

OFFICE SPACE | GREAT LOCATION | NEAR HIGHWAY



2525 S. Main St.
Akron, OH 44319

Property Details

- Available Space: Unit B 1,664 SF
- Lease Rate: \$1,500 per month (rate includes all utilities)
- Lease Type: Modified Gross
- Lease Term: 3-5 Years
- Janitorial: Tenant Responsibility
- Zoning: B-2, Business
- Sub-market: Coventry Township
- Year Renovated: 2021
- Located: 1/2 Mile South of I-76/US-224 Interchange

Property Description

For lease: 1,664 SF of office space located on South Main Street in Coventry Township. Nicely furnished with several private offices, restroom, and a large open area. A rate of \$1,500 per month **INCLUDES ALL UTILITIES**. Great highway access. Contact Bob or Scott Raskow for details.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

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2525 S. Main St.

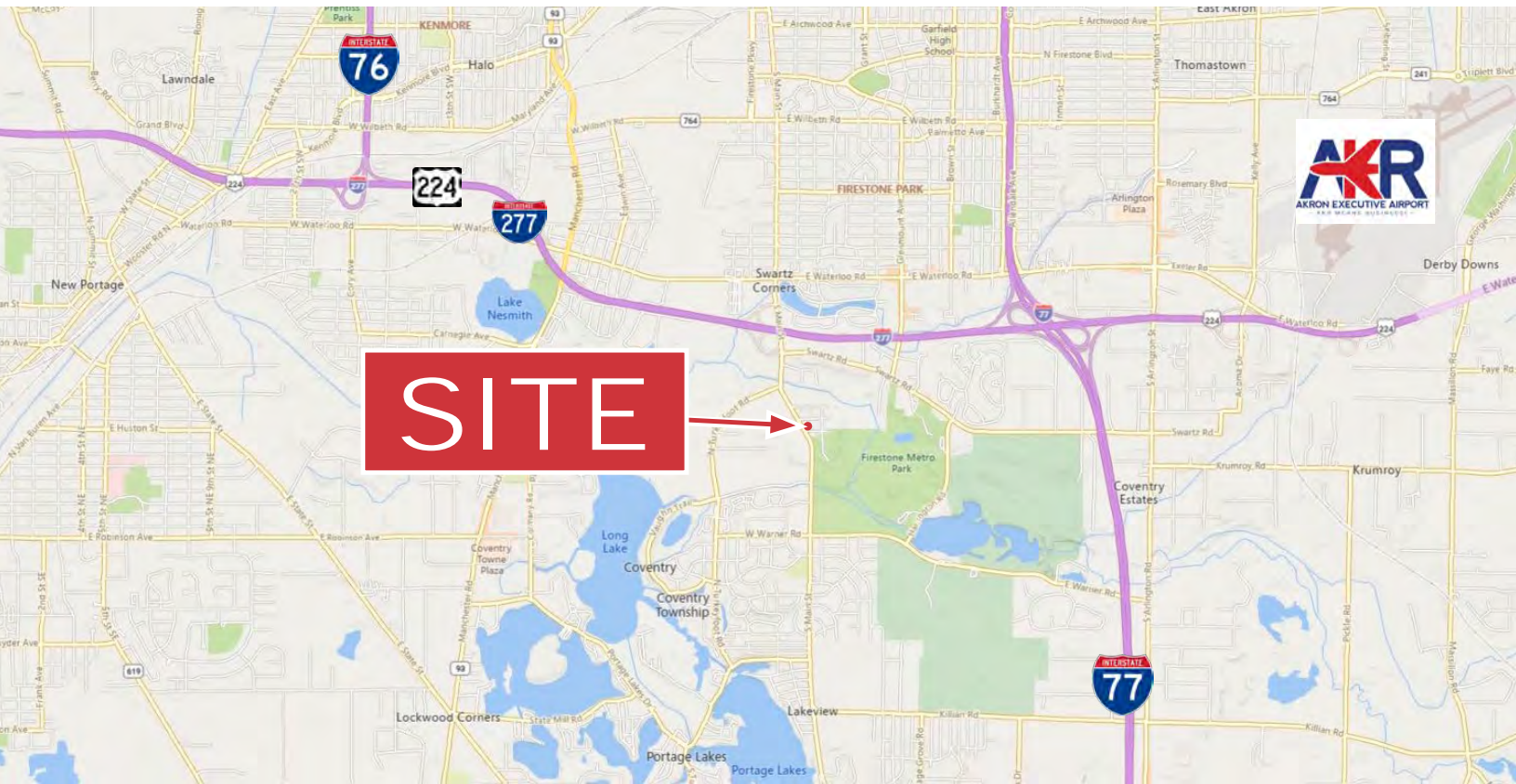
Akron, OH 44319

FOR LEASE



2525 S. Main St.
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FOR LEASE



2525 S. Main St.
Akron, OH 44319

FOR LEASE

1 mile

3 miles

5 miles

KEY FACTS

4,122

Population

45.6

Median Age



2.1

Average Household Size

\$63,116

Median Household Income

EDUCATION

4.8%

No High School Diploma



32.5%
High School Graduate



25.4%
Some College/
Associate's Degree



37.3%
Bachelor's/Grad/
Prof Degree

BUSINESS



185

Total Businesses



2,241

Total Employees

EMPLOYMENT



White Collar

60.4%



Blue Collar

20.5%



Services

19.1%

3.7%

Unemployment Rate

INCOME



\$63,116

Median Household Income



\$39,235

Per Capita Income



\$173,856

Median Net Worth

KEY FACTS

59,469

Population

40.6

Median Age



2.2

Average Household Size

\$53,446

Median Household Income

EDUCATION

9.6%

No High School Diploma



38.2%
High School Graduate



31.0%
Some College/
Associate's Degree



21.1%
Bachelor's/Grad/
Prof Degree

BUSINESS



1,777

Total Businesses



22,111

Total Employees

EMPLOYMENT



White Collar

51.6%



Blue Collar

26.2%



Services

22.1%

6.4%

Unemployment Rate

INCOME



\$53,446

Median Household Income



\$32,199

Per Capita Income



\$107,864

Median Net Worth

KEY FACTS

149,335

Population

39.5

Median Age



2.2

Average Household Size

\$50,150

Median Household Income

EDUCATION

9.3%

No High School Diploma



38.0%
High School Graduate



32.6%
Some College/
Associate's Degree



20.1%
Bachelor's/Grad/
Prof Degree

BUSINESS



6,131

Total Businesses



110,127

Total Employees

EMPLOYMENT



White Collar

52.5%



Blue Collar

25.7%



Services

21.8%

6.8%

Unemployment Rate

INCOME



\$50,150

Median Household Income



\$30,734

Per Capita Income



\$83,044

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.9%)

The smallest group: <\$15,000 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	5.0%	-3.2%	
\$15,000 - \$24,999	10.6%	+4.0%	
\$25,000 - \$34,999	7.6%	-0.8%	
\$35,000 - \$49,999	13.1%	+2.0%	
\$50,000 - \$74,999	21.9%	+4.8%	
\$75,000 - \$99,999	16.0%	+5.2%	
\$100,000 - \$149,999	13.9%	-3.0%	
\$150,000 - \$199,999	6.7%	-1.9%	
\$200,000+	5.3%	-7.0%	

Bars show deviation from Summit County

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+3.2%	
\$15,000 - \$24,999	8.4%	+1.8%	
\$25,000 - \$34,999	11.0%	+2.6%	
\$35,000 - \$49,999	15.5%	+4.4%	
\$50,000 - \$74,999	19.6%	+2.5%	
\$75,000 - \$99,999	11.3%	+0.5%	
\$100,000 - \$149,999	13.2%	-3.7%	
\$150,000 - \$199,999	4.6%	-4.0%	
\$200,000+	5.0%	-7.3%	

Bars show deviation from Summit County

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	13.7%	+5.5%	
\$15,000 - \$24,999	9.9%	+3.3%	
\$25,000 - \$34,999	11.5%	+3.1%	
\$35,000 - \$49,999	14.8%	+3.7%	
\$50,000 - \$74,999	18.9%	+1.8%	
\$75,000 - \$99,999	10.0%	-0.8%	
\$100,000 - \$149,999	12.4%	-4.5%	
\$150,000 - \$199,999	4.4%	-4.2%	
\$200,000+	4.4%	-7.9%	

Bars show deviation from Summit County

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FOR LEASE

AVAILABLE SPACE:	Unit B: 1,664 SF
LEASE RATE:	\$1,500 per month - includes all utilities
LEASE TYPE:	Modified Gross
LEASE TERM:	3-5 Years
JANITORIAL:	Tenant Responsibility
ZONING:	B-2, Business
SUB-MARKET:	Coventry Township
YEAR RENOVATED:	2021
LOCATED:	1/2 Mile South of I-76/US-224 Interchange
TRAFFIC COUNT:	13,967 VPD on S. Main St.
BUS AVAILABLE:	Yes
NUMBER OF STORIES:	1
PARKING:	4 Spaces with the possibility of additional parking
HVAC / HEAT:	100% / Gas, Forced Air
CONDITION:	Excellent
BEST USE:	Office

For Lease: UNIT B: 1,664 SF of office space located on South Main Street in Coventry Township. Nicely furnished with several private offices, restroom, and a large open area. A rate of \$1,500 per month INCLUDES ALL UTILITIES. Great highway access. Contact Bob or Scott Raskow for details.

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