Premier Commercial Opportunity in the Heart of Medina

402 S ELMWOOD AVENUE, MEDINA, OHIO 44320

PRICE REDUCED!

Overview

Introducing 402 S Elmwood Ave, a premier commercial opportunity perfectly positioned in the heart of Downtown Medina. This newly constructed 2,622 SF flex/retail building offers exceptional visibility, modern amenities, and walkable access to the city's thriving restaurant, retail, and entertainment district.

Zoned C-2, this property supports a wide range of commercial uses such as retail, restaurant, office, studio, service business, and more. The building features an impressive 20' ceiling height, a 12'W x 14'H glass drive-in door, and a second-floor loft area that can function as private office space, breakroom, or storage. The building also features two restrooms and a clean, open layout making the space adaptable and ready for customization.

Another major advantage of this property is the existing tax abatement, offering significant savings for an owner-user or investor. With its prime downtown location, strong foot traffic, and modern construction, this property provides an outstanding opportunity for an owner-user or investor looking to establish a presence in one of Northeast Ohio's most desirable and fast-growing commercial corridors.

Lease Option Note: Tenant is responsible for utilities, insurance and taxes.

Highlights

- Within Walking Distance to all Downtown Restaurants, Bars and Shops
- New Construction
- 20' Ceiling Height
- 12'W X 14'H Glass Drive in Door
- Two Restrooms
- Second Floor Loft that has Office and Kitchen Space
- Building can Accommodate Many Different Uses
- Tax Abatement

Property Details

Sales Price

- ~~$899,000~~ **$825,000**

Lease Rate

- ~~$6,500/Month~~ **$4,750/Month** (Double Net)

Space Available

- 2,622 SF

Lot Size

- 0.1047 Acres

Building Size

- 2,622 SF

Zoning

- C-2

Rev: November 3, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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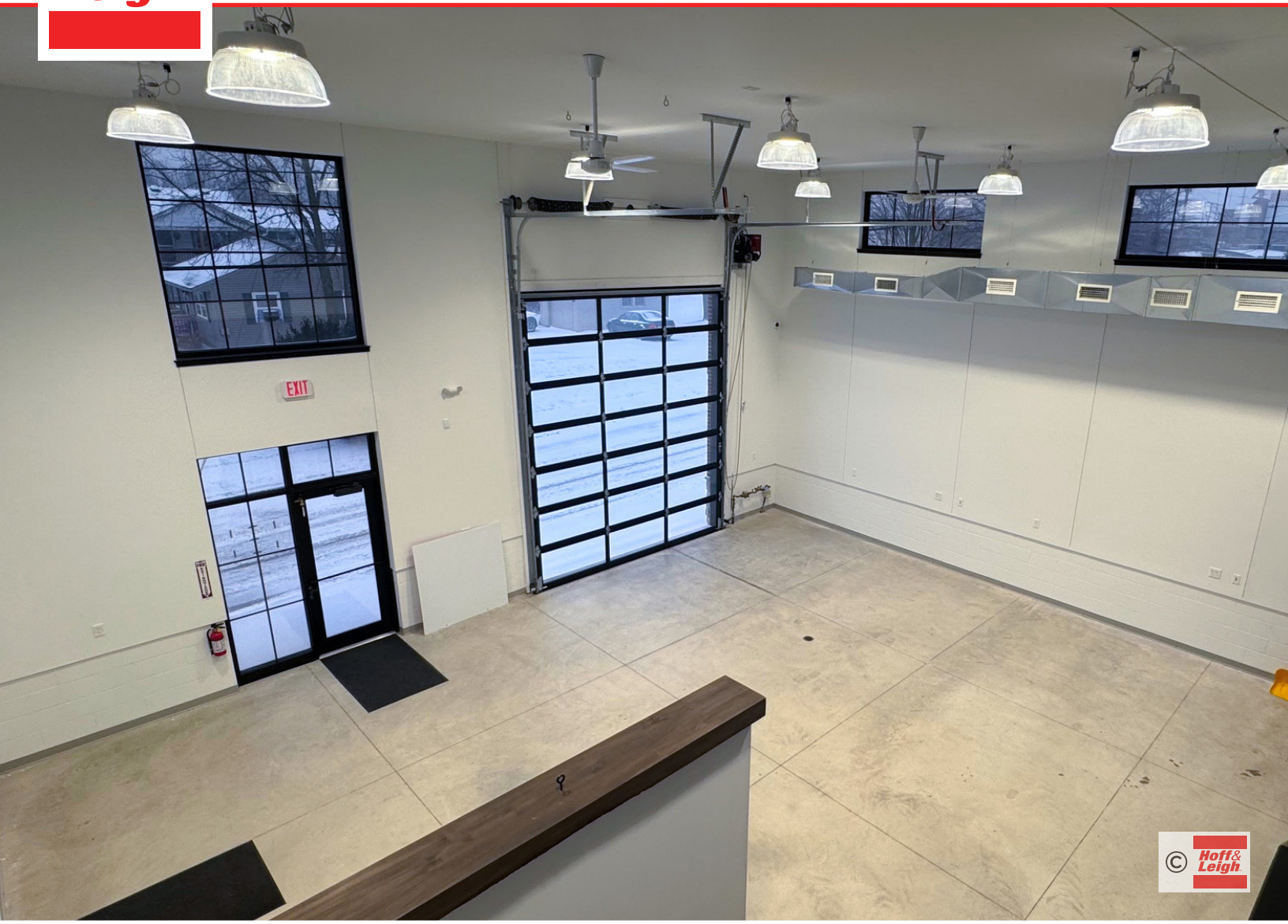

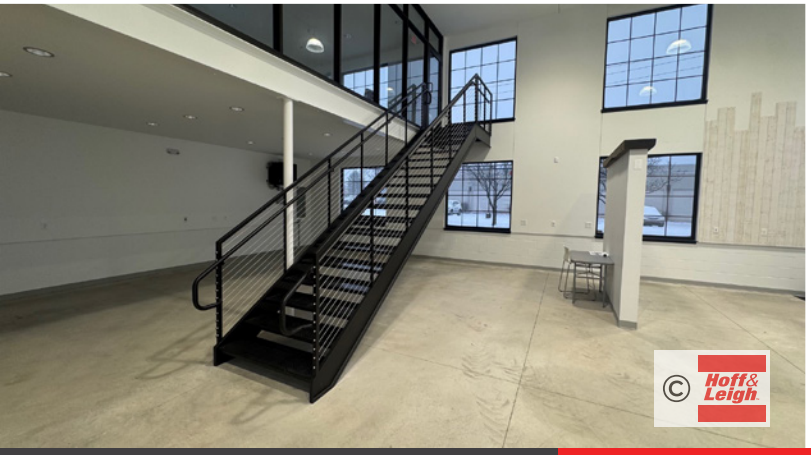

Rev: November 2, 2020

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402 Elmwood Ave, Akron, Ohio, 44310

DEMOGRAPHICS

96,649
Population

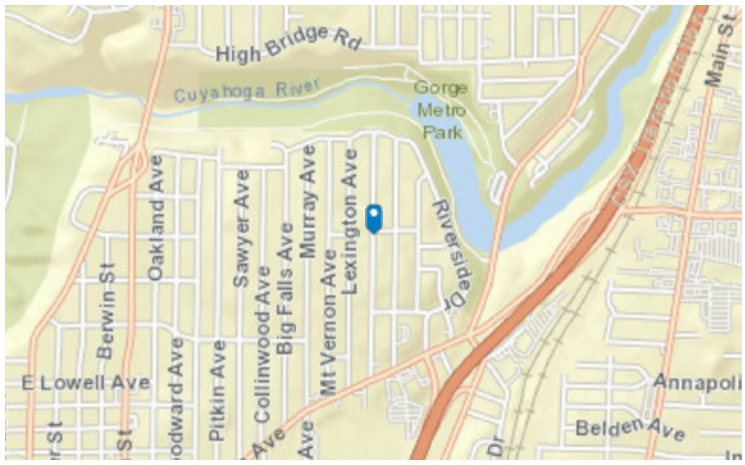
39.5
Median Age

2.1
Average Household Size

$59,093
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Hillcrest Dr	5,685	0.3
Clifton Ave	13,536	0.3
Riverside Dr	3,095	0.4
Riverside Dr	2,768	0.4
Gorge Blvd	9,464	0.4



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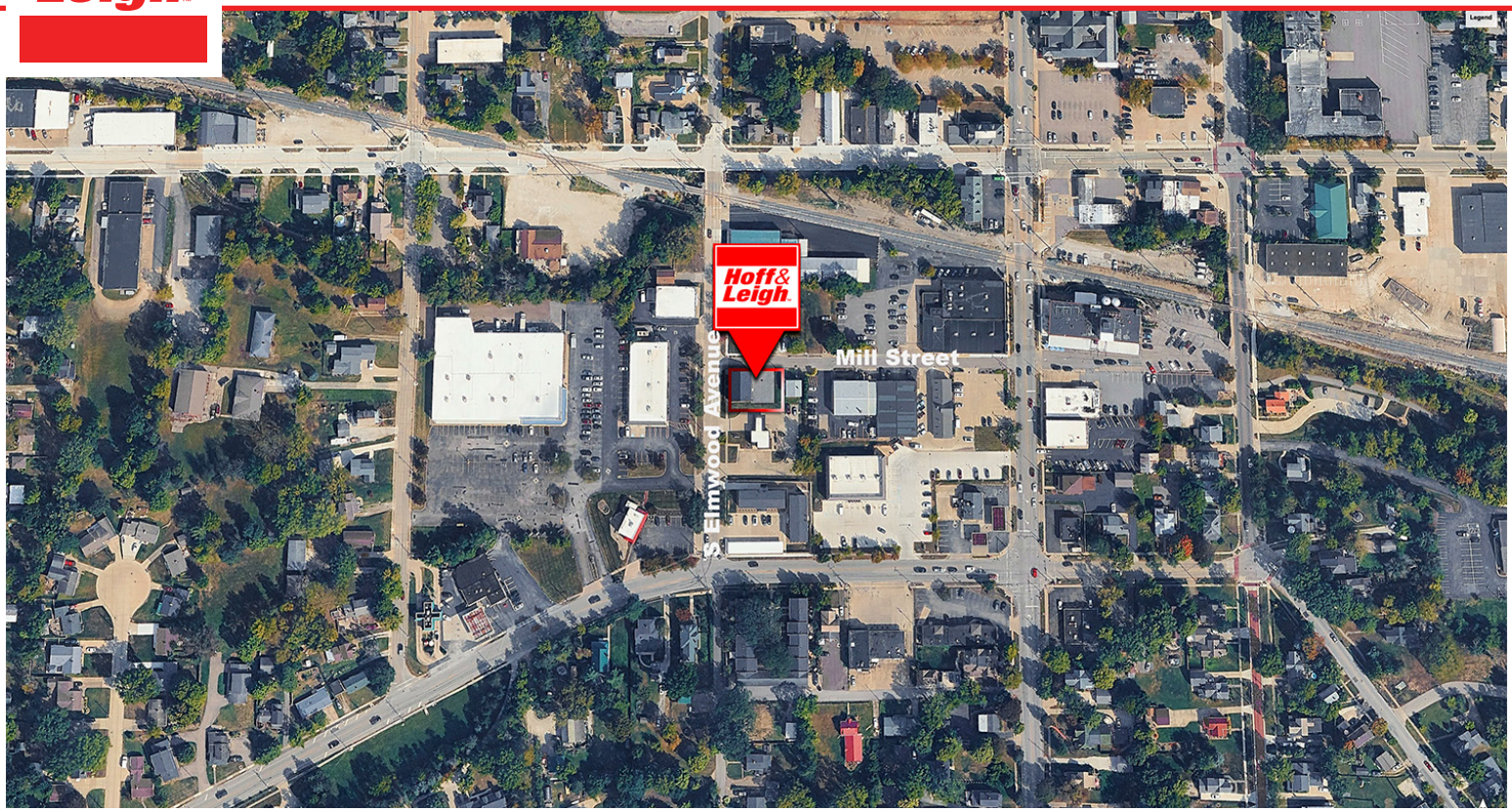

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