



Note: Picture is  
a rendered photo.



Current actual photo.

FOR SALE

9143 N Main St  
Windham, OH

**11,560 SF former Dollar General  
(Now Redi Storage) For Sale**

Listing Price: ~~\$795,000~~

**NEW Listing Price: \$695,000**

- Upgraded security system with keypad access and cameras.
- Fully climate-controlled.
- Automatic sliding storefront doors.
- Two (2) restrooms.

Accelerating success.



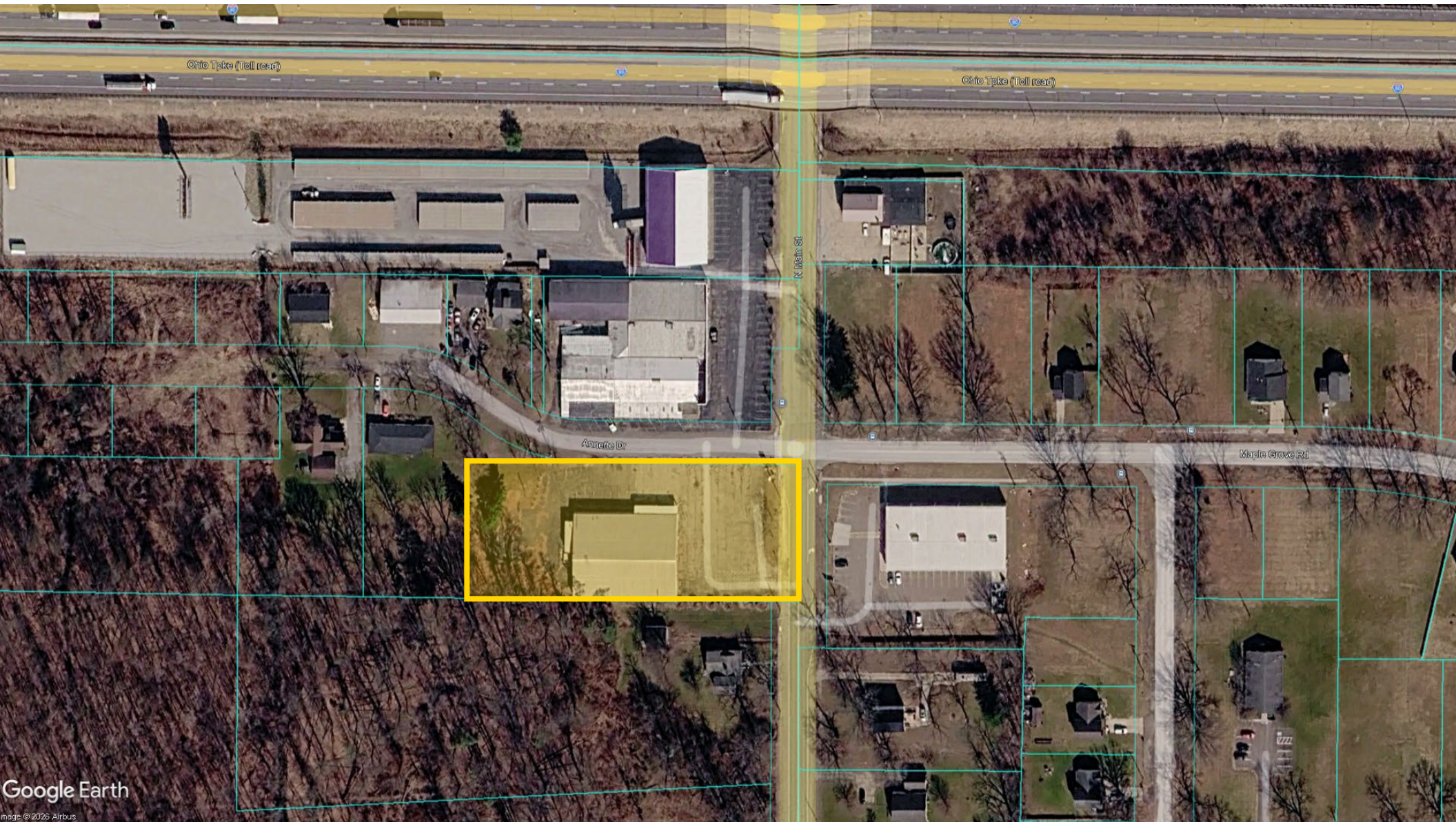
# Executive Summary

|                                    |                                           |
|------------------------------------|-------------------------------------------|
| <b>Address:</b>                    | 9143 N Main St                            |
| <b>City:</b>                       | Windham                                   |
| <b>State:</b>                      | Ohio                                      |
| <b>Zip:</b>                        | 44288                                     |
| <b>County:</b>                     | Portage                                   |
| <b>School District:</b>            | Windham EVSD                              |
| <b>Parcel #'s:</b>                 | <a href="#">41-056-00-00-036-002</a>      |
| <b>Acres:</b>                      | 1.48                                      |
| <b>Taxes:</b>                      | \$6,502.40                                |
| <b>Zoning:</b>                     | Commercial                                |
| <b>Total SF:</b>                   | 11,560                                    |
| <b>Office SF:</b>                  | +/- 500                                   |
| <b>Warehouse SF:</b>               | +/- 11,060                                |
| <b>Year Built<br/>(Renovated):</b> | 1967 (2023)                               |
| <b>Construction:</b>               | Masonry/Metal                             |
| <b>Clear Height:</b>               | 12' - 19'7" (Min. is 14' between columns) |
| <b>Docks:</b>                      | 0                                         |
| <b>Drive-Ins:</b>                  | 0                                         |
| <b>Column Spacing:</b>             | Free-span                                 |
| <b>Office HVAC:</b>                | Yes                                       |
| <b>Warehouse Heat:</b>             | Full HVAC                                 |
| <b>Sprinklers:</b>                 | No, fire alarm system only                |
| <b>Roof Type:</b>                  | Pitched                                   |
| <b>Lighting:</b>                   | LED                                       |





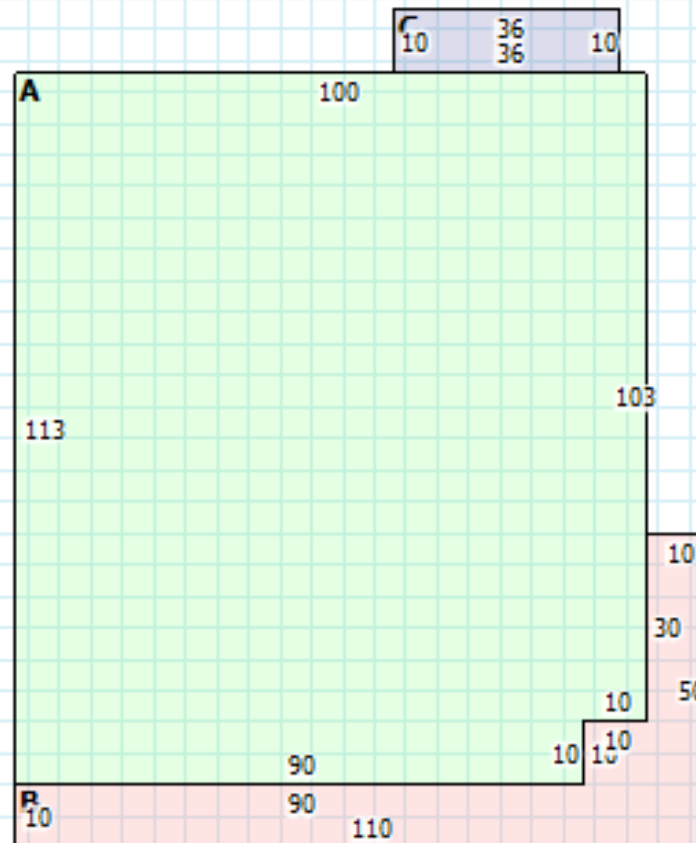
# Property Aerial – Parcel Outline



# Floor Plan

Grid Scale: 5ft

|   |                                     |
|---|-------------------------------------|
| A | <b>1SCB&amp;MTL/C</b><br>11200 sqft |
| B | <b>CY1</b><br>1600 sqft             |
| C | <b>15 CB</b><br>360 sqft            |
| D | <b>O1</b>                           |





# Property Photos





# Property Photos





# Aerial Map

## Distance to:

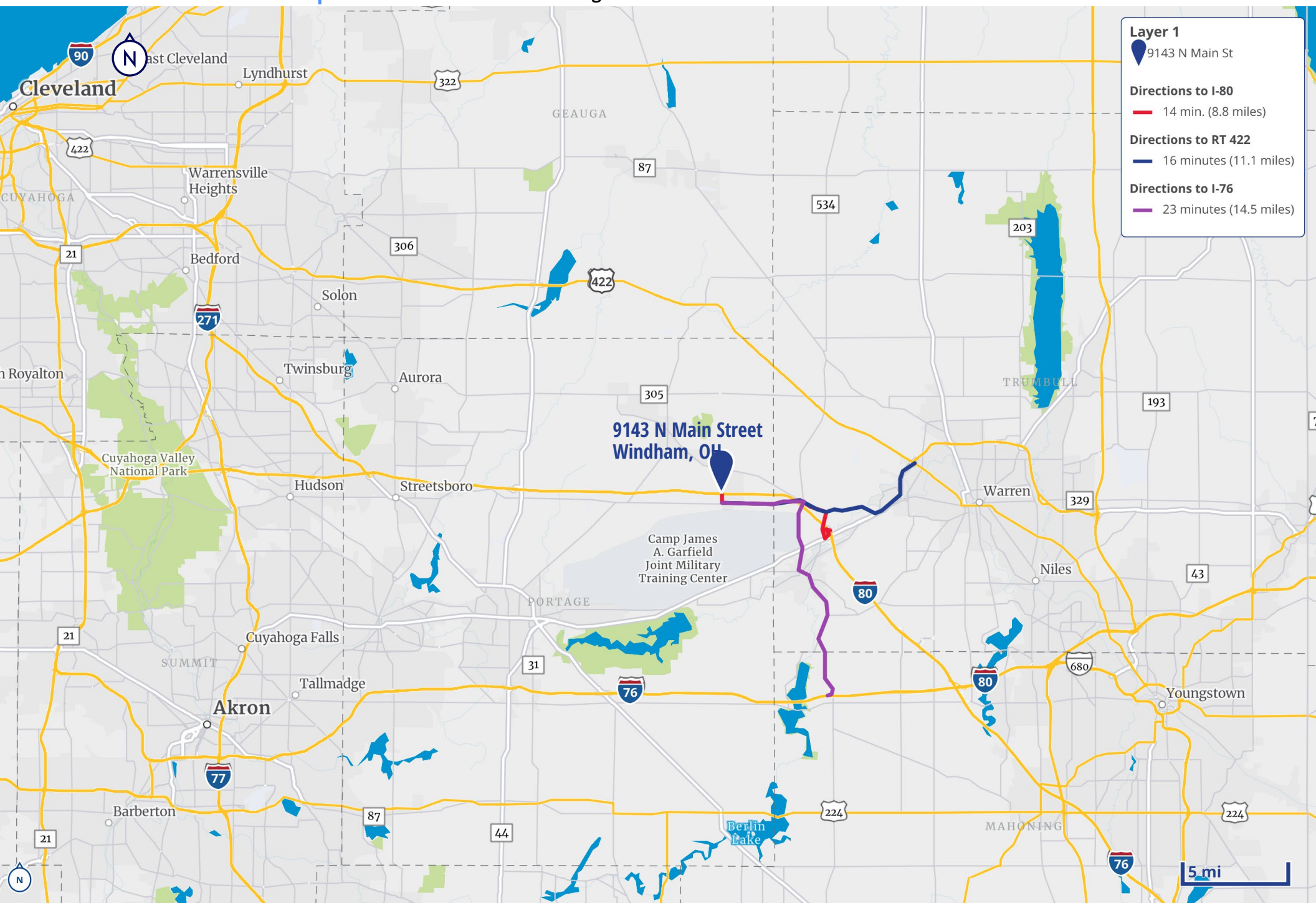
**Downtown Cleveland** 1 hr. 4 min. (78.2 miles)

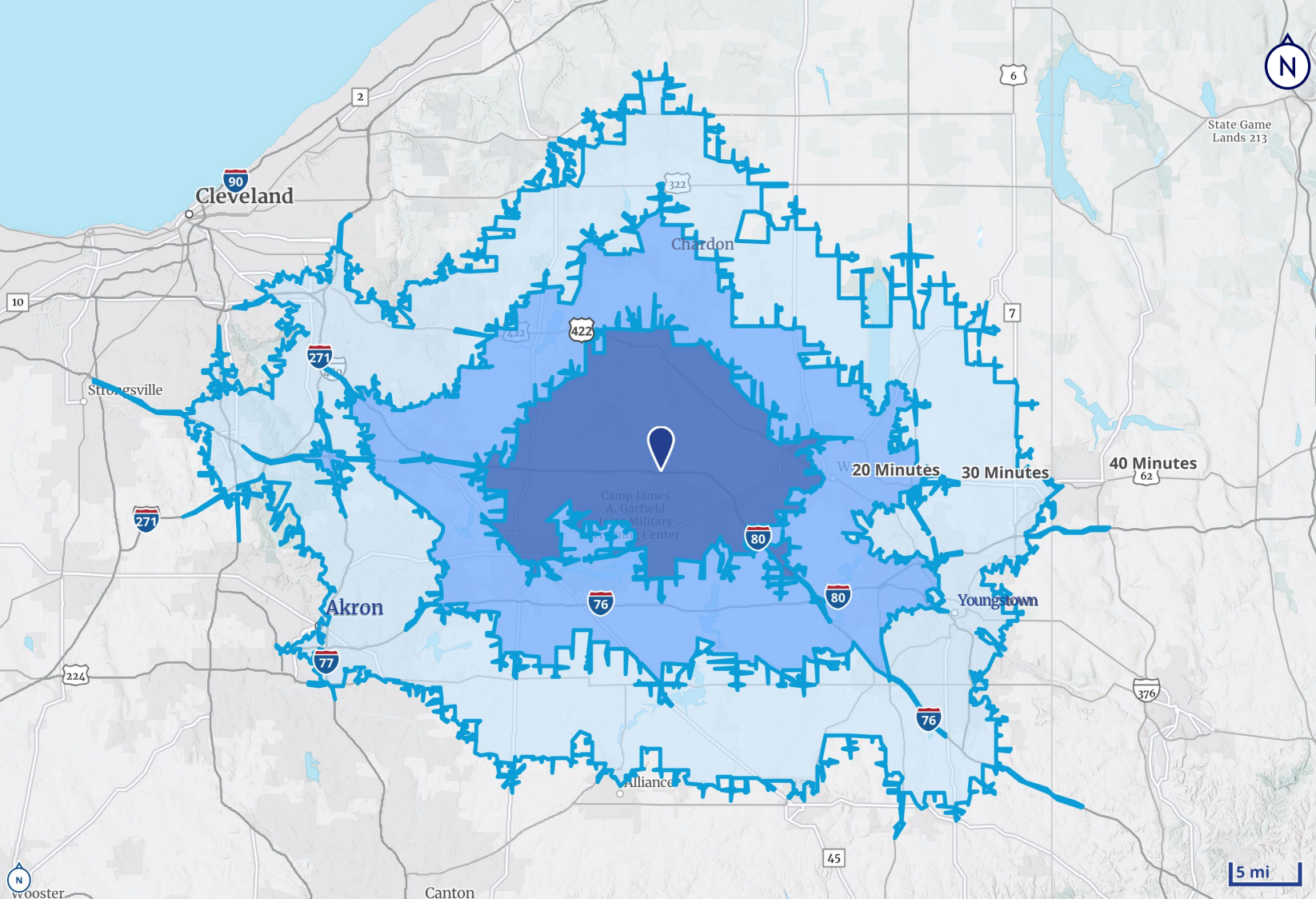
**Downtown Akron** 48 min. (40.5 miles)

**Downtown Youngstown** 37 min (28.6 miles)



[Click to view interactive map](#)





[Click here for more in-depth Demographics](#)

## Drive Time

20-minute drive =   
 30-minute drive =   
 40-minute drive = 

### Demographics (within 30 minutes)

#### Population

339,329

#### Median household Income

\$62,616

#### Businesses

12,214

#### Median age

42.3

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