

312 N. Cleveland Massillon Road

312 N. CLEVELAND MASSILLON ROAD, AKRON, OH 44333

FOR SALE

Office Building



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Akron, OH - a 5,008 SF office building nestled in the coveted Fairlawn area. This well-maintained property, built in 1989, offers a single unit and is zoned B-3 for Office, Research, and Limited Business use. With its strategic location and versatile zoning, this property presents a lucrative prospect for office building investors seeking a solid asset in a thriving business district. Don't miss out on the chance to capitalize on this remarkable real estate offering.

This offering presents a flexible office ownership opportunity ideal for an owner-user seeking an office suite within a single professional office building. The available space spans two floors and, while not contiguous, functions seamlessly as an integrated upstairs/downstairs layout—well-suited for organizations that benefit from natural separation between departments, client-facing and back-office operations, or executive and administrative uses.

The interiors are in clean, professional condition and feature a practical blend of private offices, open work areas, conference and meeting space, and supporting areas. Neutral finishes throughout allow for easy customization across a wide range of business types. One level can serve as a primary headquarters suite, while the secondary floor offers executive offices, partner space, therapy or consultation rooms, project team areas, or quiet touchdown offices.

This configuration provides flexibility, efficiency, and long-term control over occupancy costs, making it an attractive solution for businesses looking to own a polished, adaptable office environment with room to grow.

LOCATION DESCRIPTION

312 N. Cleveland Massillon Rd is located on the west side of N. Cleveland Massillon Road in the Fairlawn/Bath commercial corridor. Embassy Parkway is immediately to the west/southwest of the site, providing direct connectivity into the office and hotel district. The I-77 / West Market (SR-18) interchange lies to the southwest, delivering fast regional access. The property sits east/northeast of the Springside Drive retail concentration. Major medical/professional users, restaurants, hotels, and retail amenities cluster along the Rt 18 commercial corridor and toward the freeway.

OFFERING SUMMARY

Sale Price:	\$485,000
Lease Rate:	\$14.25 SF/yr (MG)
Number of Units:	1
Available SF:	5,008 SF
Building Size:	5,008 SF



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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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- Flexible owner-user office opportunity
- Two-floor layout functioning as a single integrated suite
- Ideal for client-facing / back-office separation
- Clean, professional interiors with neutral finishes
- Mix of private offices, open areas, and conference space
- Secondary floor suited for executive or specialty offices
- Supports headquarters plus overflow/admin use
- Efficient layout with built-in operational flexibility
- Well-maintained space with minimal upfront capital needs
- Long-term ownership solution offering control and adaptability
- Asking Rate: \$14.25 PSF Modified Gross (predictable occupancy costs; base rent includes standard operating expenses).
- Single-Tenant, Full-Building Suite: Entire building is one leased suite for a single user—strong identity and control.



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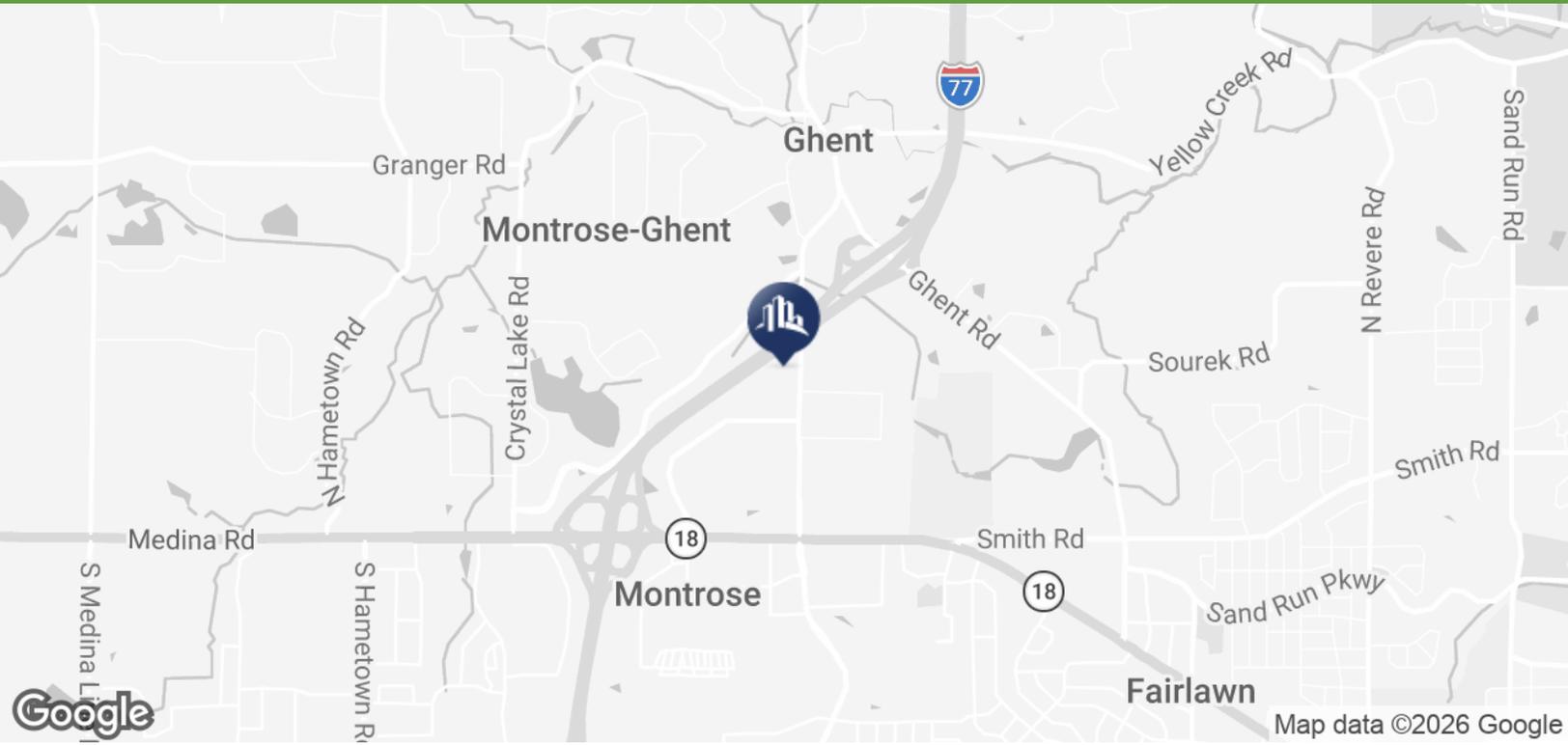
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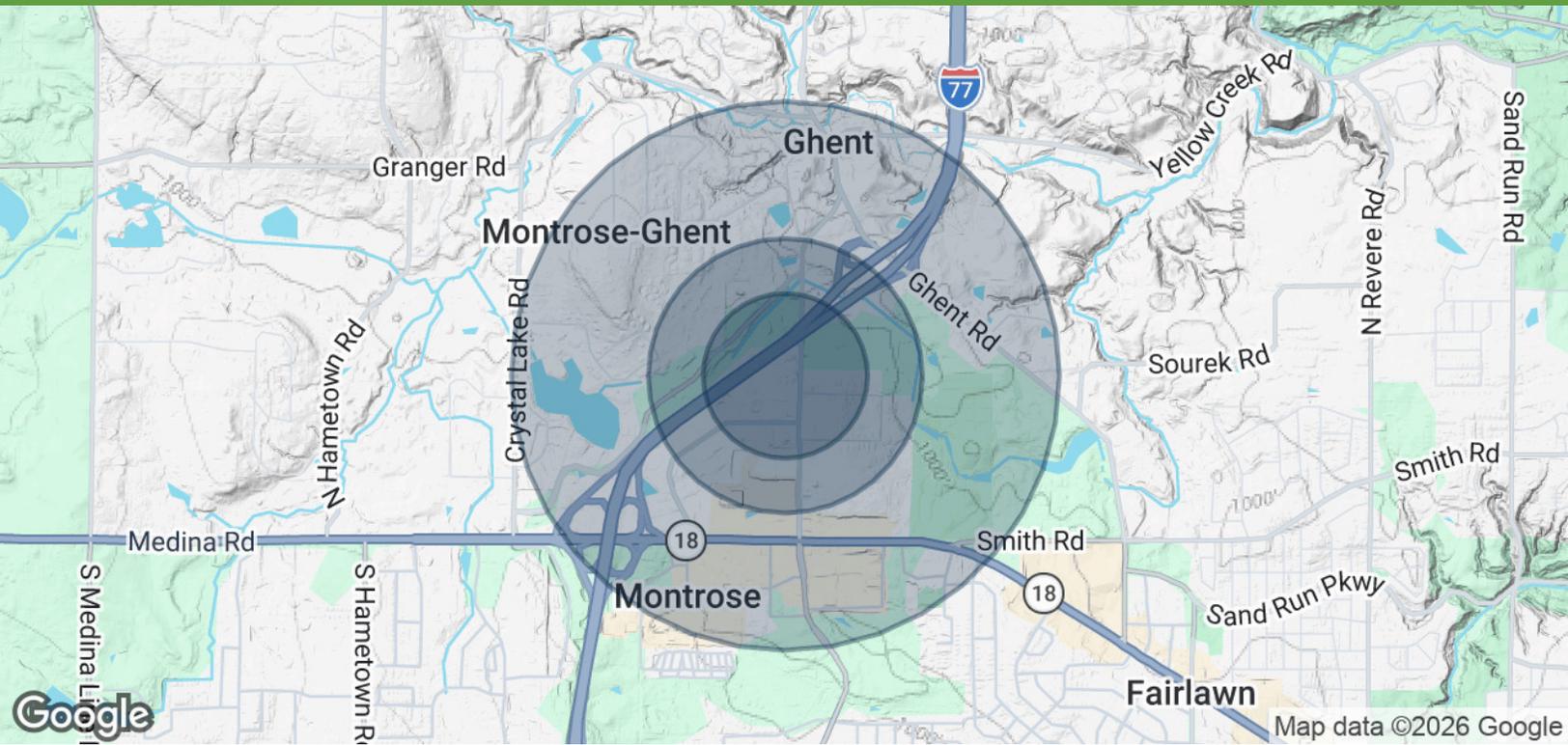
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	314	2,150
Average Age	61	58	53
Average Age (Male)	54	52	50
Average Age (Female)	65	61	55

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,294	\$158,826	\$183,135
Average House Value	\$326,401	\$389,503	\$449,421

Demographics data derived from AlphaMap



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