



PROPERTY DESCRIPTION

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

Saylor Putman

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OFFERING SUMMARY

Sale Price:	\$489,000
Number of Units:	1
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

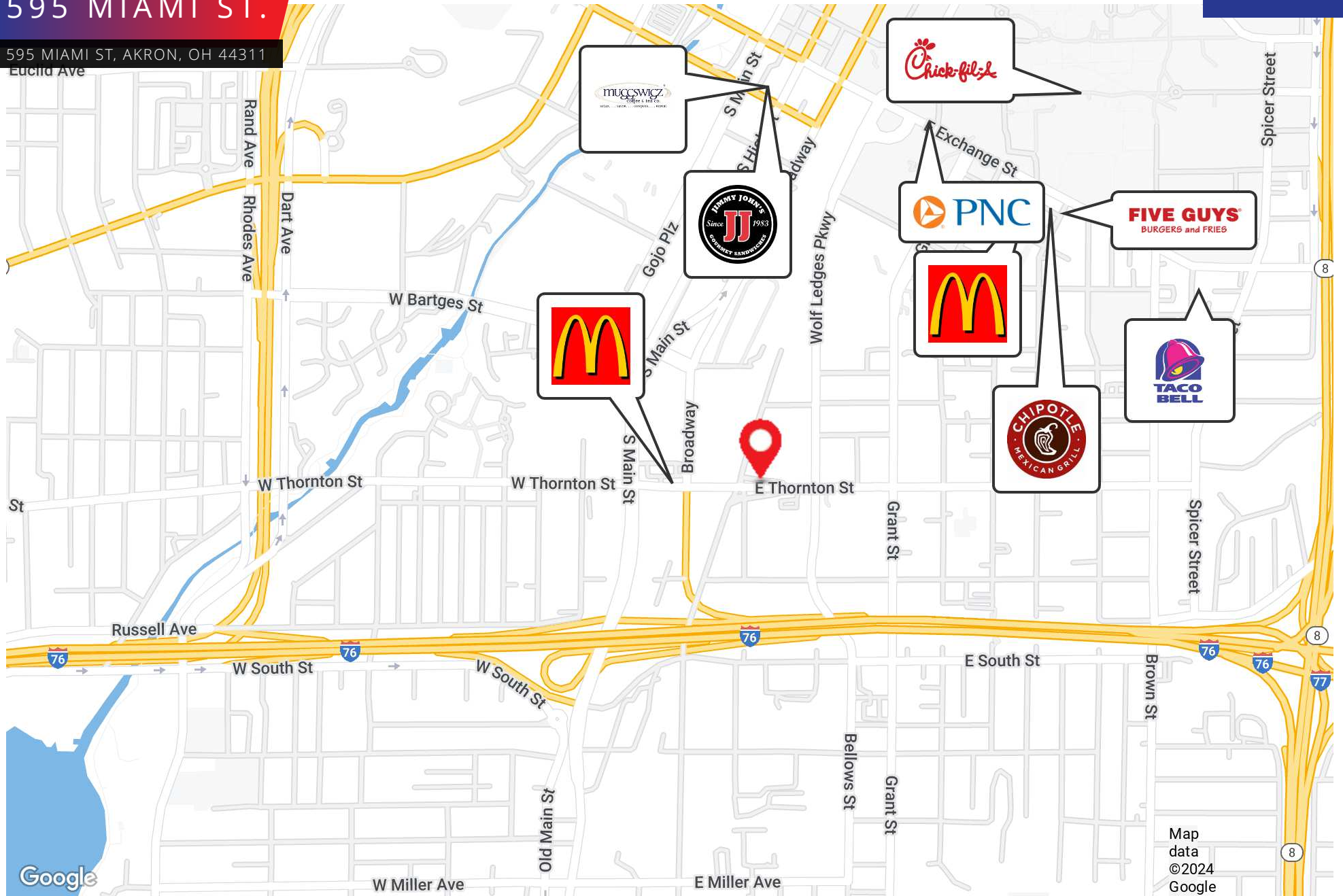


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.

595 MIAMI ST.

595 MIAMI ST, AKRON, OH 44311

FOR SALE



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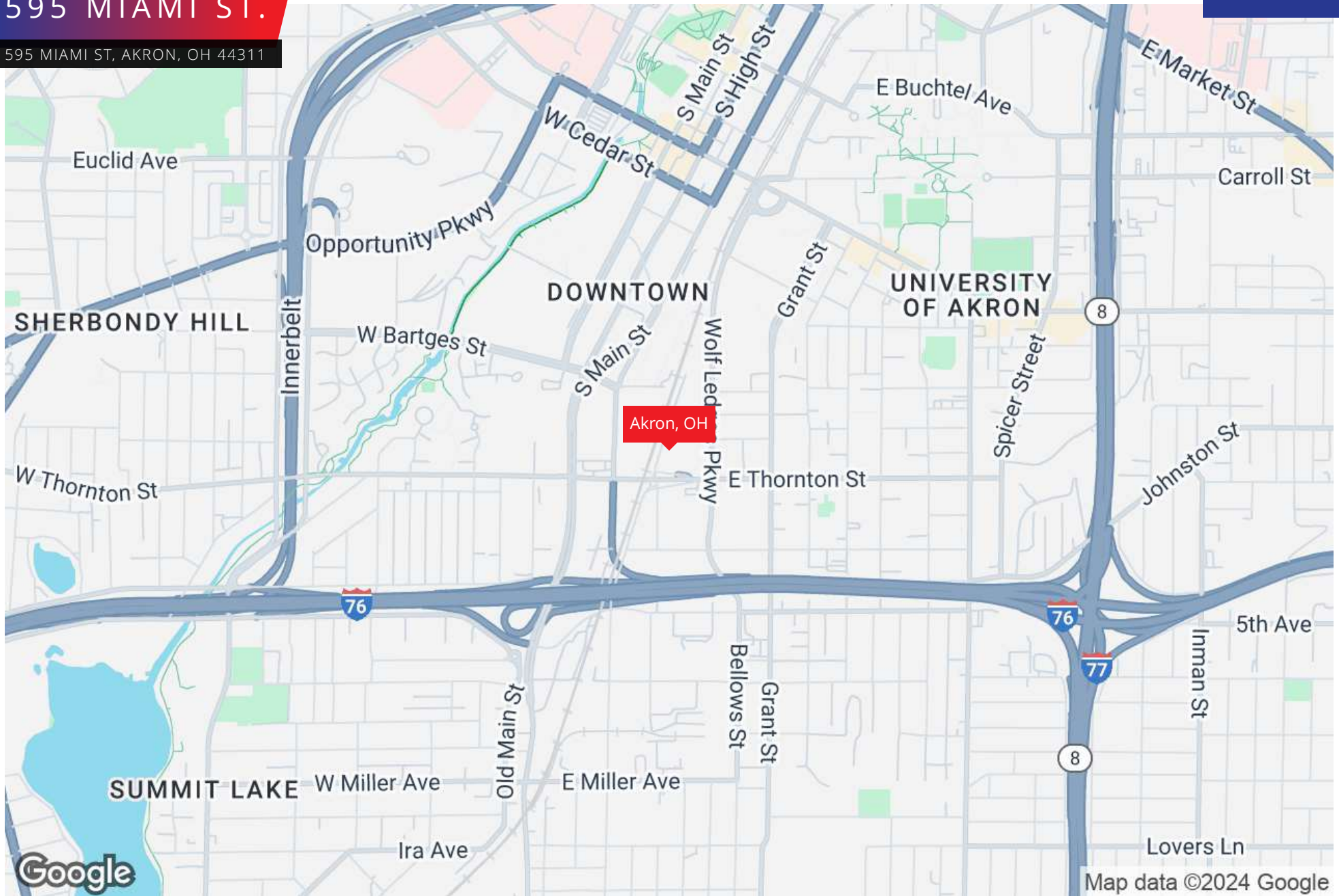


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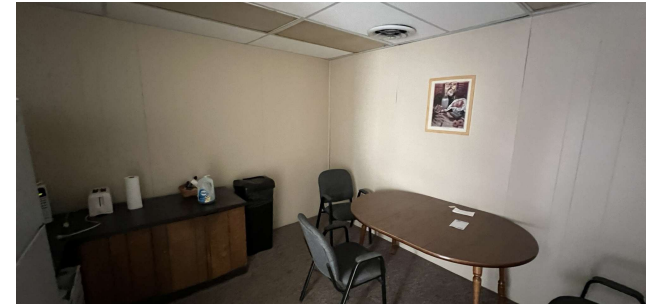
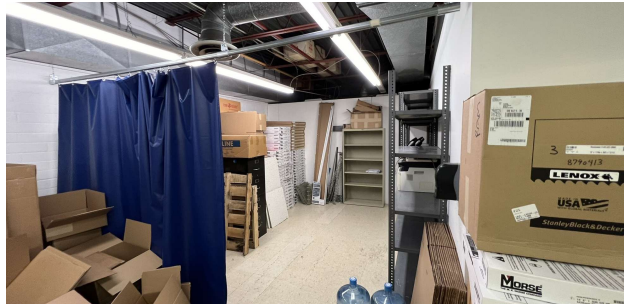
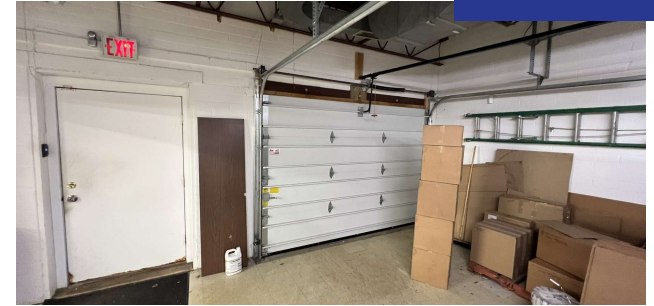
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POPULATION**1 MILE 3 MILES 5 MILES**

Total Population	11,118	106,897	217,185
Average Age	33	38	40
Average Age (Male)	32	37	39
Average Age (Female)	34	39	41

HOUSEHOLD & INCOME**1 MILE 3 MILES 5 MILES**

Total Households	4,341	45,516	95,423
Persons per HH	2.6	2.3	2.3
Average HH Income	\$35,992	\$52,921	\$63,923
Average House Value	\$103,689	\$122,799	\$144,307
Per Capita Income	\$13,843	\$23,009	\$27,792

Map and demographics data derived from AlphaMap

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