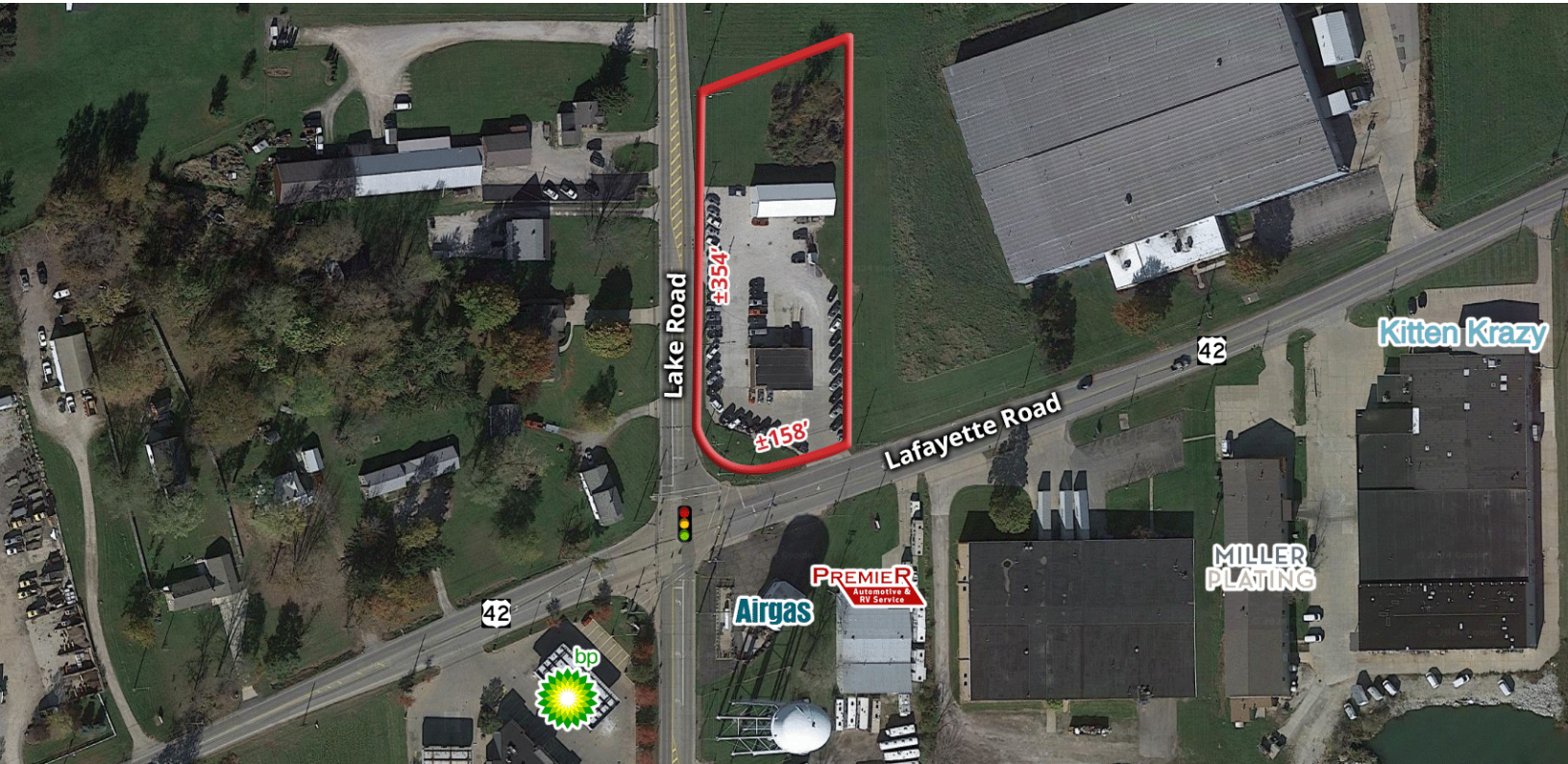


# RETAIL/WAREHOUSE ON HIGHLY VISIBLE CORNER



**FOR SALE**  
**999 LAFAYETTE ROAD**  
**MEDINA, OH 44256**  
**SALE PRICE: \$695,000**



## PROPERTY HIGHLIGHTS

- Corner Lot: 1.96 Acres Lot with 2 Access Points
- 2 Buildings: Totaling 7,200 SF
- **Upper Level Retail/Office Showroom - 2,320 SF:** 5 Private Offices and 2 Restrooms
- **Lower Level Shop - 2,320 SF:** 8' x 8' Grade Level Door, Accessed by Ramp, and Floor Drain
- **Cold Storage Warehouse - 2,560 SF:** (3) 12' x 12' Grade Level Doors and Dock
- Frontage: 158' on Lafayette Road and 354' on Lake Road
- Power: Single-Phase, 110/220 V, 200 AMPS
- Zoned: C-3 General Commercial
- Traffic Count:  $\pm 15,485$
- 2023 Property Taxes: \$4,336.24



## LISTING AGENTS

**Sheila Miu**  
Sheila@GerspacherGroup.com  
**Troy Gerspacher, CCIM, SIOR**  
Troy@GerspacherGroup.com

**330.722.5002**

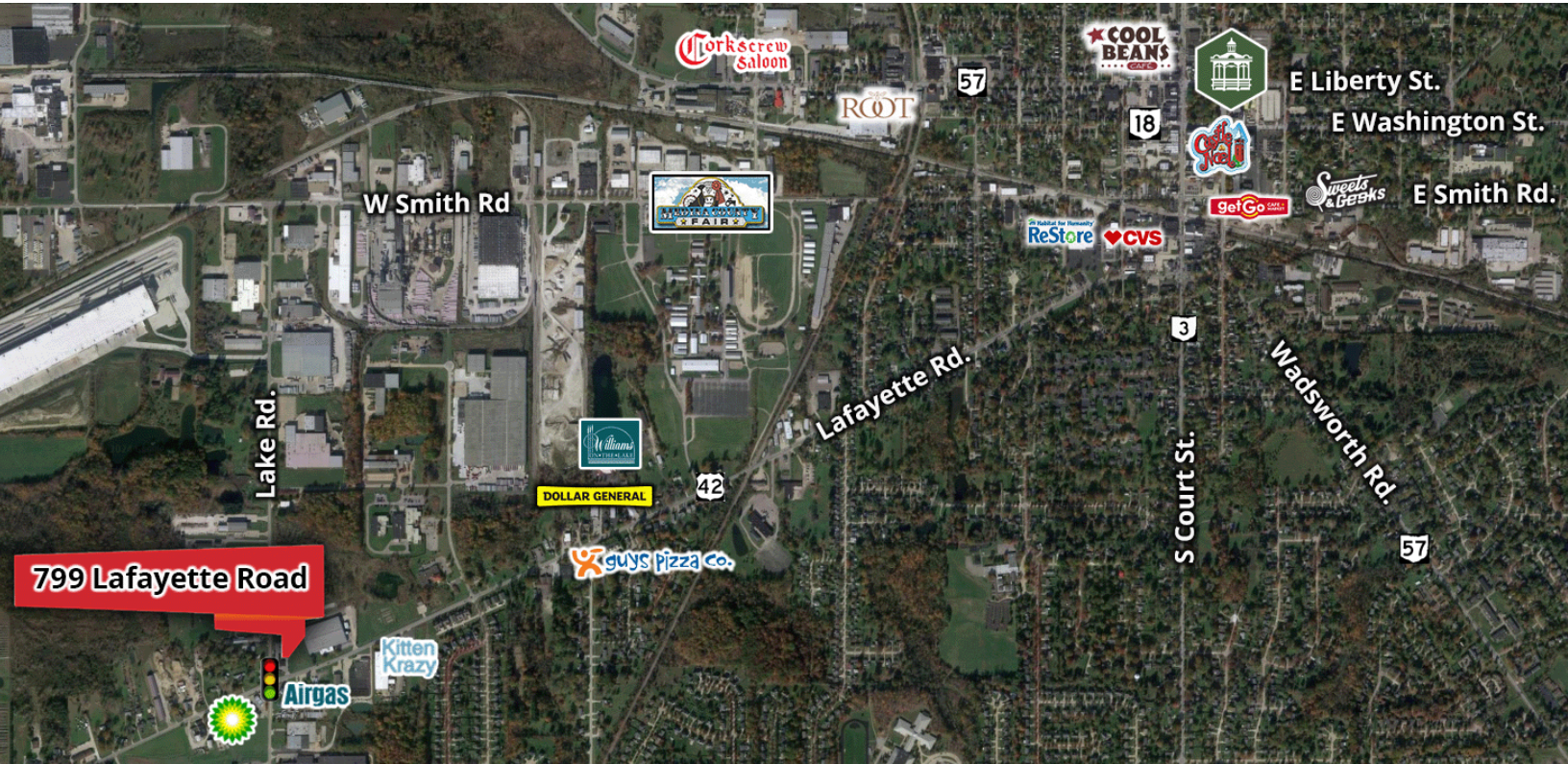




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## PROPERTY OVERVIEW

The property located at 999 Lafayette spans over 1.96 acres and consists of two buildings situated on a high visibility corner with a traffic light. The property can be accessed from two entryways - Lafayette Rd. and Lake Rd. The larger building totals 4,640 SF and comprised of 2,320 SF of a recently renovated retail/showroom with 5 private offices and 2 restrooms. The lower level shop, spread over 2,320 SF is equipped with an 8' x 8' grade level door, accessed by ramp, and is used for repair and service. The lower level shop also has a floor drain. In addition to the larger building, there is a 2,560 SF cold storage warehouse with three 12' x 12' grade level doors and a dock. The property is zoned as C-3, General Commercial District, which permits a variety of uses such as motor vehicle truck, trailer and farm sales/repair, service and storage, office, restaurant, veterinary office or hospital. Additionally, there are conditionally permitted uses such as car wash, child day care, motor vehicle filling station, personal and professional services with drive-thru, or restaurant with drive-thru.

## LOCATION OVERVIEW

This property is located on the corner of Lafayette Road and Lake Road at a traffic light. I-71 at the SR-18 is just 6 miles away and I-76 is just 8 miles away.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,157	12,111	20,936
Total Population	3,166	29,735	51,070
Average HH Income	\$80,715	\$86,307	\$94,763

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





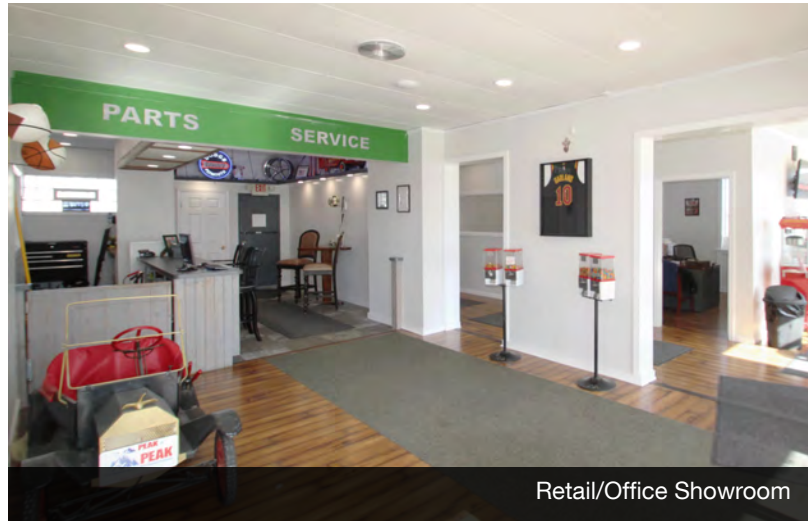
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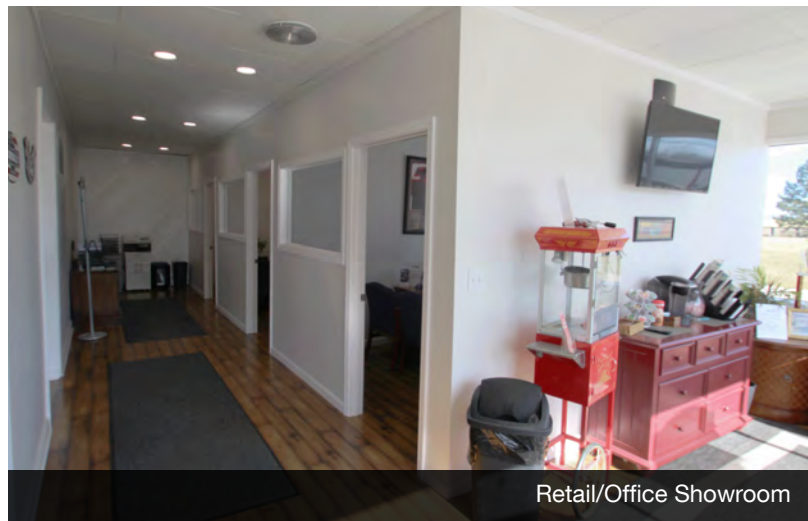
Retail/Office Showroom



Retail/Office Showroom



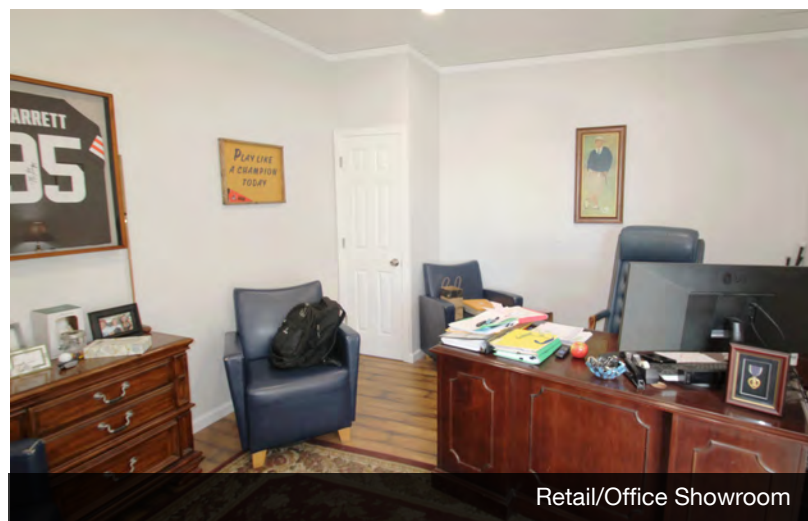
Retail/Office Showroom



Retail/Office Showroom



Retail/Office Showroom



Retail/Office Showroom





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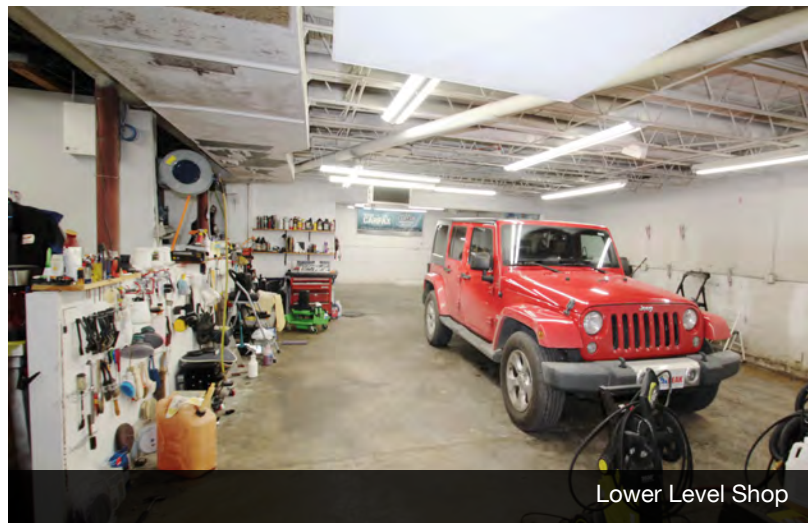
Cold Storage Warehouse



Cold Storage Warehouse



Lower Level Shop - Ramp Access



Lower Level Shop



Lower Level Shop



Lower Level Shop

