmers Table". On the East end of the floor is "The Exchange Market" and this community driven idea is anchored by "Keller Meats", a local family butcher shop who has been raising their own livestock for 3 generations.

In the market you will find more local vendors selling everything from coffee to pierogis. On the West half of the Garden level, a craft brewery "Medina Brewing Co." they will be anchoring this level and help create the positive atmosphere in the entire building. Located on the East side of the Garden Level are several different layout configurations which will be perfect for small retail and office spaces.

TRAFFIC COUNT:
South Court St. - 11,421 VPD
South Broadway St. - 12,732 VPD

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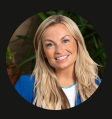

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Additional Photos

Farmers Exchange Retail

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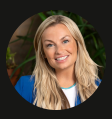

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Lease Spaces

Farmers Exchange Retail

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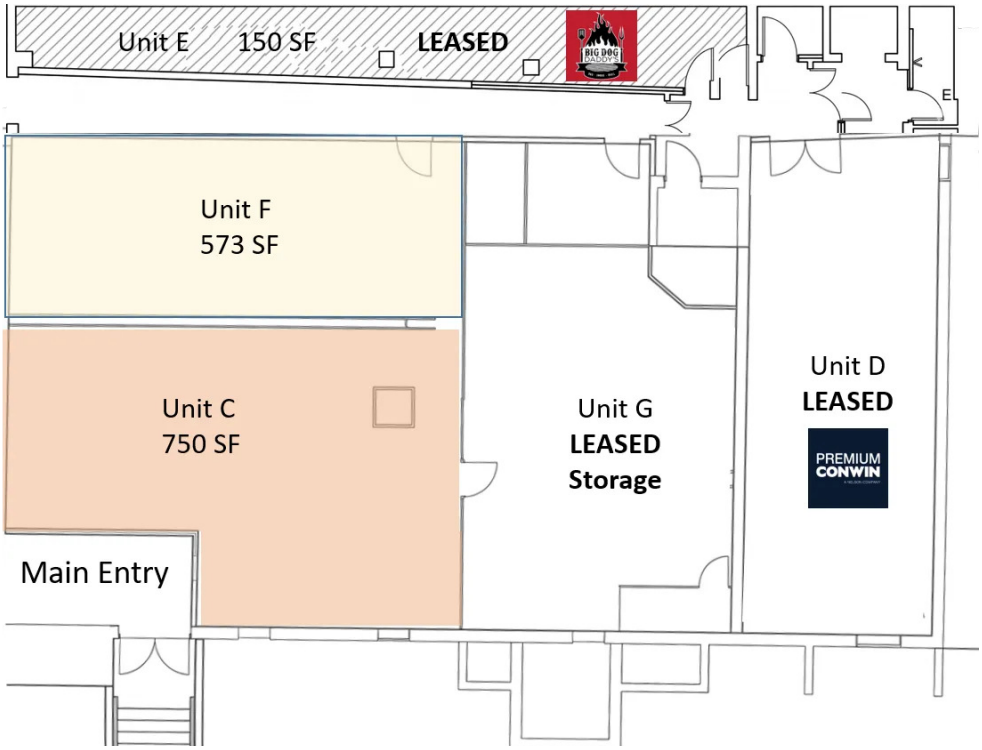

LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable
TOTAL SPACE:	573 - 1,323 SF	**LEASE RATE:**	$1,400 - $1,075 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
320 South Court Street - Suite C	Available	750 SF	NNN	$1,400 per month	-
320 South Court Street - Suite F	Available	573 SF	NNN	$1,075 per month	-

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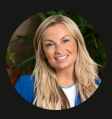

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Retailer Map

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Drive Time Map

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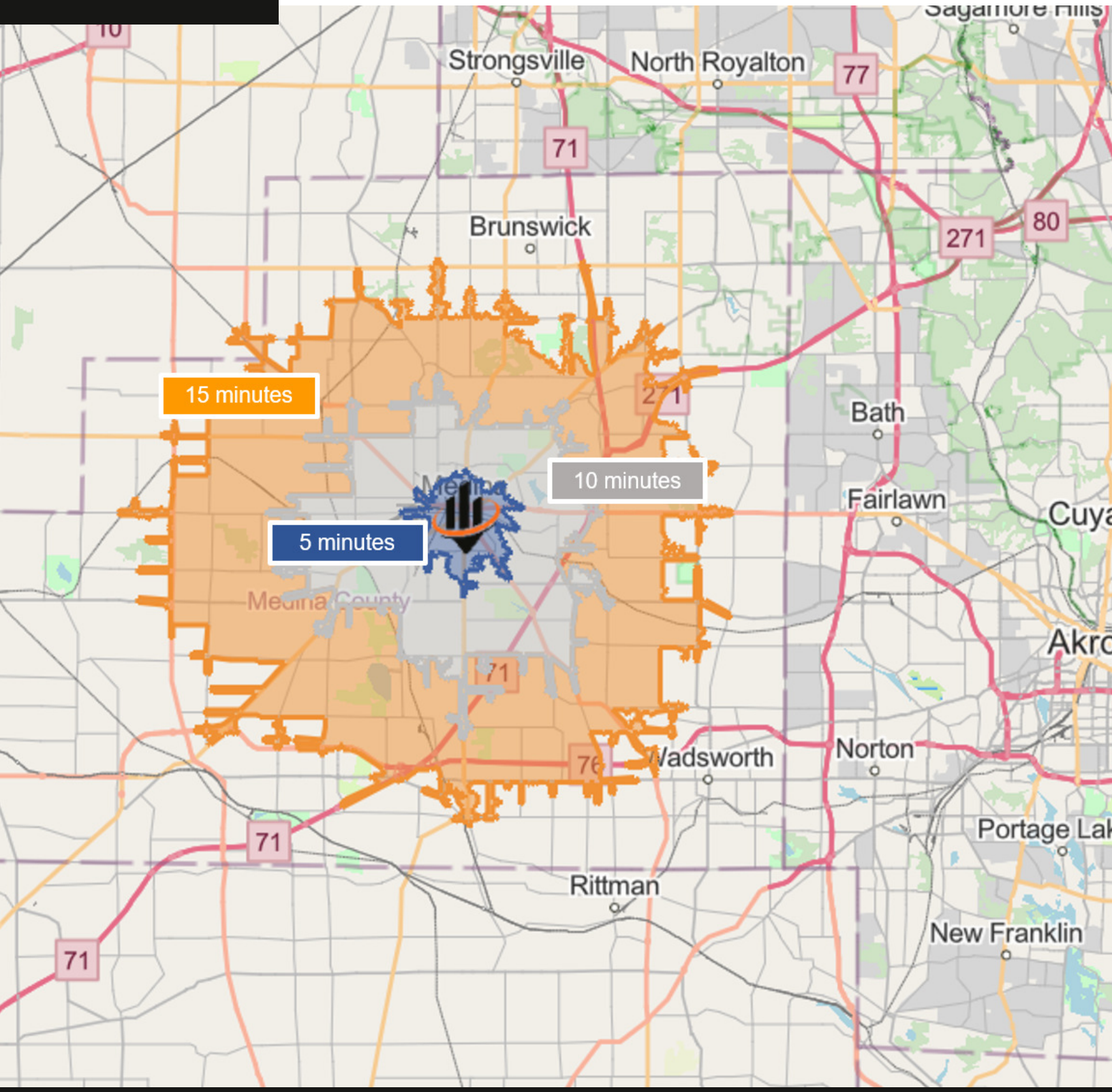

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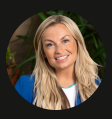

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Demographics Map & Report

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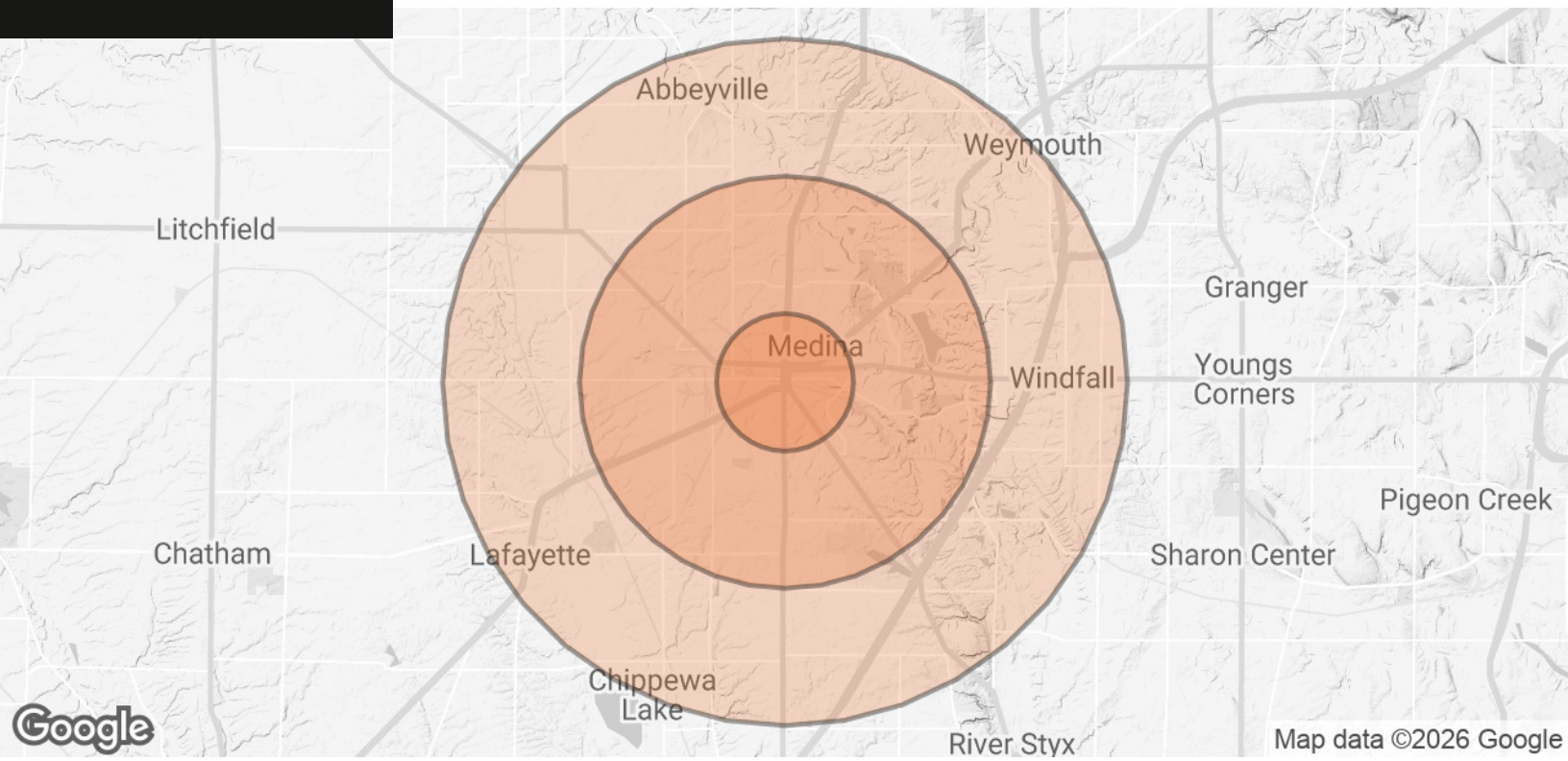

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,012	38,101	53,989
AVERAGE AGE	37.7	41.3	42.5
AVERAGE AGE (MALE)	34.7	39.4	41.0
AVERAGE AGE (FEMALE)	41.0	43.5	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,240	15,710	22,041
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$74,933	$92,349	$99,065
AVERAGE HOUSE VALUE	$169,645	$209,759	$228,632

2020 American Community Survey (ACS)

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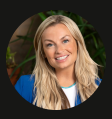

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