

# Highly Visible Flex Space with Docks Near I-77

For Sale and Lease | 2653-2655 S Arlington Road, Akron, Ohio 44319



# 2653-2655 S Arlington

- 28,324 SF former furniture, mattress and appliance store located in close proximity in I-77
- Equipped with four (4) docks and four (4) drive in doors
- 18'8" clear
- Situated along S Arlington Road which sees nearly 14,000 VPD and offers excellent visibility and signage opportunity
- Ideal for owner/user or investor with income from 10,785 SF tenant with term until 2028 and potential to demise vacant space
- Surrounded by a mix of retail and industrial users, supporting a strong tenant mix

**Purchase Price:** \$60/SF (\$2,518,680)



## Quick Stats

Building Size	41,978 SF
# of Floors	One (1)
Tenancy	Multi-Tenant
Land Area	2.02 AC
Primary Use	Flex
Secondary Use	Warehouse

**129,979**

Population  
(2024 | 5 Mile)

**40.7**

Median Age  
(2024 | 5 Mile)

**56,603**

Households  
(2024 | 5 Mile)

**\$87,659**

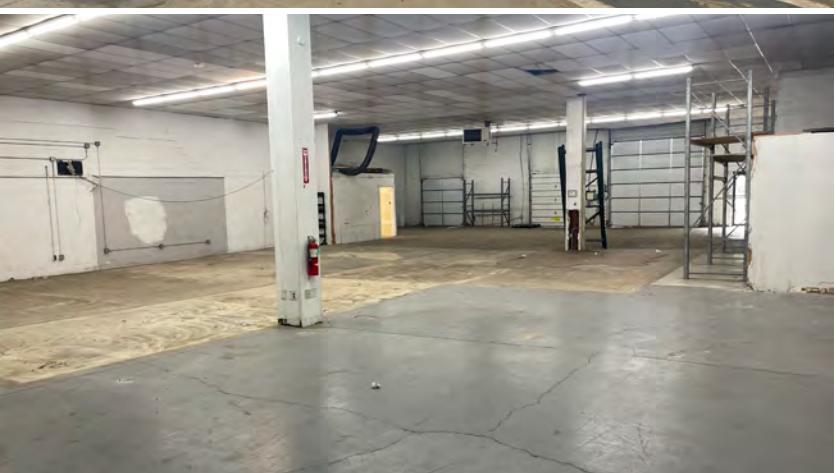
Household Income  
(2024 | 5 Mile)

**4,334**

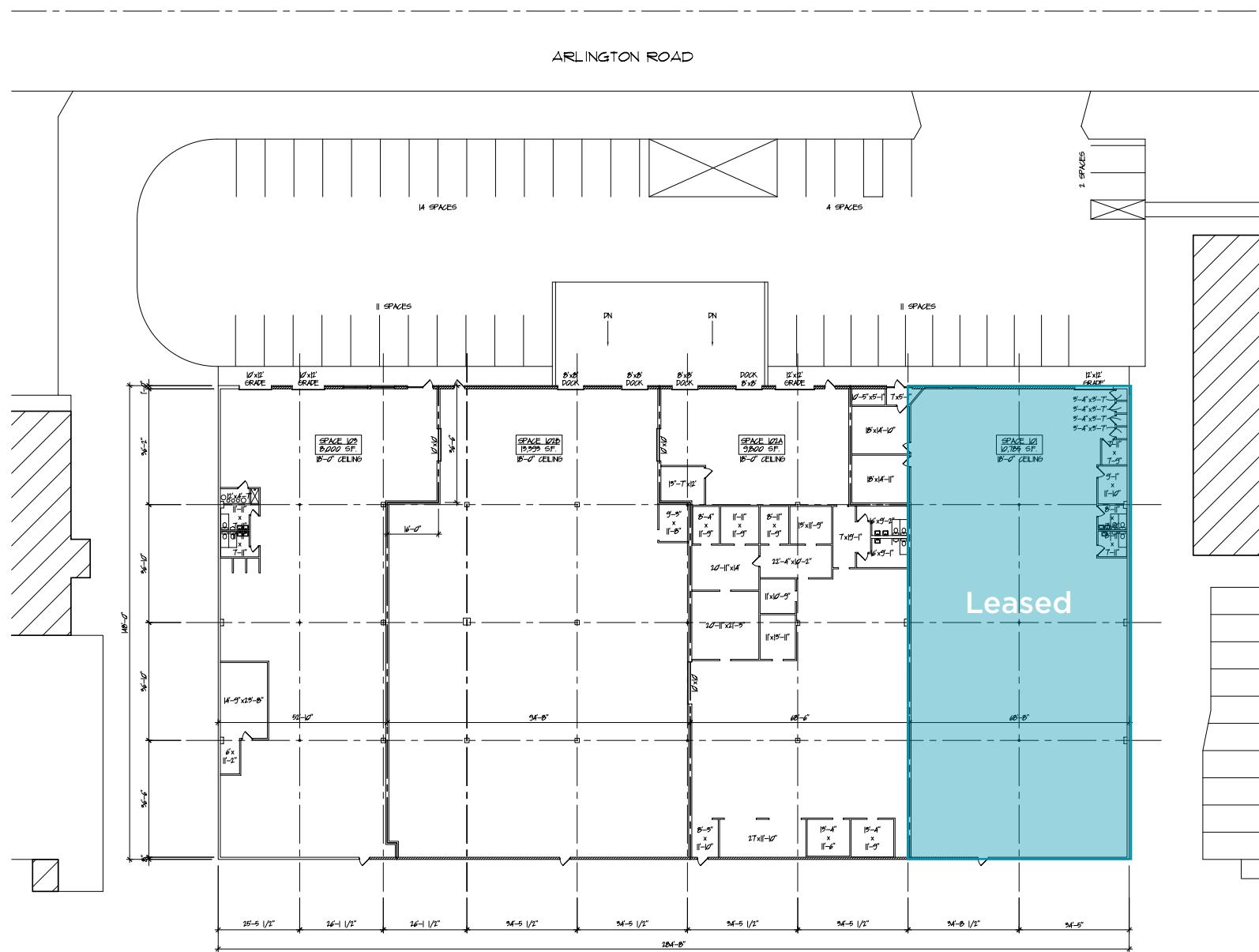
Total Businesses  
(2024 | 5 Mile)

**51,135**

Total Employees  
(2024 | 5 Mile)



# Floorplan | Max Contiguous 41,978 SF







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