

FARMERS EXCHANGE RETAIL

320 SOUTH COURT STREET
MEDINA, OH 44256

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Property Summary



OFFERING SUMMARY

Available SF:	392- 4000 Approx. SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.67 Acres
Building Size:	34,767 SF
Renovated:	2019
Traffic Count:	S.Court - 13,890 vpd S.Broadway- 10,000vpd

PROPERTY OVERVIEW

This Historical Medina Farmer's Exchange building, once was downtown Medina's local Feed and Farm store that has been re-purposed into a mixed use building, blending modern layouts with raw historic charm. This is the first project in Medina County to receive State and Federal Tax credits. 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" 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 perogies. 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 Garden level are several different layout configurations which will be perfect for small retail and office spaces. These spaces will be a 'White Box' for you to make it your own.

LOCATION OVERVIEW

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 Farmer's Exchange building sits about one block south on Court St., 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.

Available Spaces

LEASE RATE: \$20.00 SF/YR

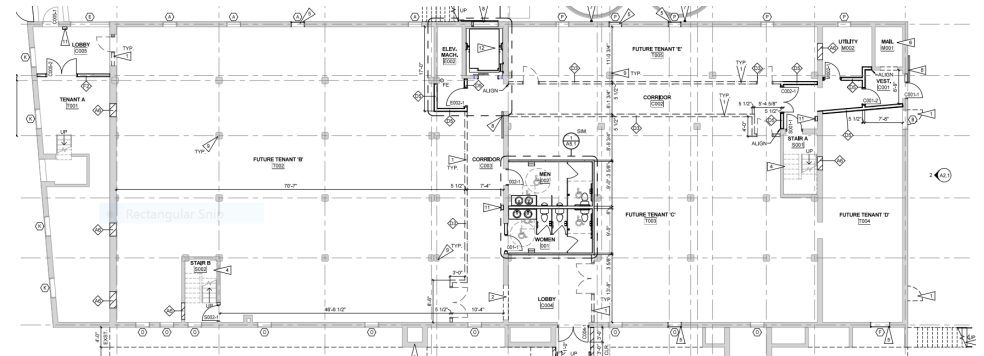
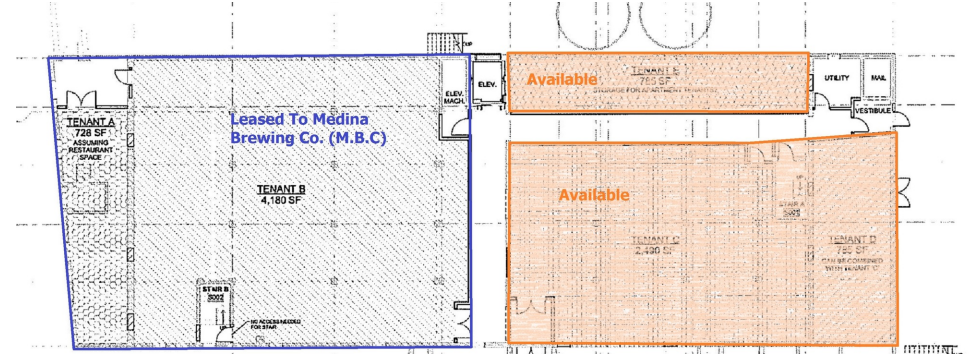
LEASE TYPE: NNN

TOTAL SPACE: 387 - 4000 SF

LEASE TERM: 2-5 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
East Retail Side -Unit A		\$20.00 SF/yr	NNN	726 SF	2-5 years	Leased
East Retail Side - Unit B		\$20.00 SF/yr	NNN	820 SF	2-5 years	Leased
South East side - Unit C		\$20.00 SF/yr	NNN	2500 SF	2-5 years	Outlined in Orange
East side Retail- Unit D		\$20.00 SF/yr	NNN	800 SF	2-5 years	Outlined in Orange
East side retail Unit E		\$20.00 SF/yr	NNN	785 SF	2-5 years	Outlined in Orange

Additional Photos



Demographics Map & Report

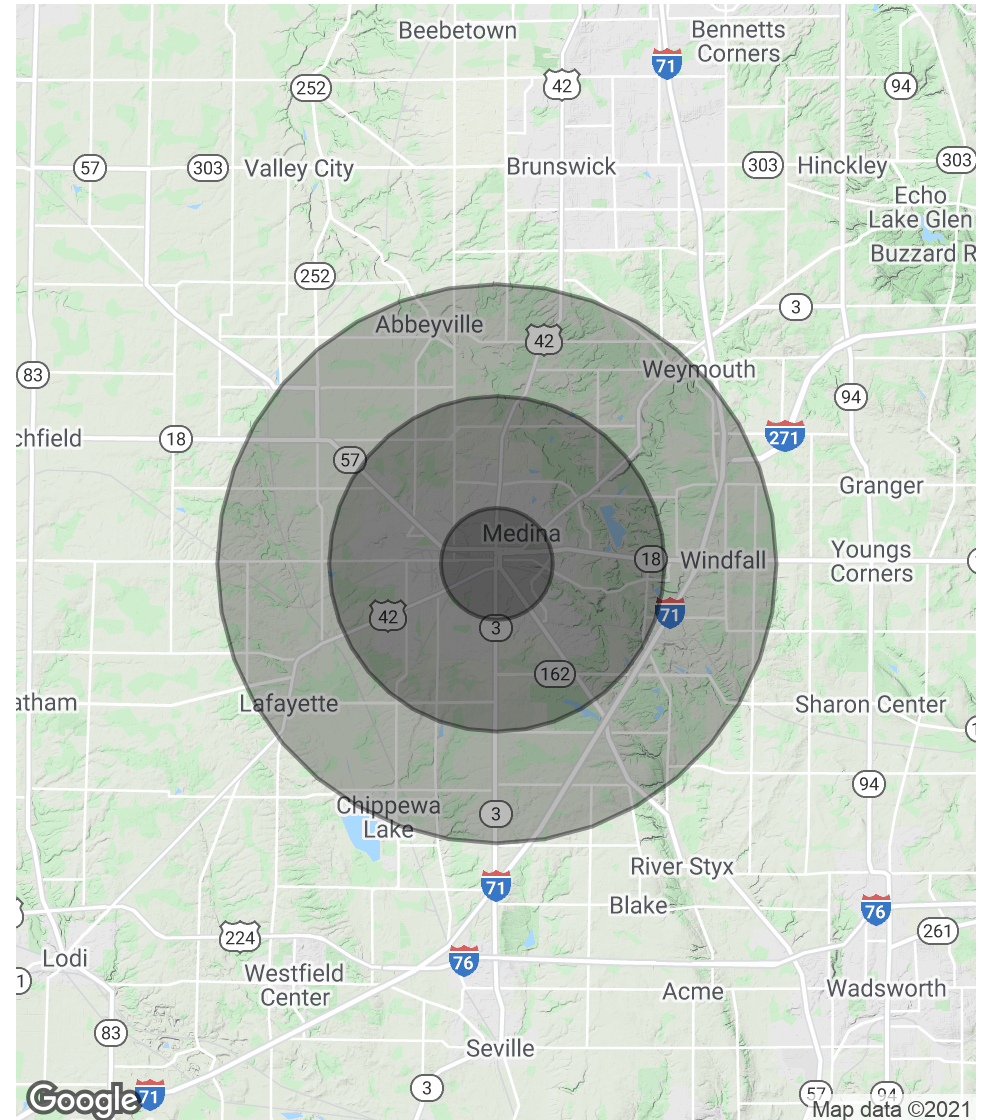
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,251	39,820	61,846
Average age	35.7	36.7	37.8
Average age [Male]	34.0	34.9	36.4
Average age [Female]	37.2	38.1	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,286	15,258	23,698
# of persons per HH	2.7	2.6	2.6
Average HH income	\$79,103	\$78,567	\$82,013
Average house value	\$162,190	\$191,042	\$230,066

* Demographic data derived from 2010 US Census



Garden Level Floor Plan

