

Stow Professional & Commerce Center

FOR LEASE

Office · Medical · Services · Health · Wellness



PROPERTY SUMMARY

Stow Professional & Commerce Center is a multi-tenant, three-building commercial campus on Darrow Road (SR-91) in Stow, near the Hudson border.

The property accommodates a range of uses. Recent C-2 zoning now permits service, retail, education, fitness and other uses in addition to the traditional office and medical tenants the campus is known for.

Suites range from executive offices to spaces combined to deliver up to 6,000 SF and options in between. Private entrances and dedicated parking.

HIGHLIGHTS

- New C-2 zoning - broader permitted uses allowed
- Private entrance to suites directly from the parking lot
- Abundant on-site parking
- Monument signage on SR-91 (13,000+ VPD)
- Established tenant mix: med spa, dental surgery, behavioral health, chiropractic, massage therapy, and education
- Stow/Hudson trade area – average HH income over \$81,000 (3 mi)

Lease Rate	\$11.50-12.00/SF/yr
Available:	1,500 - 6,000 SF
Small Office/Exec Suites:	\$300 - 500 / mo.
Zoning:	C-2
Property:	3 Buildings / 3.41 Acres



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
4472	Recharge Stow	6,000 SF	Leased
4486	Ford IT Solutions	1,250 SF	Leased
4482	Available	1,600 SF	\$12.00 SF/yr
4490	Available	3,150 SF	\$11.50 SF/yr
4494	Sunstar Caregivers	1,500 SF	Leased
4496	Dr. Laura Zelasko (Chiropractor)	500 SF	Leased
4496B	The Mikrolab	1,400 SF	Leased
4498	Available	1,500 SF	\$12.00 SF/yr
4500-A	Available	1,400 SF	\$12.00 SF/yr
4500-B	Blind & Sons	600 SF	Leased



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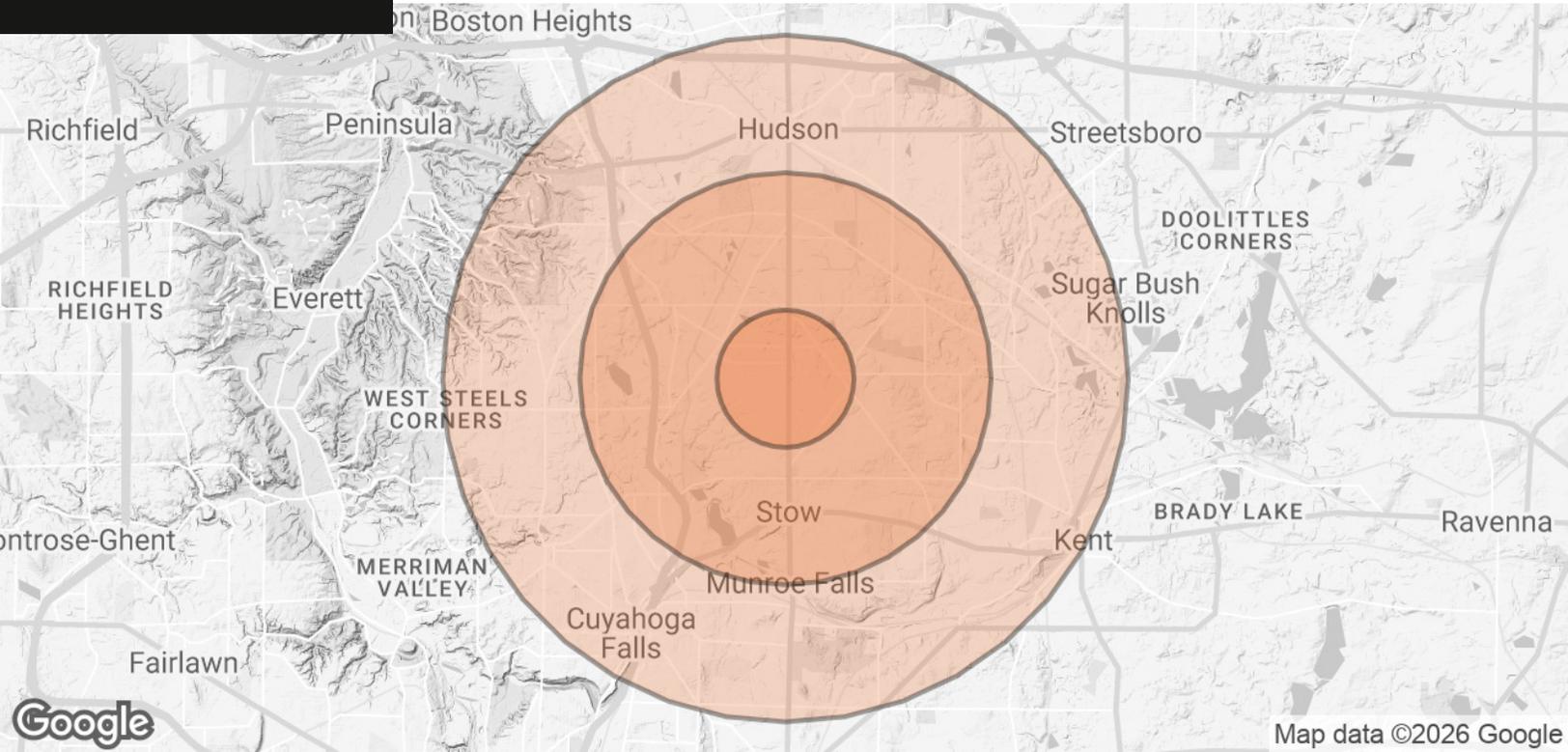
SUITE	TENANT	SIZE (SF)	LEASE RATE
4502	Whole Therapeutic Massage	2,000 SF	Leased
4504	Graduation Solutions	2,000 SF	Leased
4506 - A	Available	100 SF	\$350.00 SF/month
4506 - B	Available	100 SF	\$300.00 SF/month
4506 - C	Miran Trucking	250 SF	Leased
4506 - D	Available	160 SF	\$450.00 SF/month
4508	Akron Oral Surgery	2,250 SF	Leased



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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,107	47,658	123,996
AVERAGE AGE	40.0	40.2	39.3
AVERAGE AGE (MALE)	38.4	38.7	38.2
AVERAGE AGE (FEMALE)	41.4	41.7	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,462	18,732	50,583
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$79,410	\$81,029	\$74,873
AVERAGE HOUSE VALUE	\$175,812	\$206,780	\$211,009

2020 American Community Survey (ACS)



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