

CURRIE-HALL INVESTMENT CO. BROKERS

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**PRESENTS
MULTI-SPECIALITY MEDICAL FACILITY FOR LEASE
111 West Reagan Parkway
Medina, Ohio 44256**



- **5,000 SF UPDATED MULTI-SPECIALITY MEDICAL FACILITY**
- **PREVIOUS HIGH PROFIT PRIMARY CARE HISTORY IN HIGH INCOME AREA**
- **FAMILY PRACTICE/URGENT CARE WITH RADIOLOGY AND REHAB FACILITY**

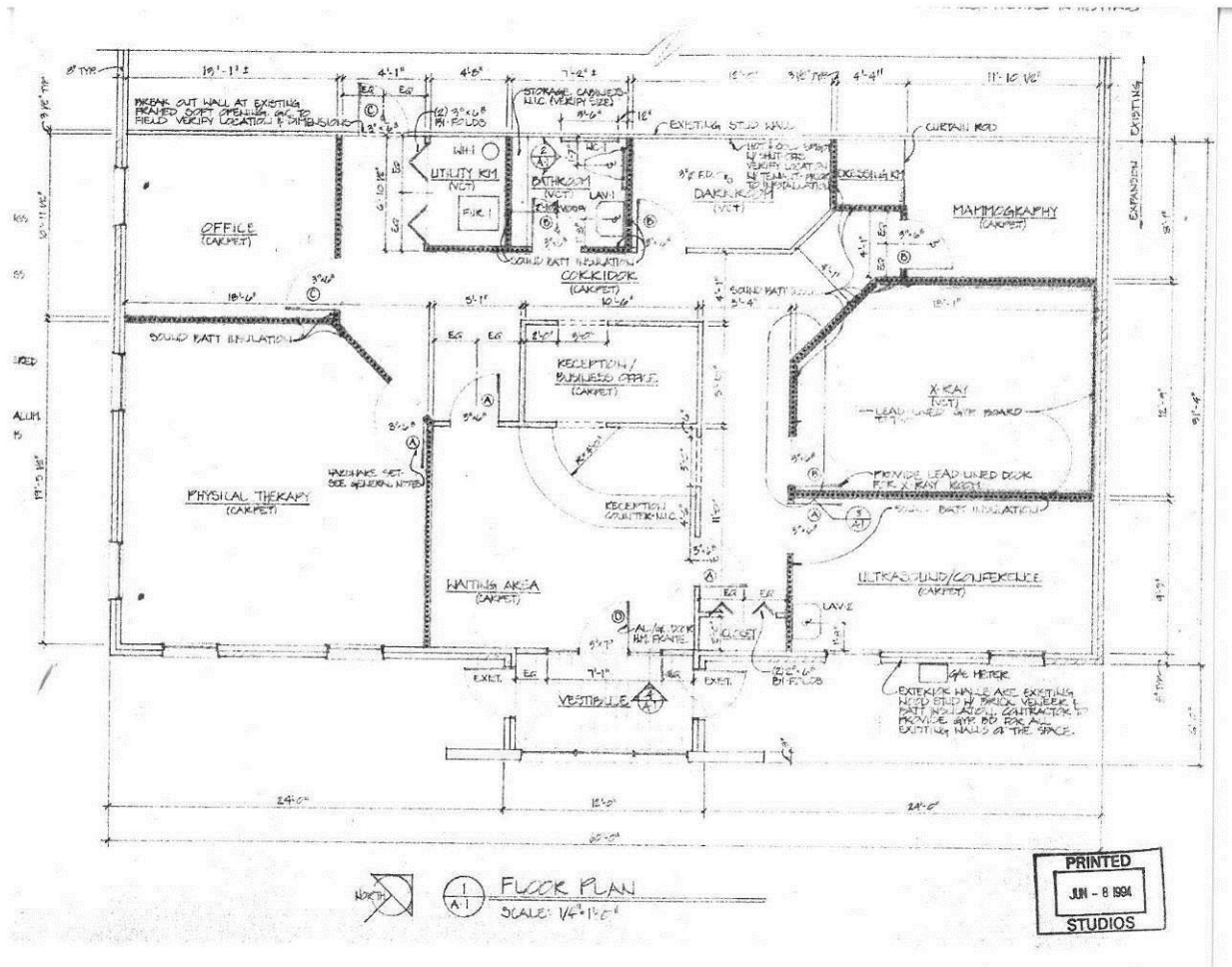
COMPETITIVE FEATURES:

- 1) 31-year track record of profitability (24 years with Dr. O'Connor and 7 years with Metrohealth).
- 2) Medina's patients are widely insured with good payer mix.
- 3) Previous, large, already existing Metrohealth patients like the location where Metrohealth service will vacate December 1, 2025.
- 4) Medina has few primary care practitioners and a growing need.
- 5) The Building is the only stand-alone medical facility on the North side of Medina.
- 6) Great visibility, accessibility, signage, and dense neighborhood proximity and adjacent to large retail center for added draw.
- 7) Urgent care capability for expanding patient base and continuity.
- 8) Building has two entrances which meet ACO regulations for multiple use and patient driven access.
- 9) Building is designed to accommodate multiple clinicians simultaneously allowing for express access, primary care, urgent care, specialty care, radiology, labs, corporate care, and physical therapy.
- 10) Radiology suite is rated for x-ray, Mammography, DXA, and MRI.

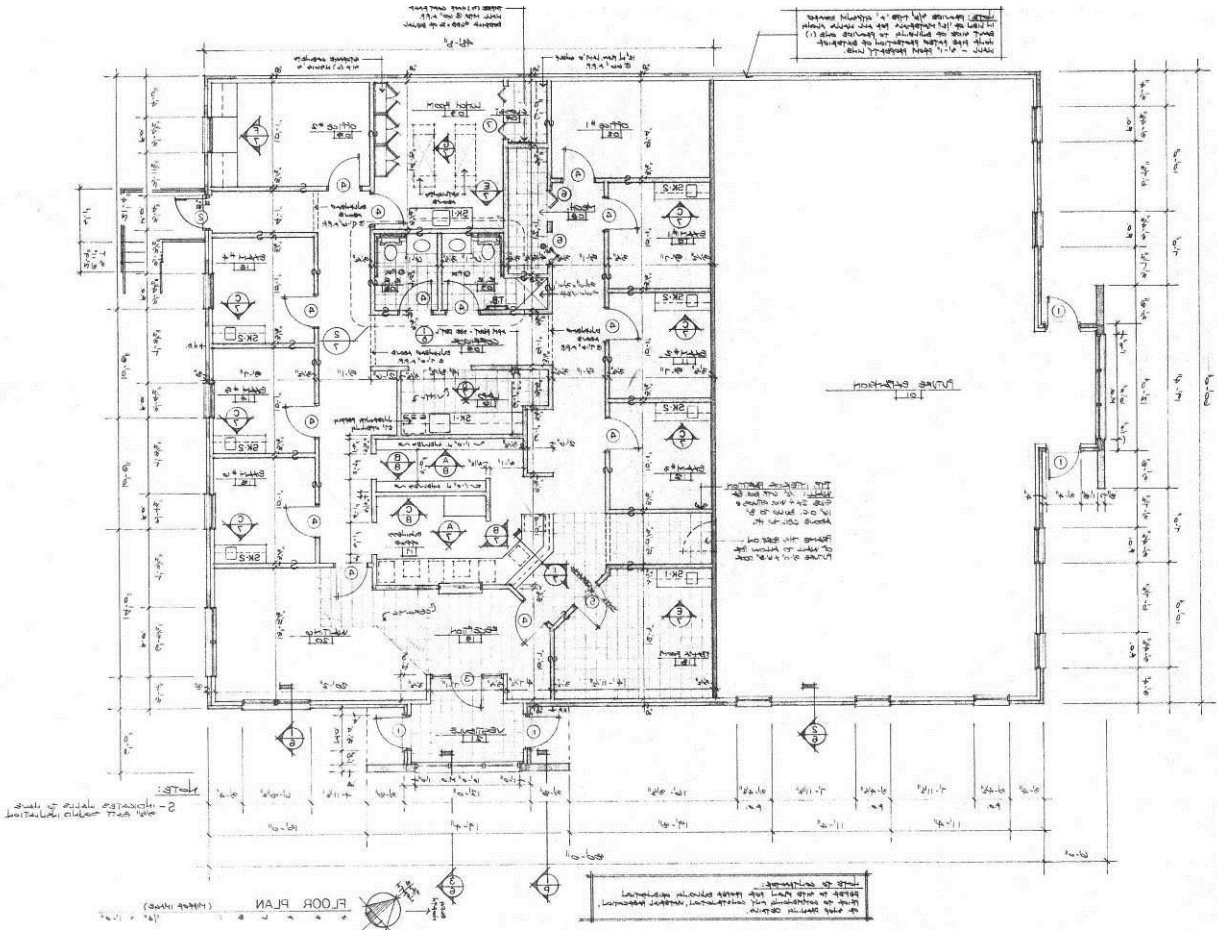
PROPERTY DETAILS

Location:	111 West Reagan Parkway, Medina, Ohio 44256
Zoning:	C-3 General Commercial, where office is a permitted use
Taxing District:	City of Medina, Medina School District
Building Area:	5,000 SF
Construction:	Masonry walls, truss roof, new asphalt shingles (2014), fully air conditioned
Exterior:	Concrete paved parking and landscaping
Interior Finish:	Well-appointed medical office with radiology suite and rehab center
Parking Spaces:	Thirty
Lot size:	.8735 Acres Permanent Parcel Number 028-19A-09-079
Street Access:	The property is located on Reagan Parkway, a regional collector street with direct access to State Route 42, the main North South artery in Medina.
Signage:	In addition to the robust traffic, visibility, and accessibility, the site is further complemented with a high profile, multicolor LED sign with the ability to provide specialty and timely messaging.
Demographics:	Please see included report
Traffic Counts:	14,280 total vehicles per 24-hour period on State Route 42 near Reagan Parkway
Turn Key Facility:	Well Designed medical facility with furnishings
Excellent Reputation:	The Building has a well known and excellent reputation as a medical facility.

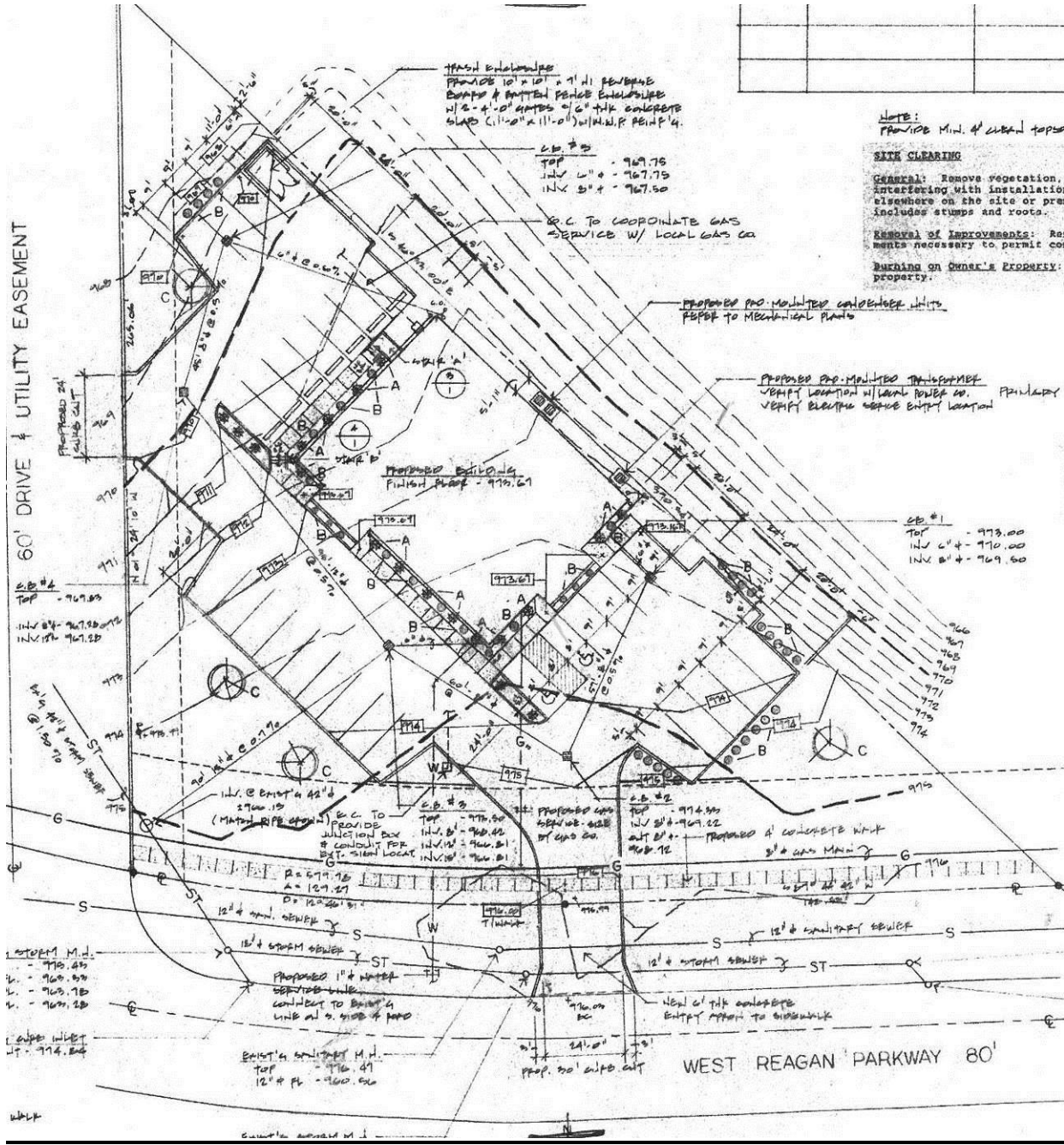
FLOOR PLAN REHAB



FLOOR PLAN MEDICAL



SITE PLAN



MEDICAL RECEPTION AREA



MEDICAL OFFICE AREA



RADIOLOGY SUITE



TYPICAL EXAM ROOM



TYPICAL EXAM ROOM



Medina Area Information

The recent announcement by *Money Magazine's* top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40th on the list of "America's best small towns," Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, the City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year.

Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theater district, the world-renown Cleveland Orchestra, and the third most visited national park system in the U.S.

The City of Medina is the county seat for Medina County, one of the fastest growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day's drive.

DEMOGRAPHICS

Medina Area

99.1%

2022 CITIZENSHIP

US citizens, which is higher than the national average of 93.4%. In 2022, the percentage of US citizens in Medina County, OH was 99.1%, meaning that the rate of citizenship has been decreasing.

The following chart shows US citizenship percentages in Medina County, OH compared to that of it's neighboring and parent geographies.

POPULATION & DIVERSITY

Citizenship

98.9%

2023 CITIZENSHIP

EMPLOYMENT

95.9k

2023 VALUE

± 2,282

−0.384%

1 YEAR DECLINE

± 3.4%

From 2022 to 2023, employment in Medina County, OH declined at a rate of −0.384%, from 96.3k employees to 95.9k employees.

The most common job groups, by number of people living in Medina County, OH, are Management Occupations (12,738 people), Office & Administrative Support Occupations (9,813 people), and Sales & Related Occupations (9,490 people). This chart illustrates the share breakdown of the primary jobs held by residents of Medina County, OH.

Data from [the Census Bureau ACS 5-year Estimate](#).

INDUSTRIES

Employment by Industries

95.9k

2023 VALUE

± 2,282

−0.384%

1 YEAR DECLINE

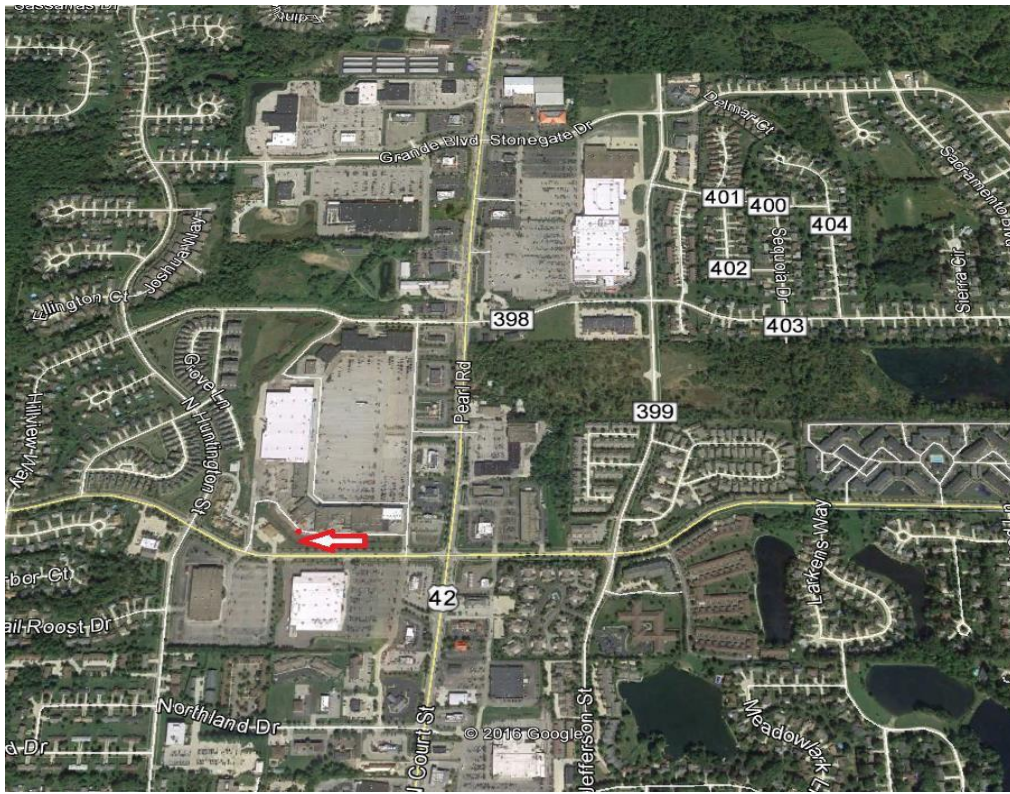
± 3.4%

From 2022 to 2023, employment in Medina County, OH declined at a rate of −0.384%, from 96.3k employees to 95.9k employees.

The most common employment sectors for those who live in Medina County, OH, are Health Care & Social Assistance (13,309 people), Manufacturing (13,140 people), and Retail Trade (10,463 people). This chart shows the share breakdown of the primary industries for residents of Medina County, OH, though some of these residents may live in Medina County, OH and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from [the Census Bureau ACS 5-year Estimate](#).

AERIAL VIEW



REGIONAL MAP



BASE LEASE RATES:

\$17.50/SF/YR NNN Office 5,000 SF = \$ 87,500/YR
\$ 7,292/MO

PROJECTED YEARLY NET CHARGES:

R.E.Taxes	\$ 12,391
Insurance	\$ 5,360
Maintenance	\$ 4,500
Reserve for Short Life Items:	\$ 4,200
Misc.	<u>\$ 1,000</u>
Total	\$ 27,451

TOTAL NET CHARGES: \$5.49/SF/YR

TOTAL RENT:

Base Rate for Office = \$87,500/YR = \$7,292/MO

RSLI to be increased by 3% per year.

Plus, Net Charges 5,000 SF x \$5.49/SF = \$27,540/YR \$2,288/MO

TOTAL MONTHLY RENT = \$9,580/MO

Plus, Utilities, Trash, Snow and Lawn and Interior Maintenance

CONTACT INFORMATION:

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