



PROPERTY DESCRIPTION

PRICE REDUCED - Highly Motivated Seller - Now also available for Lease
 Introducing an exceptional investment opportunity in Akron, Ohio! This prime Industrial/Flex Space property at 595 Miami St offers a 5,810 SF building with a single unit, featuring a modern roof less than 5 years old and new HVAC systems. Built in 1969 and zoned Akron U-5, this fully occupied property has a tenant in place through May 2025, ensuring immediate income for the savvy investor. Don't miss the chance to acquire this well-maintained asset with strong rental history in a thriving industrial area.

PROPERTY HIGHLIGHTS

- Tenant in place into May 2025
- Roof less than 5 years old
- New HVAC
- Large parking lot
- NNN is \$3.05 / SF

Saylor Putman

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OFFERING SUMMARY

Sale Price:	\$459,000
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	0.705 Acres
Building Size:	5,810 SF

DEMOGRAPHICS

	0.5 MILES	1 MILE	3 MILES
Total Households	1,455	4,341	45,516
Total Population	3,542	11,118	106,897
Average HH Income	\$34,464	\$35,992	\$52,921

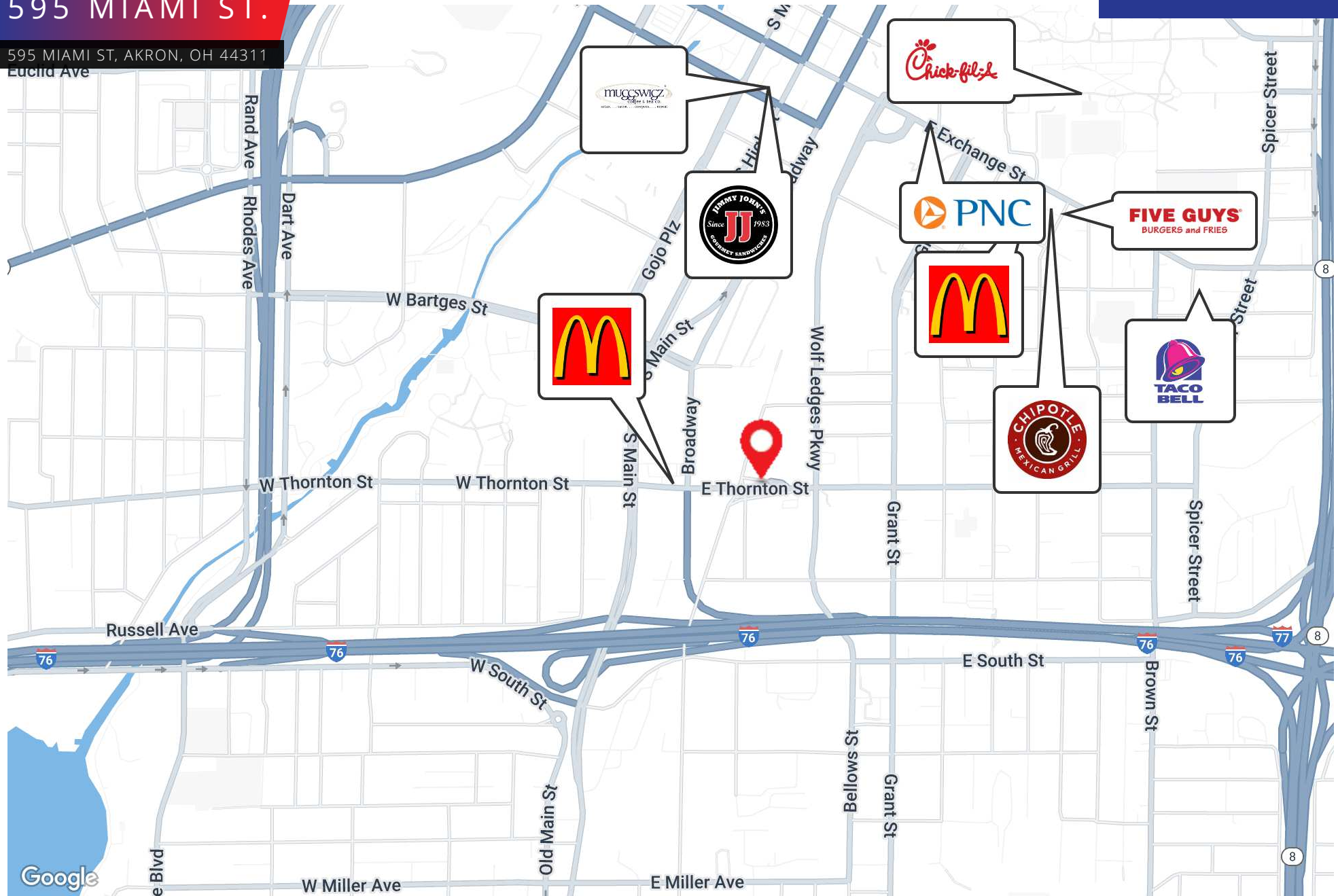


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.

595 MIAMI ST.

595 MIAMI ST, AKRON, OH 44311
Euclid Ave

FOR SALE / LEASE



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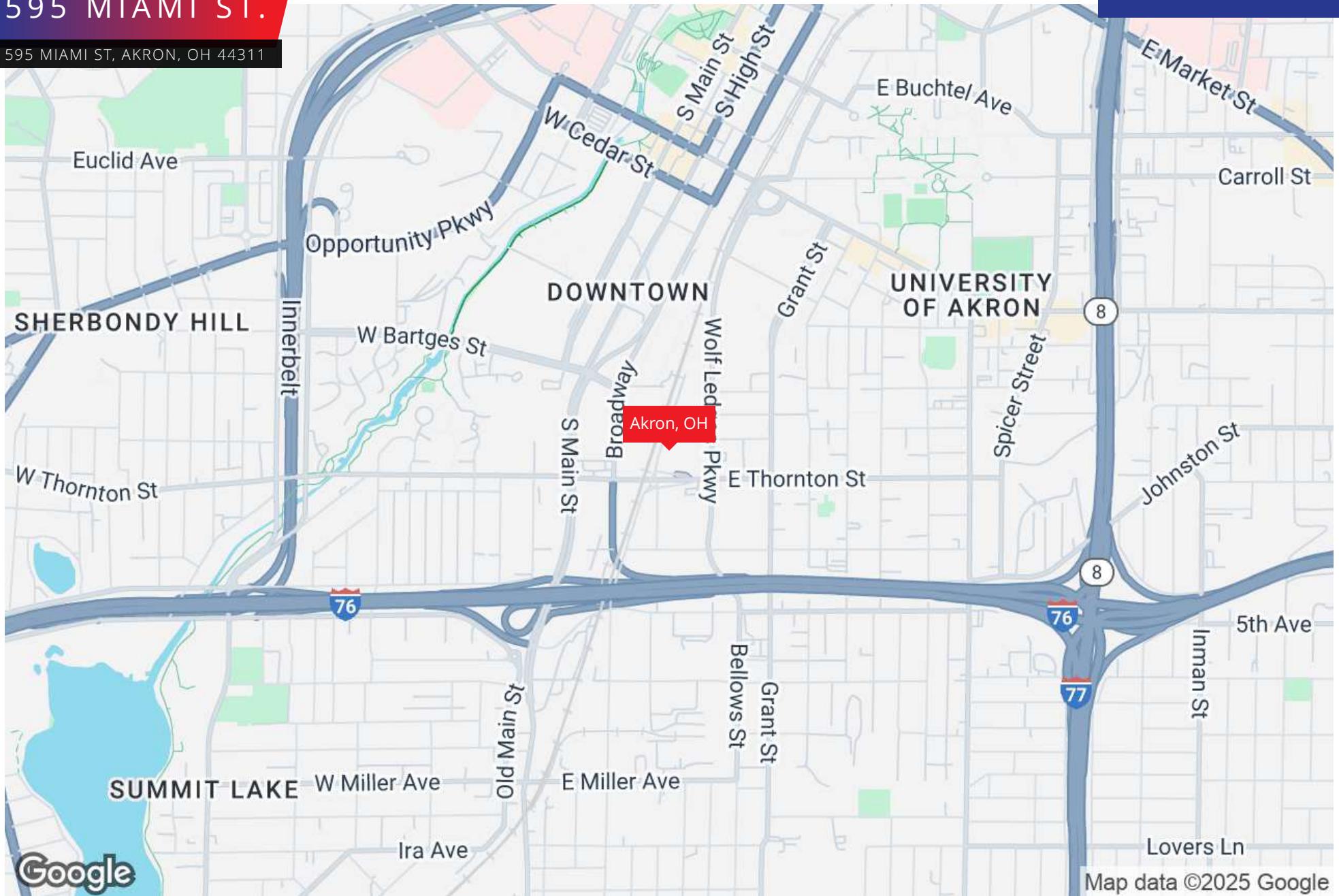


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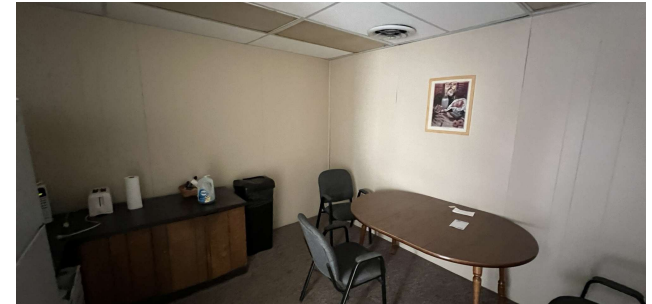
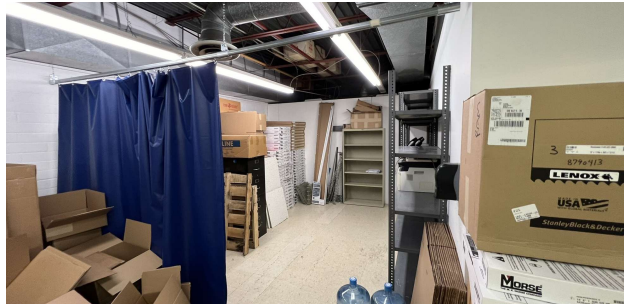
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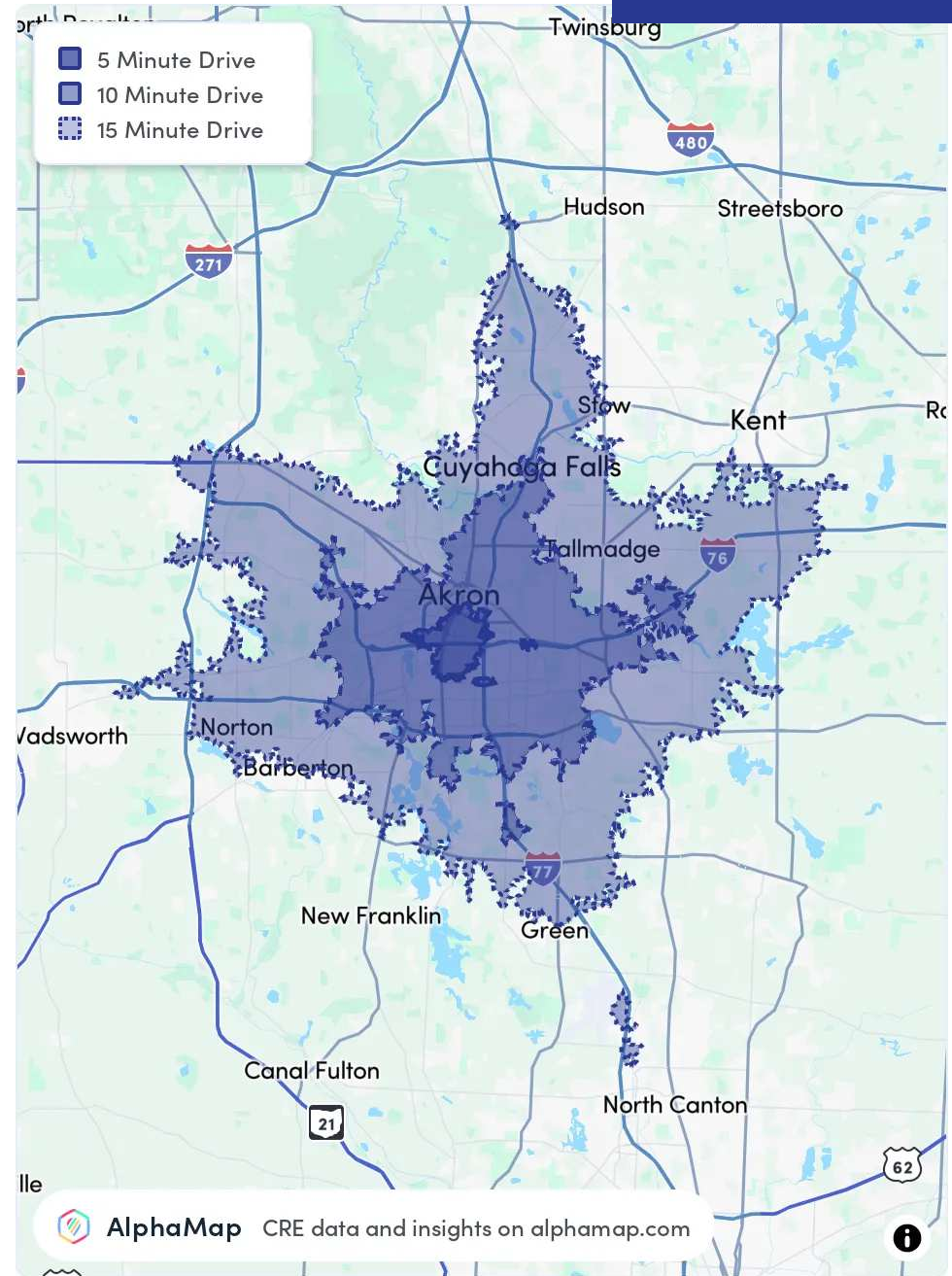
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POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,176	107,549	314,307
Average Age	33	38	41
Average Age (Male)	32	37	40
Average Age (Female)	33	39	42

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,191	45,217	138,115
Persons per HH	2.7	2.4	2.3
Average HH Income	\$40,719	\$53,841	\$75,452
Average House Value	\$109,480	\$120,898	\$174,031
Per Capita Income	\$15,081	\$22,433	\$32,805



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