

HISTORIC ADAPTIVE REUSE OPPORTUNITY | DOWNTOWN AKRON

Full offering at [328onmain.com](http://328onmain.com) 

**20,589 SF**  
Downtown Akron

**328 S. Main St.**  
Akron, OH 44308

## Property Details

- 20,589 SF across three floors plus sub-basement
- Three original bank vaults; one full walk-in
- Basement commercial kitchen and hood in place
- Year Built 1917; fully gutted shell
- \$200M+ in surrounding downtown investment
- State & Federal Historic Tax Credit Eligible
- Grand Ballroom with ornate 30ft tin ceiling
- Opportunity Zone; TIF eligible
- Up to 45% historic tax credits on qualified rehab costs
- Adjacent to Cilantro and 7/17 Credit Union Park (home of the Akron Rubber Ducks)
- Sale Price: \$330,000

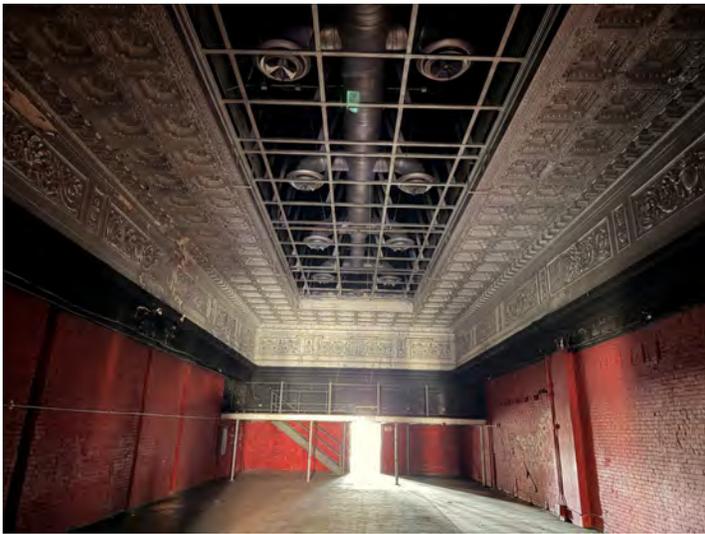


**Evan Pannell**

Vice President  
330.715.4801  
[evan.pannell@naipvc.com](mailto:evan.pannell@naipvc.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)



**Evan Pannell**  
Vice President  
330.715.4801  
evan.pannell@naipvc.com

**328 S. Main St.**  
Akron, Ohio 44308

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

# NAIPleasant Valley

Learn more at [328onmain.com](http://328onmain.com) 

**FOR SALE**  
Downtown Akron



**328 S. Main St.**  
Akron, Ohio 44308

**Evan Pannell**  
Vice President  
330.715.4801  
[evan.pannell@naipvc.com](mailto:evan.pannell@naipvc.com)

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
[naipvc.com](http://naipvc.com)

# NAIPleasant Valley

Learn more at [328onmain.com](http://328onmain.com) 

**FOR SALE**  
Downtown Akron



**328 S. Main St.**  
Akron, Ohio 44308

**Evan Pannell**  
Vice President  
330.715.4801  
[evan.pannell@naipvc.com](mailto:evan.pannell@naipvc.com)

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
[naipvc.com](http://naipvc.com)

## 1 mile

## 3 miles

## 5 miles

### KEY FACTS

10,501

Population



1.7

Average Household Size

24.6

Median Age

\$27,148

Median Household Income

### EDUCATION

12.8%

No High School Diploma



29.5%

High School Graduate



35.5%

Some College/ Associate's Degree



22.2%

Bachelor's/Grad/ Prof Degree

### BUSINESS



1,607

Total Businesses



37,705

Total Employees

### EMPLOYMENT

48.8%

White Collar

19.5%

Blue Collar

31.7%

Services

9.1%

Unemployment Rate

### INCOME



\$27,148

Median Household Income



\$17,717

Per Capita Income



\$10,449

Median Net Worth

### 2025 Households by income (Esri)

The largest group: <\$15,000 (32.8%)

The smallest group: \$200,000+ (0.6%)

Indicator ▲	Value	Diff	
<\$15,000	32.8%	+24.6%	
\$15,000 - \$24,999	14.2%	+7.6%	
\$25,000 - \$34,999	11.8%	+3.4%	
\$35,000 - \$49,999	14.7%	+3.6%	
\$50,000 - \$74,999	12.4%	-4.7%	
\$75,000 - \$99,999	4.9%	-5.9%	
\$100,000 - \$149,999	6.6%	-10.3%	
\$150,000 - \$199,999	2.0%	-6.6%	
\$200,000+	0.6%	-11.7%	

Bars show deviation from Summit County

### KEY FACTS

109,712

Population



2.2

Average Household Size

36.6

Median Age

\$43,359

Median Household Income

### EDUCATION

12.3%

No High School Diploma



35.3%

High School Graduate



31.9%

Some College/ Associate's Degree



20.5%

Bachelor's/Grad/ Prof Degree

### BUSINESS



3,978

Total Businesses



72,864

Total Employees

### EMPLOYMENT

49.8%

White Collar

26.2%

Blue Collar

23.9%

Services

8.4%

Unemployment Rate

### INCOME



\$43,359

Median Household Income



\$26,139

Per Capita Income



\$32,056

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	17.4%	+9.2%	
\$15,000 - \$24,999	10.9%	+4.3%	
\$25,000 - \$34,999	12.7%	+4.3%	
\$35,000 - \$49,999	14.9%	+3.8%	
\$50,000 - \$74,999	17.6%	+0.5%	
\$75,000 - \$99,999	10.3%	-0.5%	
\$100,000 - \$149,999	9.9%	-7.0%	
\$150,000 - \$199,999	3.3%	-5.3%	
\$200,000+	2.9%	-9.4%	

Bars show deviation from Summit County

### KEY FACTS

220,504

Population



2.2

Average Household Size

38.8

Median Age

\$52,460

Median Household Income

### EDUCATION

9.5%

No High School Diploma



33.6%

High School Graduate



31.0%

Some College/ Associate's Degree



26.0%

Bachelor's/Grad/ Prof Degree

### BUSINESS



7,942

Total Businesses



134,047

Total Employees

### EMPLOYMENT

54.7%

White Collar

24.7%

Blue Collar

20.5%

Services

6.0%

Unemployment Rate

### INCOME



\$52,460

Median Household Income



\$31,933

Per Capita Income



\$77,793

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+4.6%	
\$15,000 - \$24,999	9.4%	+2.8%	
\$25,000 - \$34,999	10.9%	+2.5%	
\$35,000 - \$49,999	14.4%	+3.3%	
\$50,000 - \$74,999	19.1%	+2.0%	
\$75,000 - \$99,999	11.0%	+0.2%	
\$100,000 - \$149,999	13.8%	-3.1%	
\$150,000 - \$199,999	4.6%	-4.0%	
\$200,000+	3.9%	-8.4%	

Bars show deviation from Summit County