



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

301 WEST HIGH STREET

Orrville, OH 44667

AVAILABLE SPACE

6,831 SF

LEASE RATE

\$14.40 - 15.28 SF/yr (NN)

FEATURES

- Excellent frontage and visibility on Orrville's main thoroughfare.
- Prominent signage.
- 0.5 mi or a 3 min. drive from the JM Smucker Company, which employs over 7,000 people.
- 0.6 mi or a 3 min. drive to Orrville High School

EMMCOREALTYGROUP.COM



OFFICE

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**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**

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301 WEST HIGH STREET

Orrville, OH 44667

LEASE



PROPERTY DESCRIPTION

Orrville has built a reputation as a flourishing community with a supportive business climate where major corporations, family businesses, and entrepreneurs can start and grow a business in the midst of strategic U.S. market areas. This long-standing focus on successful enterprises include several nationally prominent companies such as The J. M. Smucker Company, Inc. (1897), The Smith Dairy Company (1909), Schantz Organ Company (1873), The Will-Burt Company (1918), and The Quality Castings Company, Inc. (1933).

PROPERTY HIGHLIGHTS

- Excellent frontage and visibility on Orrville's main thoroughfare.
- Prominent signage.
- 0.5 mi or a 3 min. drive from the JM Smucker Company, which employs over 7,000 people.
- 0.6 mi or a 3 min. drive to Orrville High School

OFFERING SUMMARY

Lease Rate:	\$14.40 - 15.28 SF/yr (NN)
Available SF:	6,831 SF
Building Size:	6,831 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,272	5,585	8,286
Total Population	3,242	13,668	21,245
Average HH Income	\$43,958	\$51,363	\$55,949
Total Businesses	244	399	680
Total Employees	4,648	7,672	10,089

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