

COMMERCIAL BUILDING | 1.7 ACRE CORNER LOT | MASSILLON ROAD



## 1475 Massillon Rd.

Akron, OH 44306

### Property Features

- Available Space: 1,650 SF
- Sale Price: \$575,000
- Lease Rate: \$3,500 / month
- Acreage: 1.7 acres
- Zoning: U3 (Retail Business)
- Drive-In Doors: (1) 11' x 12'
- Nice front office/reception area
- Income producing billboard
- Separate 860 SF steel-framed garage with electric
- Previous auto service business with clean environmental (NFA letter)



860 SF steel-framed garage with electric

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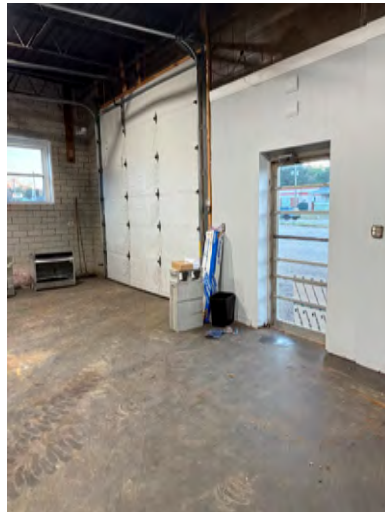
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FOR SALE  
OR LEASE



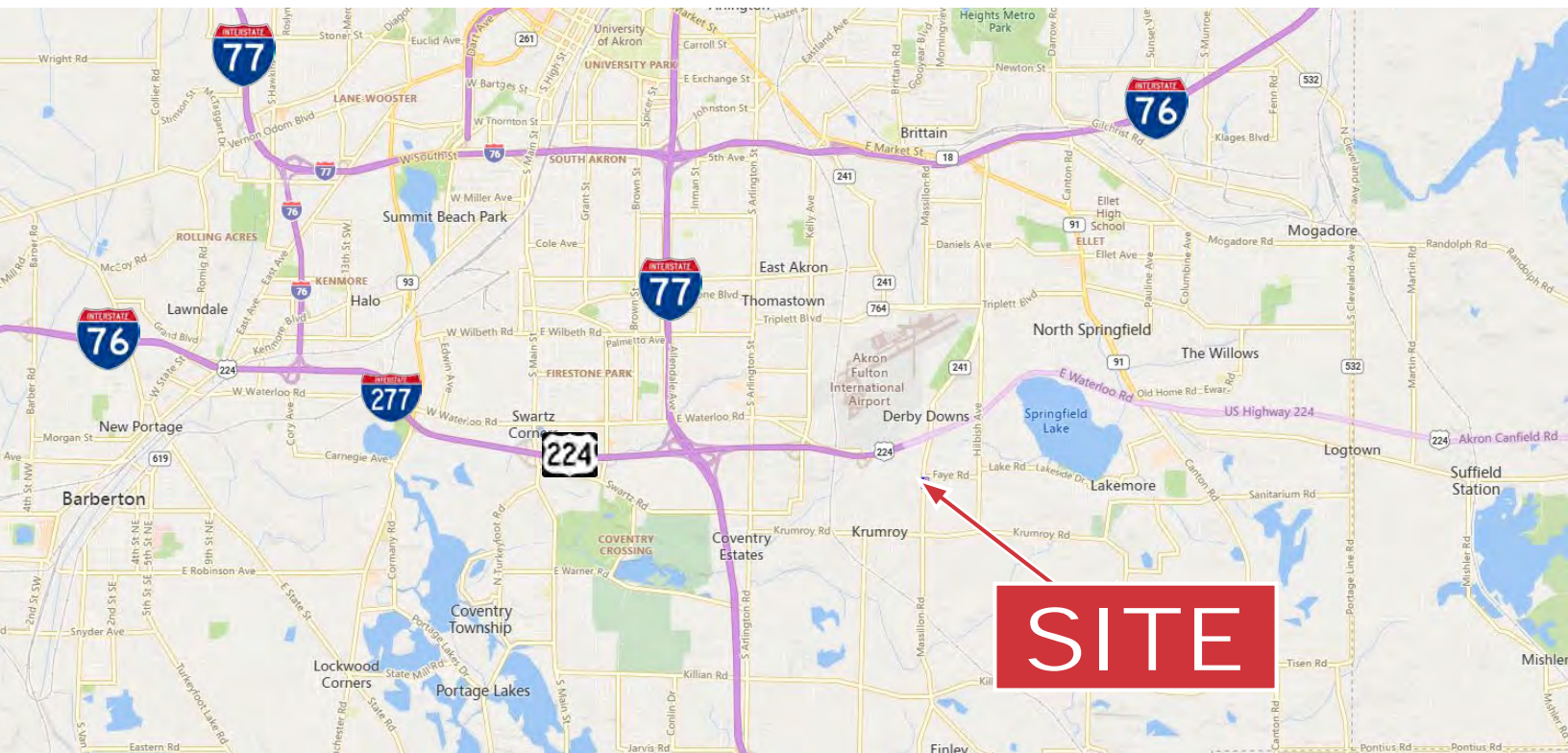
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# 1475 Massillon Rd.

Akron, OH 44306

# FOR SALE OR LEASE

## 1 MILE

## 3 MILES

## 5 MILES

### KEY FACTS

3,209

Population

41.7

Median Age

2.3

Average Household Size

\$66,622

Median Household Income

### EDUCATION

7.3%

No High School Diploma



43.0%

High School Graduate



27.7%

Some College/ Associate's Degree



22.0%

Bachelor's/Grad/ Prof Degree

### BUSINESS



139

Total Businesses



2,407

Total Employees

### EMPLOYMENT



White Collar

53.9%



Blue Collar

32.7%



Services

13.4%

12.6%

Unemployment Rate

### INCOME



\$66,622

Median Household Income



\$35,481

Per Capita Income



\$166,591

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.8%)

The smallest group: \$15,000 - \$24,999 (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	15.1%	+6.9%	
\$15,000 - \$24,999	3.9%	-2.7%	
\$25,000 - \$34,999	5.7%	-2.7%	
\$35,000 - \$49,999	10.6%	-0.5%	
\$50,000 - \$74,999	20.8%	+3.7%	
\$75,000 - \$99,999	10.6%	-0.2%	
\$100,000 - \$149,999	20.6%	+3.7%	
\$150,000 - \$199,999	5.7%	-2.9%	
\$200,000+	6.8%	-5.5%	

Bars show deviation from Summit County

### KEY FACTS

51,726

Population

41.2

Median Age

2.2

Average Household Size

\$57,824

Median Household Income

### EDUCATION

8.8%

No High School Diploma



41.2%

High School Graduate



30.5%

Some College/ Associate's Degree



19.5%

Bachelor's/Grad/ Prof Degree

### BUSINESS



1,466

Total Businesses



27,138

Total Employees

### EMPLOYMENT



White Collar

55.3%



Blue Collar

26.0%



Services

18.6%

6.5%

Unemployment Rate

### INCOME



\$57,824

Median Household Income



\$33,924

Per Capita Income



\$144,074

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.6%)

The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	9.6%	+1.4%	
\$15,000 - \$24,999	9.1%	+2.5%	
\$25,000 - \$34,999	9.7%	+1.3%	
\$35,000 - \$49,999	14.2%	+3.1%	
\$50,000 - \$74,999	20.6%	+3.5%	
\$75,000 - \$99,999	11.2%	+0.4%	
\$100,000 - \$149,999	15.4%	-1.5%	
\$150,000 - \$199,999	5.6%	-3.0%	
\$200,000+	4.7%	-7.6%	

Bars show deviation from Summit County

### KEY FACTS

141,153

Population

39.8

Median Age

2.2

Average Household Size

\$57,667

Median Household Income

### EDUCATION

8.5%

No High School Diploma



37.1%

High School Graduate



31.0%

Some College/ Associate's Degree



23.4%

Bachelor's/Grad/ Prof Degree

### BUSINESS



4,869

Total Businesses



84,729

Total Employees

### EMPLOYMENT



White Collar

55.1%



Blue Collar

25.5%



Services

19.4%

6.1%

Unemployment Rate

### INCOME



\$57,667

Median Household Income



\$33,870

Per Capita Income



\$136,770

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.9%)

The smallest group: \$200,000+ (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	10.2%	+2.0%	
\$15,000 - \$24,999	8.9%	+2.3%	
\$25,000 - \$34,999	10.0%	+1.6%	
\$35,000 - \$49,999	13.5%	+2.4%	
\$50,000 - \$74,999	19.9%	+2.8%	
\$75,000 - \$99,999	11.3%	+0.5%	
\$100,000 - \$149,999	15.2%	-1.7%	
\$150,000 - \$199,999	5.7%	-2.9%	
\$200,000+	5.3%	-7.0%	

Bars show deviation from Summit County

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# 1475 Massillon Rd.

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## FOR SALE OR LEASE

### Property Details

SALE PRICE:	\$575,000
TAXES:	\$5,905.37
LEASE RATE:	\$3,500 / month
SPACE AVAILABLE:	1,650 SF + 860 SF steel-framed garage with electric
PROPERTY TYPE:	Free-standing, Industrial
DRIVE-IN DOORS:	(1) 11' x 12' overhead door
LAND AREA:	1.7 acres
PARCELS:	6731448
ZONING:	U-3 Retail Business
PARKING:	Ample
PREVIOUS USE:	Auto service business with clean environmental (NFA letter)

**COMMENTS:** FOR SALE: 1,650 SF commercial building on 1.7 acres with an 11' x 12' overhead door, nice front office/reception area, a separate 860 SF steel-framed garage with electric and income producing billboard.

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	3,209	51,726	141.153
Households:	1,373	23,419	61.968
Median Age:	41.7	41.2	39.8
Average HH Income:	\$97,247	\$86,274	\$87.267
Traffic Count:	12,205 VPD on Massillon Rd at Faye Rd.		

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