



## PROPERTY SUMMARY

A two-story, 6,710 SF building on Main Street in downtown Akron's Historic Main-Exchange District with an additional 2,000+ SF of finished lower level space for storage, staff lounge, or support operations. Over 8,700 SF total, ready to be customized for the next use.

Very well maintained. Restrooms updated 2026; Front windows reglazed and garage door painted 2026. Roof and boiler less than 5 yrs old.

Previously use as office. Ideal for an office user looking for a prime downtown location.

## PROPERTY HIGHLIGHTS

- Main Street address with high visibility and frontage in downtown Akron
- Steps to Akron Children's Hospital, Canal Park Stadium, Lock 3, and courthouses
- Ohio & Erie Canalway Towpath Trail runs directly behind the building
- Central to The University of Akron, Cleveland Clinic Akron General, Summa Health, and Stark State College
- Well maintained with newer roof and boiler
- Built-in drive-in/thru and lower level bank vault; unique building features
- Rear access; several parking possibilities

<b>Sale or Lease</b>	Call for Pricing
<b>Building Size</b>	6,710 SF
<b>Additional</b>	2,000 SF LL (finished)
<b>Zoning</b>	U-3 Retail
<b>Opportunity Zone</b>	Yes



**Nichole Booker, PhD**  
Senior Advisor  
O: 330.475.5500  
nichole.booker@svn.com



**Jenna Tharp**  
Advisor  
O: 231.633.1642  
jenna.tharp@svn.com



# For Sale / Lease

366-368 S. Main Street

366-368 S. Main Street, Akron, OH 44311



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,243	116,199	229,143
MEDIAN AGE	29.5	36.8	38.4
MEDIAN AGE (MALE)	31.4	36.5	37.6
MEDIAN AGE (FEMALE)	28.2	38.0	39.9
TOTAL HOUSEHOLDS	5,356	56,065	111,440
TOTAL PERSONS PER HH	2.3	2.1	2.1
AVERAGE HH INCOME	\$23,064	\$42,150	\$50,591
AVERAGE HOUSE VALUE	\$47,341	\$73,187	\$94,122



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