

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

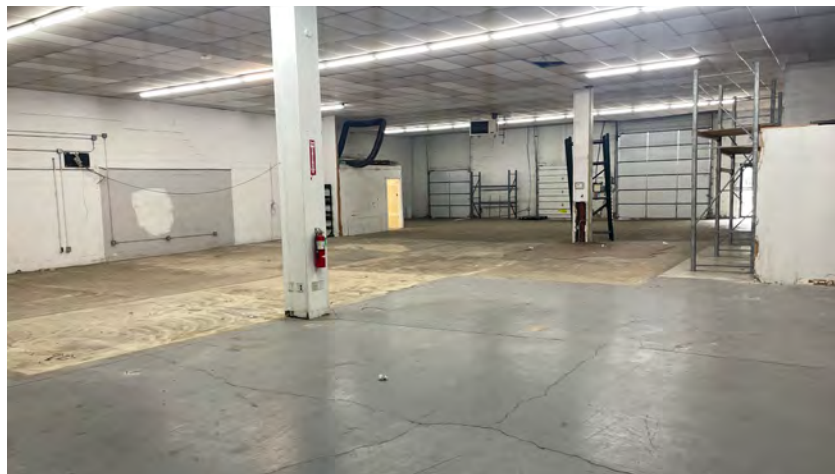
Household Income
(2024 | 5 Mile)

4,334

Total Businesses
(2024 | 5 Mile)

51,135

Total Employees
(2024 | 5 Mile)



224

224

INTERSTATE 77



Ferriot



Akron Polymer Products, Inc.



Firestone COUNTRY CLUB

E WARNER RD



dot



ARLINGTON RD



DOLLAR GENERAL

2653-2655 S. Arlington Road

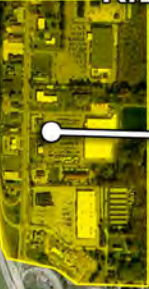


PICKLE RD

KILLIAN RD



RANGE USA



INTERSTATE 77

FRIDAYS	LOWE'S	INFINITI	Panera	TACO BELL	BURGER KING
FIFTH THIRD BANK	FAMOUS footwear	DOLLAR TREE	WOODSPRING SUITES	PENSKE	Truck Rental
MCDONALD'S	TARGET	REGAL	Jully's	Fred Martin	Used Cars & Trucks
Holiday Inn	SERRA CHEVROLET	LEXUS	Bob Evans	The VanDevere	WARRANTY FOREVER!
Pizza Hut	PET SUPPLIES PLUS	TOTH	BUICK GMC	Hampton	by Hilton
CAMPING WORLD	Residence INN	SUBWAY			

THE HOME DEPOT	O'Reilly AUTO PARTS	Arlington Dental	SHERWIN WILLIAMS
OHIO CATHOLIC CREDIT UNION	Applebee's GRILL & BAR	Denny's	Speedway
at&t	QUALITY	IHop	Waffle House
Walmart	CARMAX	KOHL'S	STARBUCKS COFFEE
		Staples	



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