

# FOR SALE OR FOR LEASE OFFICE/RETAIL CONDO

FOR SALE: **\$138,750**  
FOR LEASE: **\$1,475/MO PLUS CAM**

2542 MEDINA ROAD, MEDINA, OH 44256  
SHARON TOWNSHIP  
SHARON COMMONS CORPORATE PARK



## PROPERTY HIGHLIGHTS

- Suite 2542 is 1,178 SF
- Zoned: C-2 Commercial
- Year Built: 2008
- Ceiling Height: 9'
- Air Conditioned: Yes
- Type of Heat: Gas FHA
- Voltage: 110/220
- Signage on monument & door
- Only 1/2 mile from I-71 at SR-18
- 6 Miles from I-77 at SR-18



Daily Traffic Count: 20,000+

## LISTING AGENT

JIM GERSPACHER, CCIM | [Jim@GerspacherGroup.com](mailto:Jim@GerspacherGroup.com)

**330.722.5002**

## GERSPACHER REAL ESTATE GROUP

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## ADDITIONAL PROPERTY HIGHLIGHTS

- Condo unit for sale or for lease
- New space - Built to suit with 5-year lease
- Close to interstate with easy access to Cleveland and Akron
- In the Medina/Akron commercial corridor
- Tax abatement on new construction thru 2017
- Close to restaurants, services and medical facilities
- Parking and entrances in both front and rear of building
- High traffic, high visibility location



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