

169 5TH STREET SE

169 5th Street Southeast, Barberton, OH 44203



**THE MASICA
COMPANY**

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

This modern, well-designed medical office is perfectly suited for healthcare professionals seeking a spacious, efficient, and welcoming environment for patients.

OFFERING SUMMARY

Lease Rate:	\$10.75 SF/yr (NNN)
Available SF:	2,883 - 6,000 SF
Building Size:	6,000 SF

SPACES	LEASE RATE	SPACE SIZE
169 5th Street Southeast, Suite B	\$10.75 SF/yr	2,883 - 6,000 SF
169 5th Street Southeast, Suite A	\$10.75 SF/yr	3,000 - 6,000 SF

PROPERTY HIGHLIGHTS

- Availability: Immediate
- Layout: Flexible floor plan designed for easy patient flow and privacy. The office includes:
 - Multiple exam rooms
 - Private consultation spaces
 - Reception and waiting area
 - Nurse station
 - Staff room with break area
 - Separate restroom for patients off waiting area
- Accessibility: Fully ADA-compliant, providing ease of access for all patients.
- Parking: Convenient parking available for patients and staff.
- Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways.
- Ideal For: Medical professionals such as general practitioners, specialists, dentists, or therapy services.
- Medical professionals such as general practitioners,

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2 PROPERTY DETAILS & HIGHLIGHTS

Building Name	169 5th Street SE
Property Type	Office
Property Subtype	Medical
Building Size	6,000 SF
Lot Size	-
Building Class	B
Year Built	2001
Number of Floors	1
Roof	asphalt

Suite A: This approximately 3,000 square foot medical office space at 169 5th Street SE, Unit A, offers a highly functional layout ideal for a variety of healthcare practices. The suite features a welcoming reception area with an adjacent waiting room, multiple exam rooms equipped with medical-grade cabinetry and sinks, and several private offices suitable for physicians or administrative use. A centrally located nurses' station enhances workflow efficiency, while a designated lab room provides space for in-house testing or specialized procedures. Two restrooms, multiple storage areas, and a break room for staff convenience are also included. Wide hallways allow for smooth circulation throughout the suite, making it practical for multi-provider or specialty practices. Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways. This thoughtfully designed space is move-in ready for medical, therapy, or counseling users looking for a professional and wellappointed office environment.

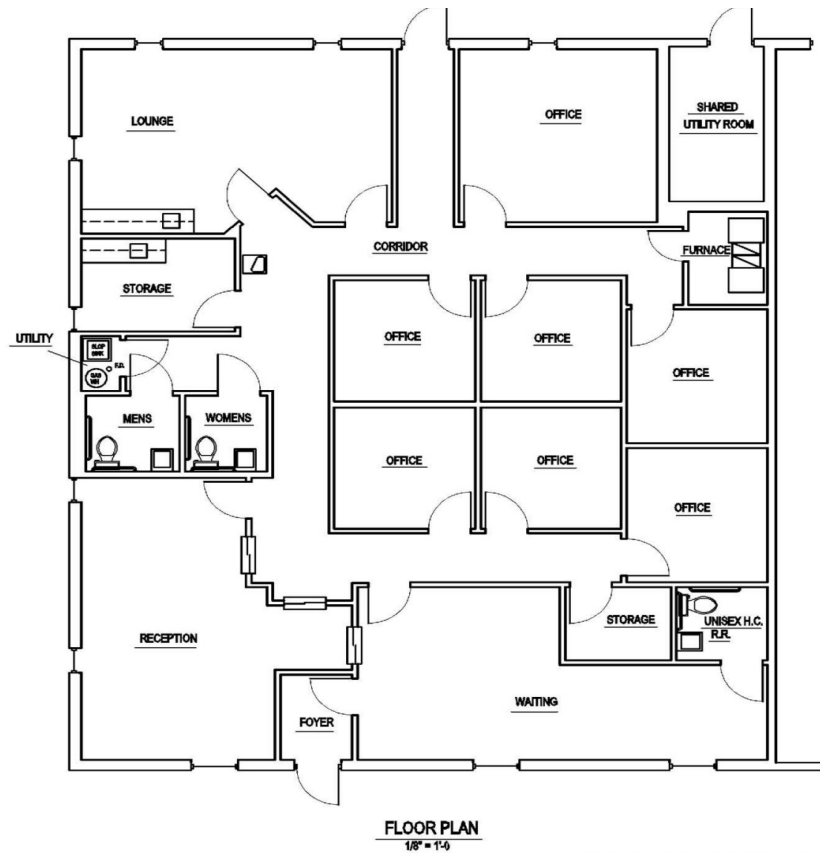
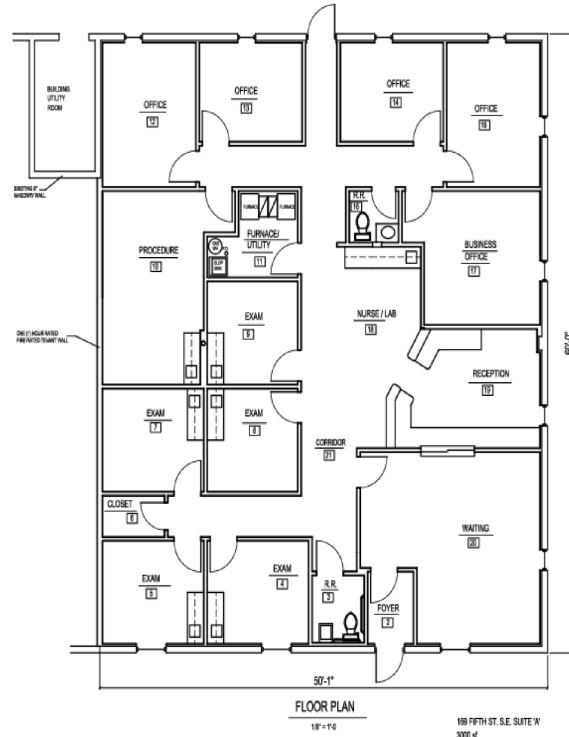


- Suite B: This approx. 2883 SF modern, well-designed medical office is perfectly suited for healthcare professionals seeking a spacious, efficient, and welcoming environment for patients. Layout: Flexible floor plan designed for easy patient flow and privacy. The office includes: Multiple exam rooms, Private consultation spaces, Reception and waiting area, Nurse station, Staff room with break area, Separate restroom for patients off waiting area. Accessibility: Fully ADA-compliant, providing ease of access for all patients. Parking: Convenient parking available for patients and staff. Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways. Ideal For: Medical professionals such as general practitioners, specialists, dentists, or therapy services.

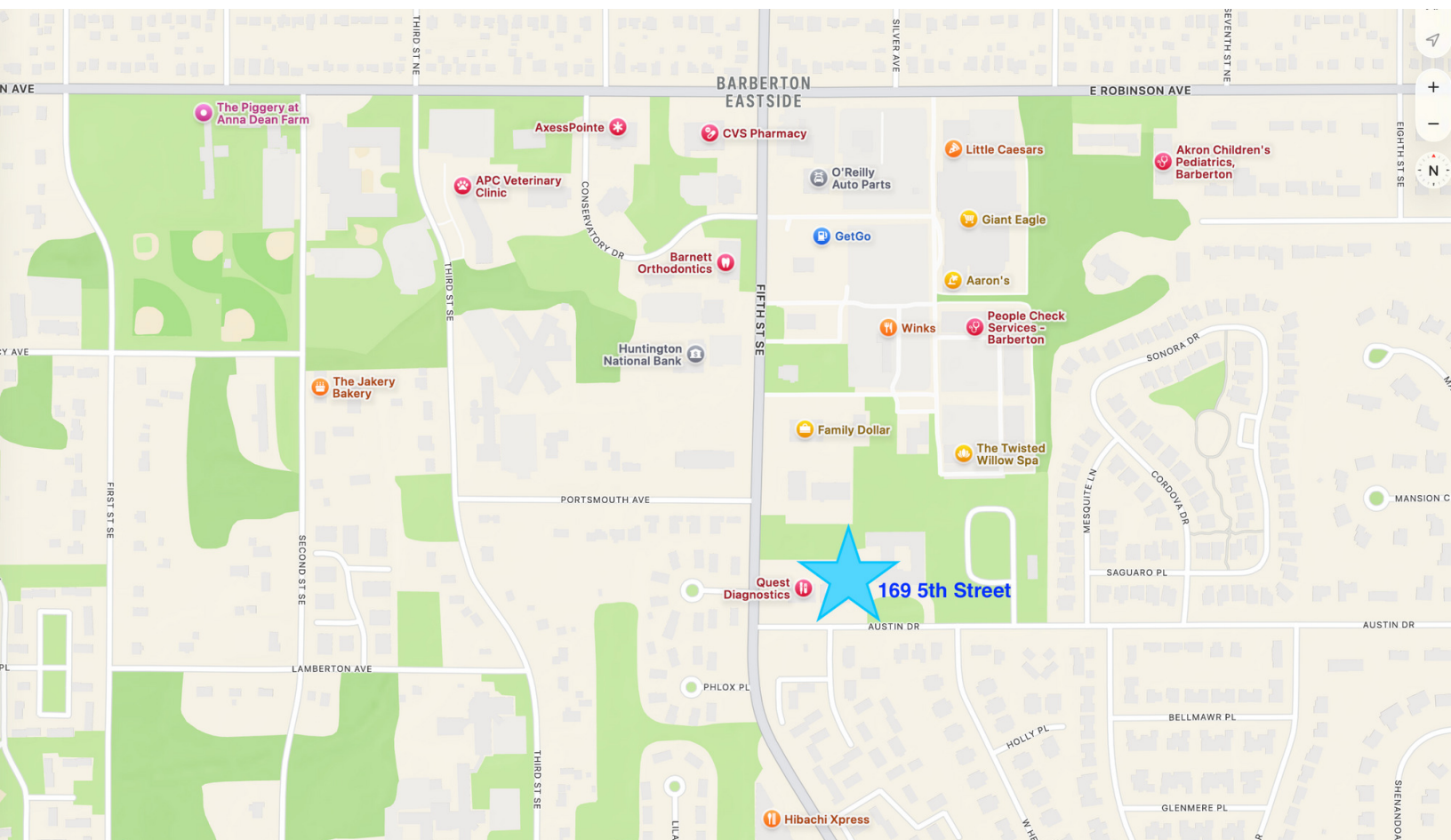
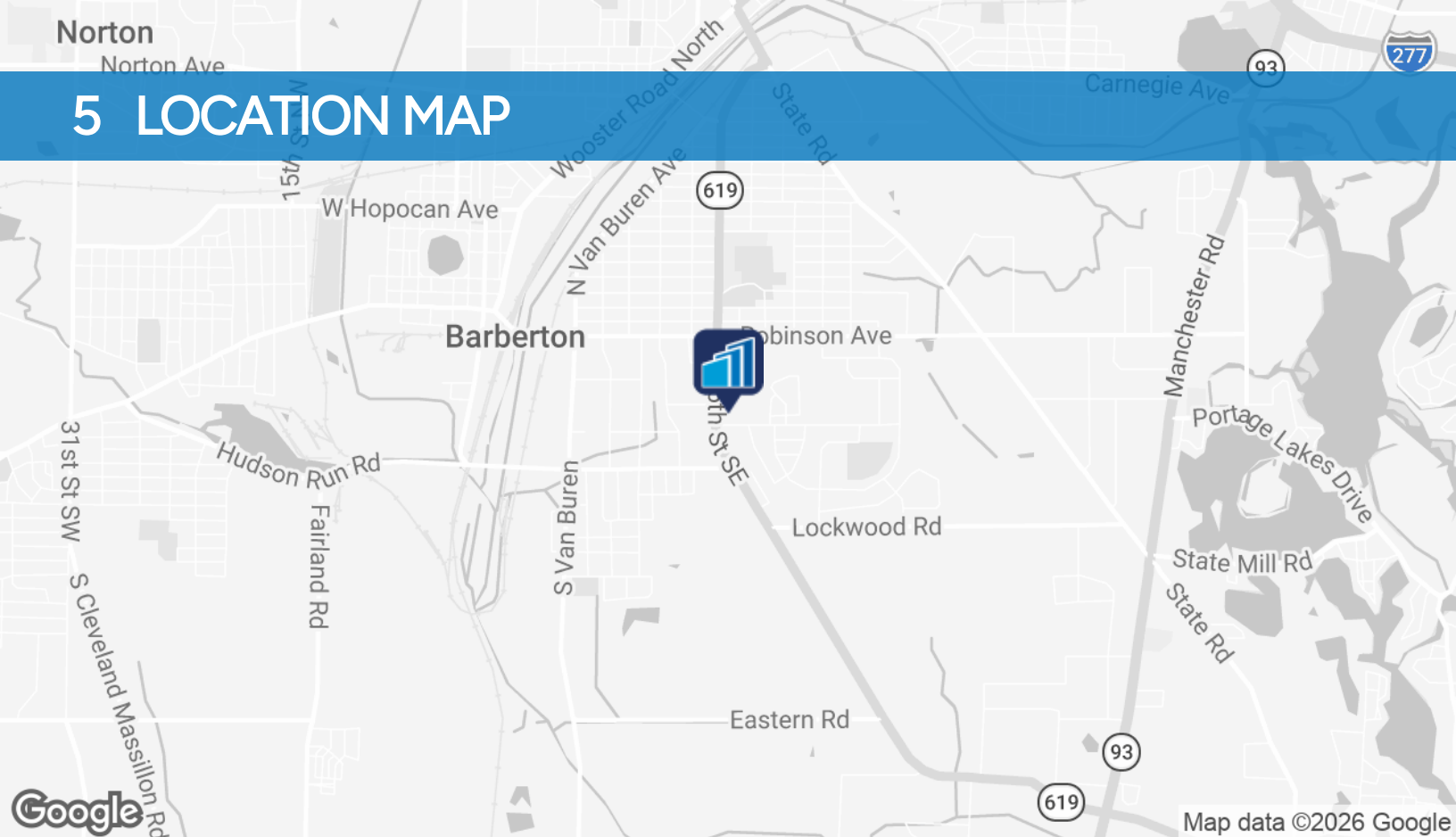
3 ADDITIONAL PHOTOS



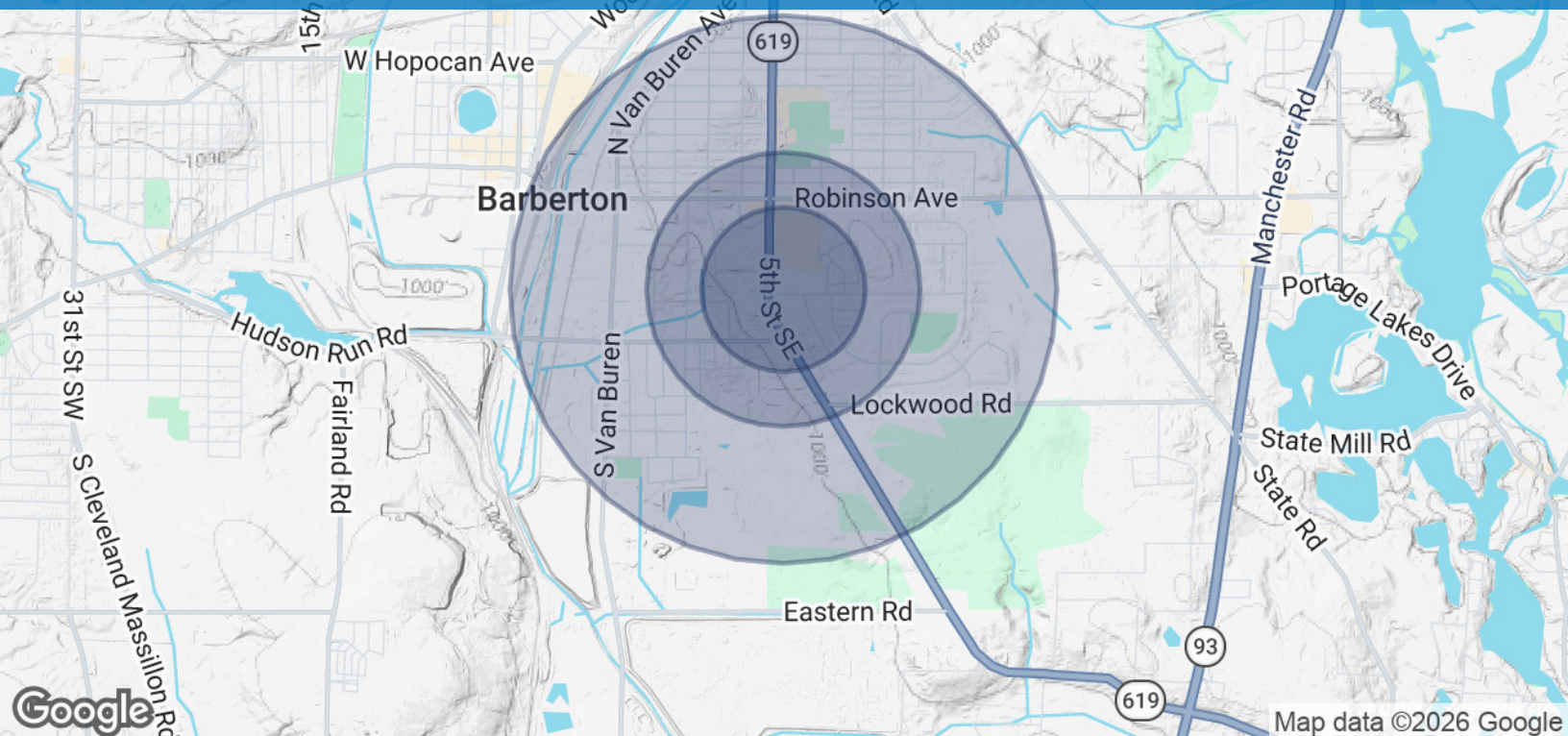
4 ADDITIONAL PHOTOS



5 LOCATION MAP



6 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,179	2,859	8,458
Average Age	53	50	45
Average Age (Male)	49	47	43
Average Age (Female)	56	53	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	593	1,388	3,864
# of Persons per HH	2	2.1	2.2
Average HH Income	\$70,627	\$68,096	\$65,622
Average House Value	\$213,143	\$197,533	\$167,615

2020 American Community Survey (ACS)