

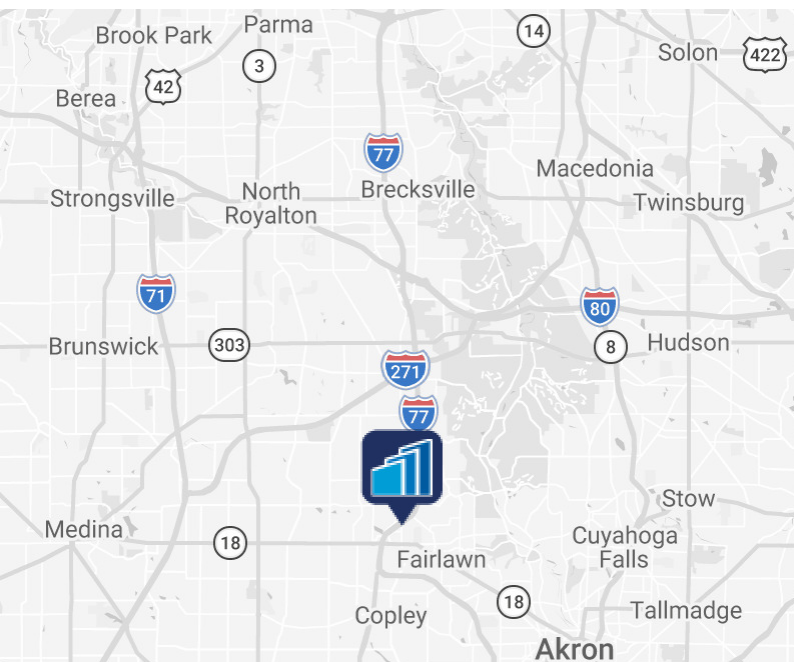
312 N. CLEVELAND MASSILLON ROAD

312 N. Cleveland Massillon Road, Akron, OH 44333



**THE MASICA
COMPANY**

OFFICE BUILDING FOR SALE / LEASE



OFFERING SUMMARY

Sale Price:	\$450,000
Lease Rate:	\$13.25 SF/yr (MG)
Number of Units:	1
Available SF:	5,008 SF
Building Size:	5,008 SF

SPACES

	LEASE RATE	SPACE SIZE
312 N. Cleveland Massillon Road	\$13.25 SF/yr	5,008 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
Total Population	70	314	2,150
Average HH Income	\$127,294	\$158,826	\$183,135

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2 PROPERTY DETAILS & HIGHLIGHTS

Building Name	312 N. Cleveland Massillon Road
Property Type	Office
Property Subtype	Office Building
APN	0405561
Building Size	5,008 SF
Lot Size	-
Building Class	B
Year Built	1989
Number of Floors	2
Average Floor Size	2,504 SF

Introducing a flexible office ownership opportunity in Akron's desirable Fairlawn area. This well-maintained 5,008 SF professional office building, built in 1989 and zoned B-3 for Office, Research and Limited Business uses, offers an ideal setting for an owner-user seeking a polished and adaptable business environment.

The available space spans two floors, creating a functional upstairs/downstairs layout well-suited for separating departments, client-facing and back-office operations, or executive and administrative functions.

The professional interiors feature a practical mix of private offices, open work areas, conference and meeting space, and support areas, with neutral finishes that can easily accommodate a variety of business types.

With its desirable location, versatile layout and opportunity to build equity while controlling long-term occupancy costs, this property is an attractive option for businesses seeking a professional home with flexibility for the future.

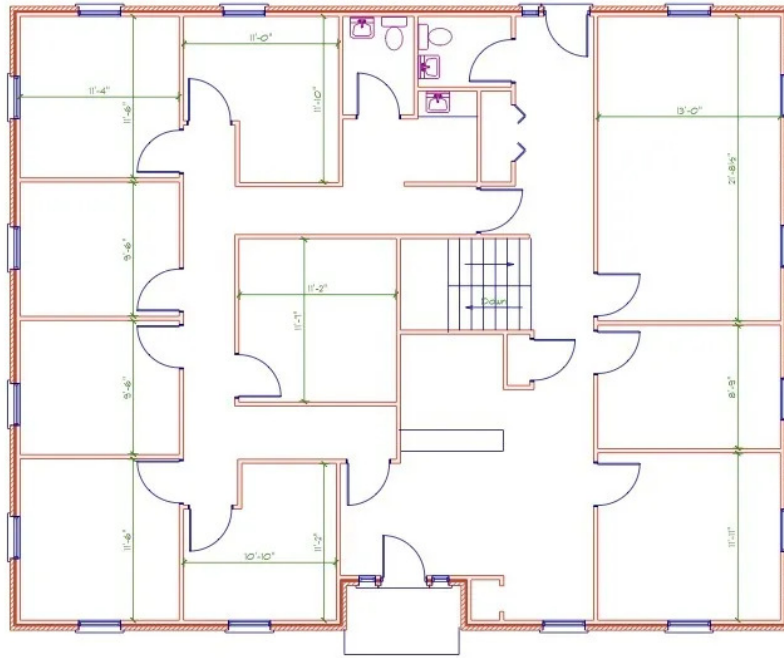


- 5,008 SF professional office building in the desirable Fairlawn area
- Flexible owner-user ownership opportunity
- Two-floor layout ideal for separating client-facing, executive and back-office operations
- Mix of private offices, open work areas, conference space and support areas
- B-3 zoning allows Office, Research and Limited Business uses
- Opportunity to build equity and control long-term occupancy costs
- Blended Asking Rate: \$13.25/SF Modified Gross – First floor at \$16.00/SF and basement at \$10.50/SF
- Single-Tenant Office Opportunity – Provides strong identity, privacy and control for one user
- Flexible Two-Floor Layout – Ideal for separating client-facing, executive, administrative and back-office functions
- Professional, Move-In-Ready Buildout – Mix of private offices, open workspace, conference/meeting areas and support space
- Ample On-Site Parking – Convenient surface parking for employees and visitors
- Prime Fairlawn/Bath Location – Near the Route 18 retail, dining and hotel corridor with convenient access to I-77 and SR-18

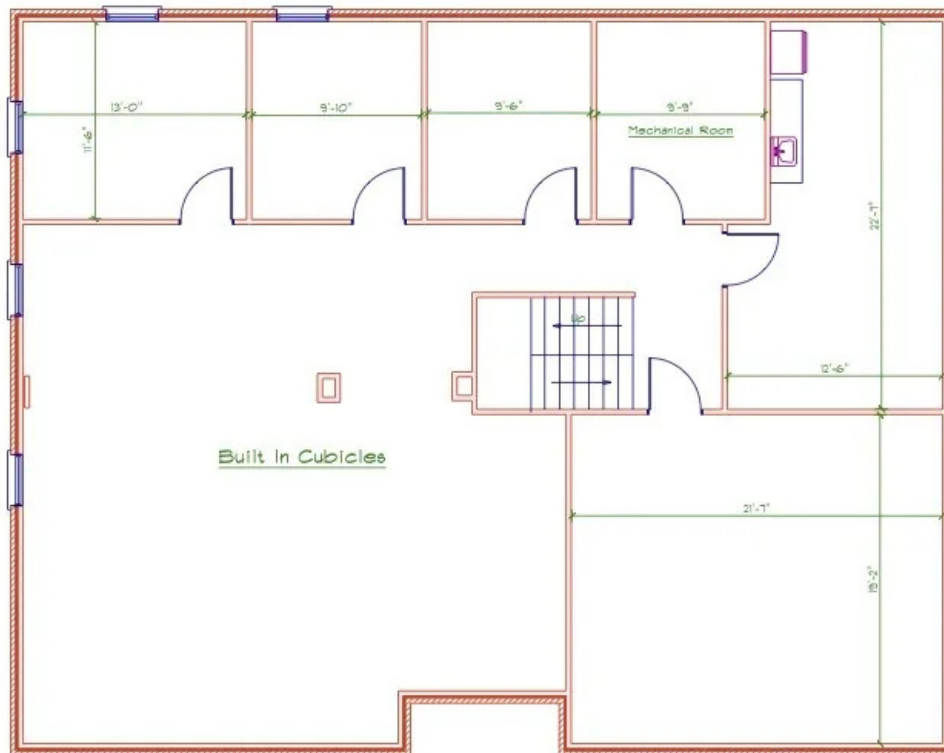
3 ADDITIONAL PHOTOS



4 ADDITIONAL PHOTOS

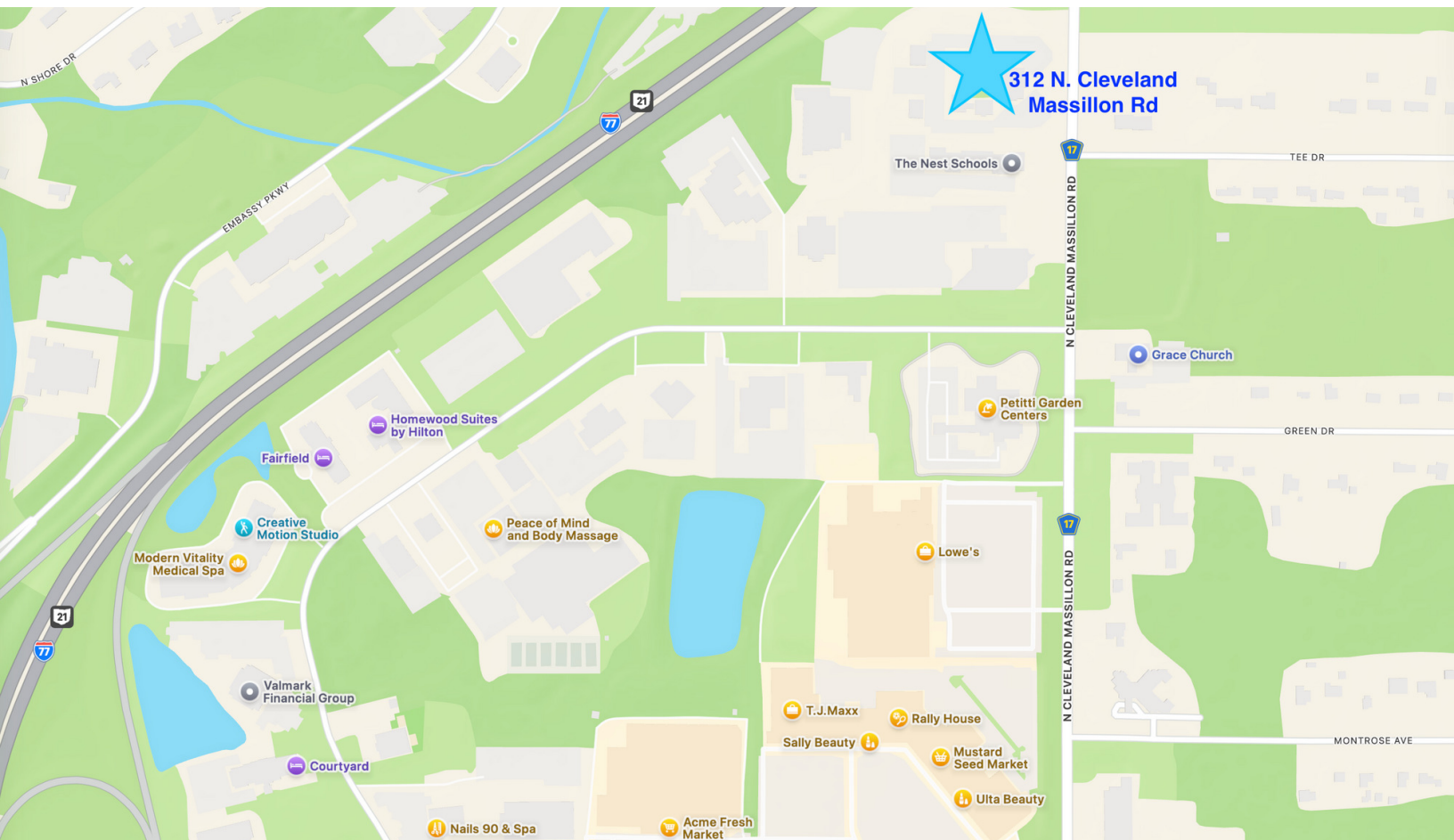
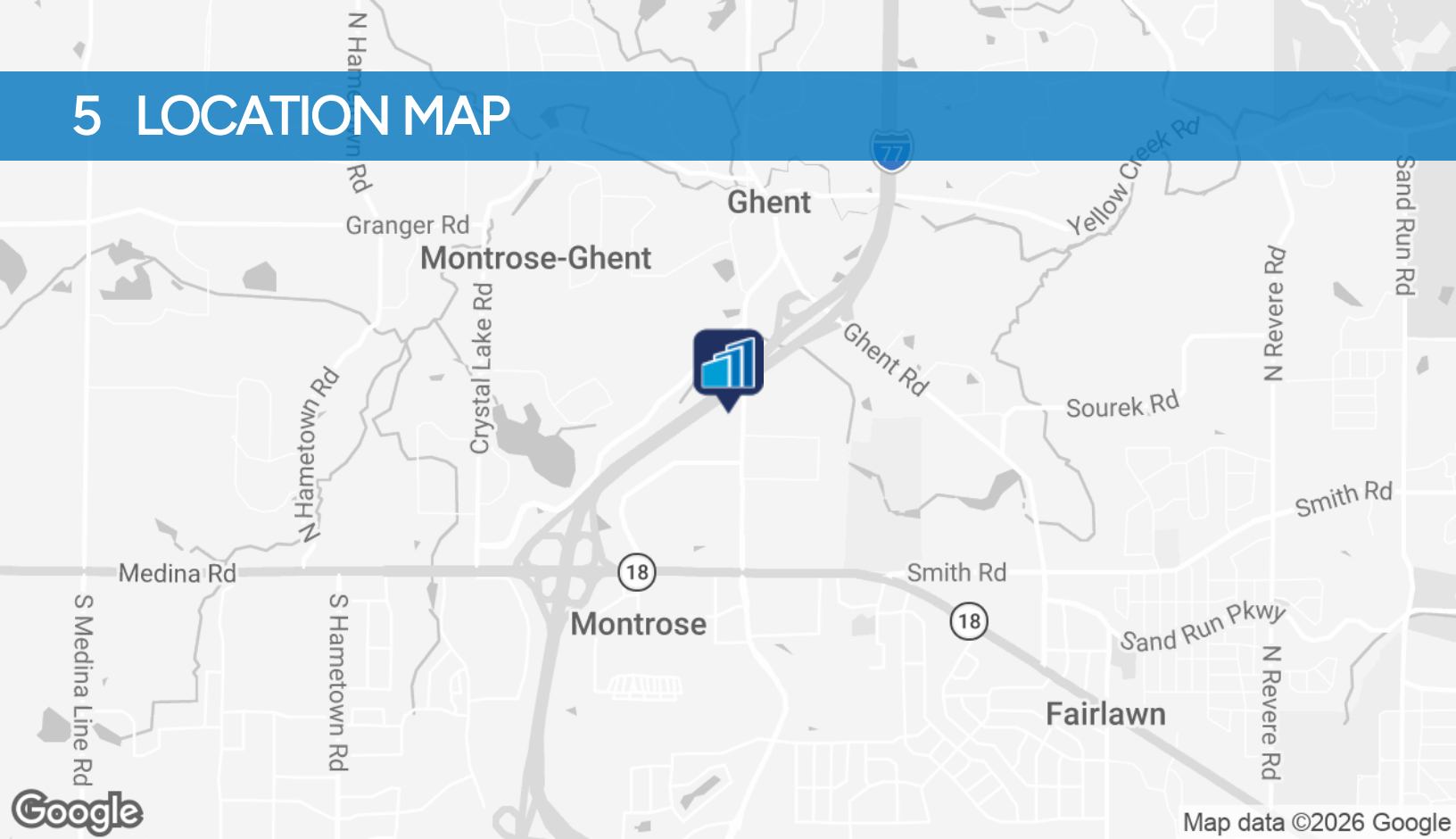


Main Floor

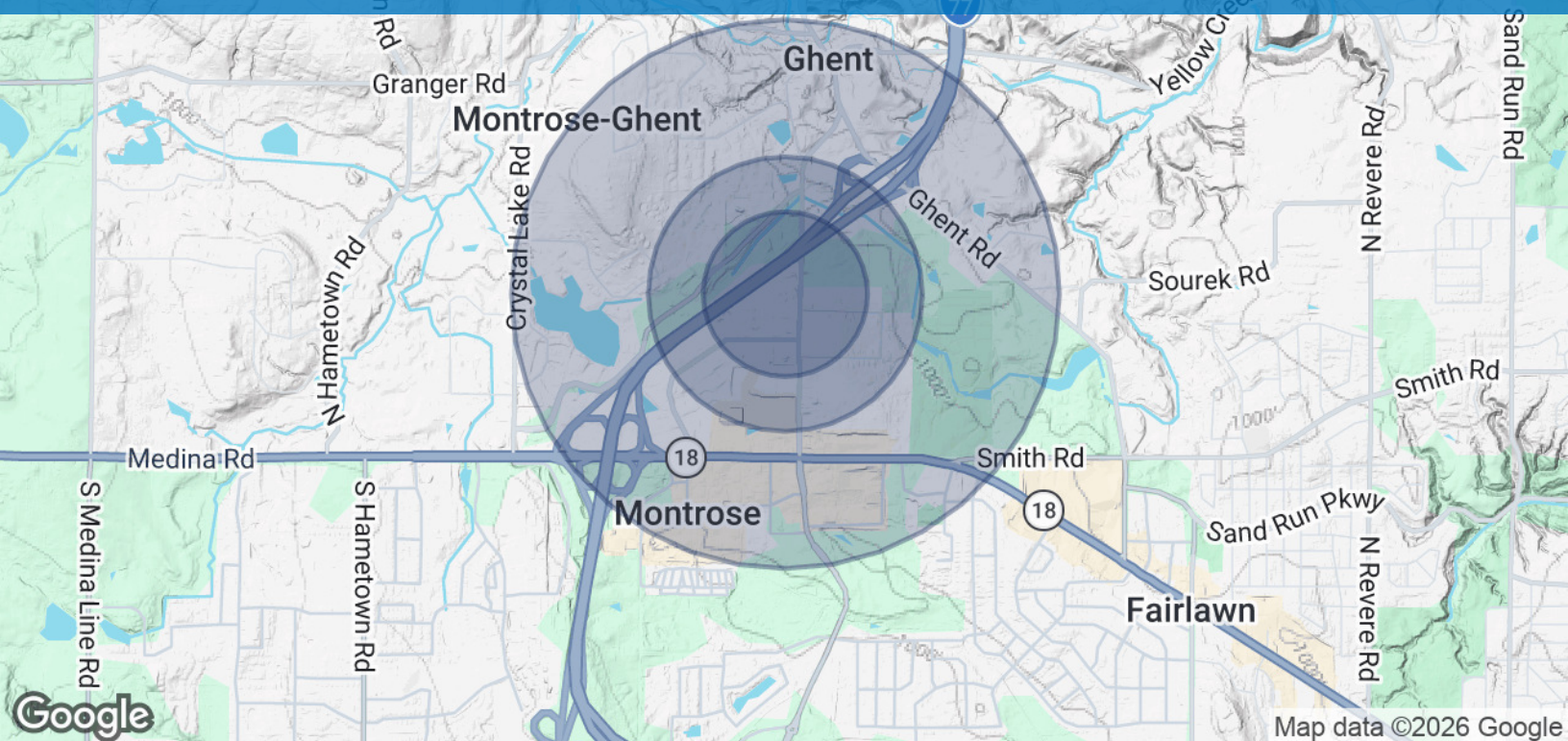


Lower Level

5 LOCATION MAP



6 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	314	2,150
Average Age	61	58	53
Average Age (Male)	54	52	50
Average Age (Female)	65	61	55

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,294	\$158,826	\$183,135
Average House Value	\$326,401	\$389,503	\$449,421

2020 American Community Survey (ACS)