



**COLDWELL  
BANKER  
COMMERCIAL**

EMMCO REALTY GROUP

## 6623 NORTH RIDGE ROAD

Madison, OH 44057

### AVAILABLE SPACE

6,895 SF

### LEASE RATE

\$15.68 SF/yr (NN)

### FEATURES

- NEW to Market Retailers: Aldi's, Family Farm & Home.
- Positioned along Main Retail Corridor
- 9,800 VPD



# FOR LEASE

EMMCOREALTYGROUP.COM

### OFFICE

**Martin Gecovich**

216.372.7960

Martin@EmmcoRealtyGroup.com

**Mike McDowell**

216.702.3543

Mike@EmmcoRealtyGroup.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Emmco Realty Group. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL  
EMMCO REALTY GROUP**

3681 S. Green Road, Suite 201, Beachwood, Ohio 44122  
216.292.3700



## 6623 NORTH RIDGE ROAD

Madison, OH 44057

LEASE



### PROPERTY DESCRIPTION

Madison is a picturesque Victorian-era village established in 1867 and listed in the National Register of Historic places. Perched at the edge of the Grand River Valley, Madison Village is a popular tourist destination with 20+ wineries, two craft breweries, and a micro distillery within 10 miles of the Village Square, there is no shortage of incredible things to experience. Madison is minutes away from 3 Lake Metroparks, with over 1300 acres where you'll find camping, hiking, hunting, birding, canoe and kayaking along the state-designated scenic Grand River. This freestanding sublease offers an excellent opportunity for a variety of uses!

### PROPERTY HIGHLIGHTS

- NEW to Market Retailers: Aldi's, Family Farm & Home.
- Positioned along Main Retail Corridor
- 9,800 VPD

### OFFERING SUMMARY

Lease Rate:	\$15.68 SF/yr (NN)
Available SF:	6,895 SF
Building Size:	6,895 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	806	10,665	22,284
Total Population	2,066	28,049	58,526
Average HH Income	\$54,127	\$58,946	\$59,416
Total Businesses	199	482	682
Total Employees	2,135	4,624	6,942

EMMCOREALTYGROUP.COM

Martin Gecovich  
216.372.7960  
Martin@EmmcoRealtyGroup.com

Mike McDowell  
216.702.3543  
Mike@EmmcoRealtyGroup.com



**COLDWELL  
BANKER  
COMMERCIAL**

EMMCO REALTY GROUP



# 6623 NORTH RIDGE ROAD

Madison, OH 44057

LEASE



EMMCOREALTYGROUP.COM

Martin Gecovich  
 216.372.7960  
 Martin@EmmcoRealtyGroup.com

Mike McDowell  
 216.702.3543  
 Mike@EmmcoRealtyGroup.com



EMMCO REALTY GROUP