

1063 S. Main Street

1063 S. MAIN STREET, AKRON, OH 44311

FOR LEASE

Office Building



VIDEO

PROPERTY DESCRIPTION

Discover 1063 S Main St., Akron, Ohio the ideal location for your business at this 26,460 SF office warehouse situated in Akron's industrial hub on 1.35 acres for lease at \$10 per sq. ft. NNN. Enjoy excellent accessibility just off major highways I-76, I-77. Positioned just minutes from Downtown Akron and the University of Akron, this property provides easy access to a skilled labor force and a variety of amenities. It's well-connected by public transportation and easily accessible by car. Benefit from proximity to Akron-Canton Airport and Akron Fulton Airport, enhancing your logistics capabilities. This prime location is close to Akron's business district and the University of Akron, making it an ideal hub for companies aiming to tap into the Northeast Ohio market.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	26,460 SF
Lot Size:	1.35 Acres
Building Size:	26,460 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	591	4,540
Total Population	390	1,557	10,750
Average HH Income	\$40,839	\$35,723	\$42,412



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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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Building Name	1063 S. Main Street
Property Type	Office
Property Subtype	Office Warehouse
APN	67-60164
Building Size	26,460 SF
Lot Size	1.35 Acres
Building Class	B
Year Built	1937
Number of Floors	2
Average Floor Size	13,230 SF
Parking Spaces	55
Construction Status	Existing
Roof	Rubber single-ply
Number of Buildings	1

- **Prime Industrial Location:** 26,460 SF office warehouse situated in Akron's industrial hub on 1.35 acres.
- **Excellent Accessibility:** Direct access to major highways including I-76, I-77, and US Route 224 for efficient transportation and distribution.
- **Close to Downtown Akron:** Minutes from downtown, offering access to a skilled labor force and various amenities.
- **Proximity to Airports:** Conveniently near Akron-Canton Airport and Akron Fulton Airport enhancing logistics capabilities.
- **Nearby Points of Interest:** Close to downtown Akron's business district and the University of Akron.
- **Strategic Market Advantage:** Ideally positioned for businesses aiming to serve the Northeast Ohio market.
- **Key Distribution Hub:** Located in Northeast Ohio, a crucial area for distribution and logistics.



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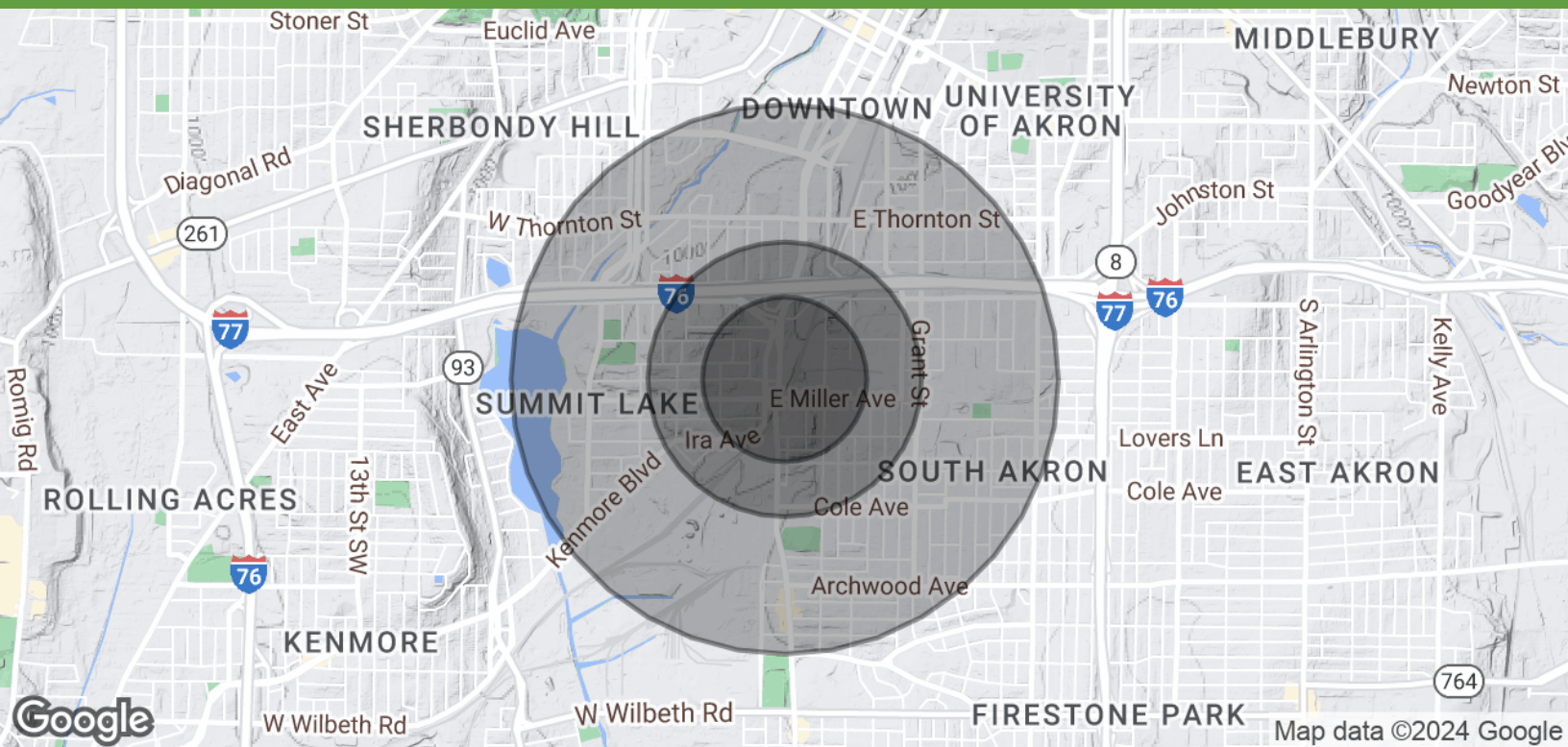
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	390	1,557	10,750
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	591	4,540
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$40,839	\$35,723	\$42,412
Average House Value	\$87,434	\$84,910	\$96,049

Demographics data derived from AlphaMap



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