

Great Investment Property For Sale

1653 MERRIMAN RD, AKRON, OHIO 44313

Overview

Great Investment Property For Sale in the Merriman Valley. This beautiful, brick multi-tenant building is located on the corner of Merriman Road and North Portage Path along the Bike and Hike Trail and near Sand Run Park. This property has been professionally managed and has had many upgrades over the years.

The three-story building has a lower level with offices and elevator access to all floors including the lower level. This property offers plenty of parking including some covered parking underneath the building. This property is nearly completely occupied with the exception of two small vacancies.

The leases are all full-service leases which include the utilities and cleaning. This building is in fantastic condition and would be a wonderful opportunity for an investor looking for a well-maintained property to purchase.

Please call Ed Jesson at (330) 760-4494 for more information.



Highlights

- Beautiful, brick 3-story professional building with a lower level
- Located at the corner of Merriman Road and North Portage Path
- Plenty of parking including covered parking underneath the building
- Located along the Bike and Hike Trail and near Sand Run Park
- Nearly full building with term tenants
- Elevators for access to all levels
- Well-maintained building

Property Details

Sales Price

- \$2,000,000

Land Size

- 1.13 Acres

Building Size

- 65,975 SF

Zoning

- U-3 Retail Business

Rev: December 17, 2025



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Ed Jesson

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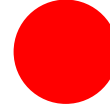
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DEMOGRAPHICS



70,255
Population



41.1
Median Age



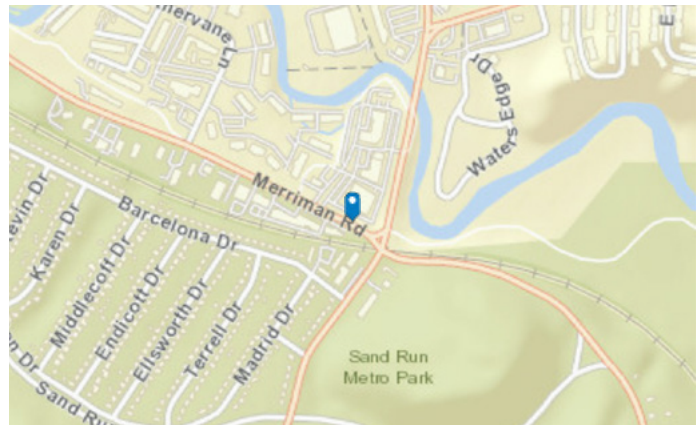
Average
Household Size



\$70,937
Median Household
Income

TRAFFIC COUNT

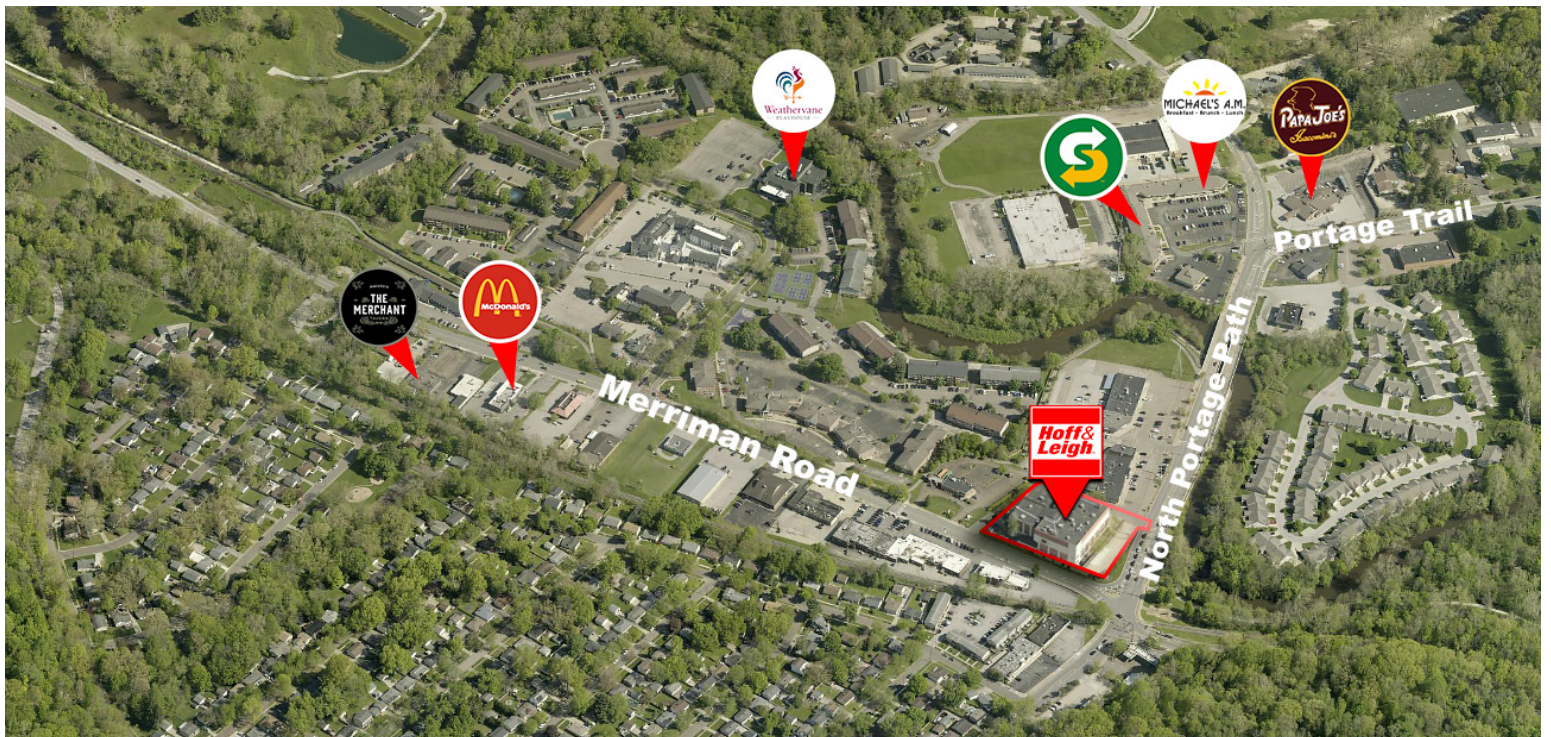
Nearest Cross Street	VPD	Distance (mi)
Akron Peninsula Rd	22,165	0.1
Weathervane Ln	16,230	0.1
Sand Run Pkwy	7,791	0.1
Coral Dr	10,712	0.2
Sand Run Pkwy	8,616	0.3



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