

**SALE / LEASE**

# 3113 Mogadore

**3113 MOGADORE RD**

Akron, OH 44312

**PRESENTED BY:**

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Position your business or investment for success with this exceptional industrial/flex property in Akron, OH. Boasting 14,560 SF of versatile space, this U-5 zoned facility features a steel roof and a perfect blend of office and warehouse areas, designed to support a wide range of operations. Strategically positioned with over 425 feet of Mogadore Road frontage and dual curb cuts, the site combines visibility with seamless accessibility.

### PROPERTY HIGHLIGHTS

- Fire alarm, security system, and comprehensive camera coverage
- Modern amenities such as LED lighting, updated restrooms and kitchen area
- Multiple large drive-in doors and a four-bay garage with 19ft clear heights
- Easy access to I-76, I-77, and SR-224

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### PROPERTY SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>LEASE RATE:</b>	Negotiable
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	14,560 SF
<b>BUILDING SIZE:</b>	14,560 SF
<b>WAREHOUSE SF:</b>	9,027 SF
<b>OFFICE SF:</b>	5,533 SF
<b>ACREAGE:</b>	9.345 ACRES

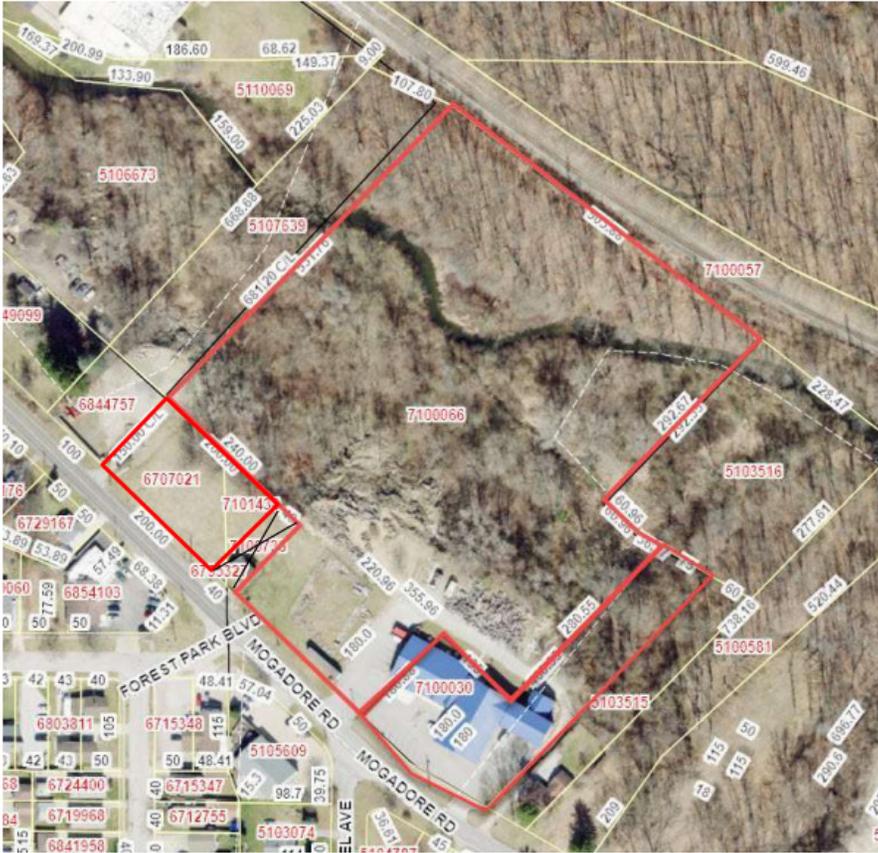
## ADDITIONAL PHOTOS



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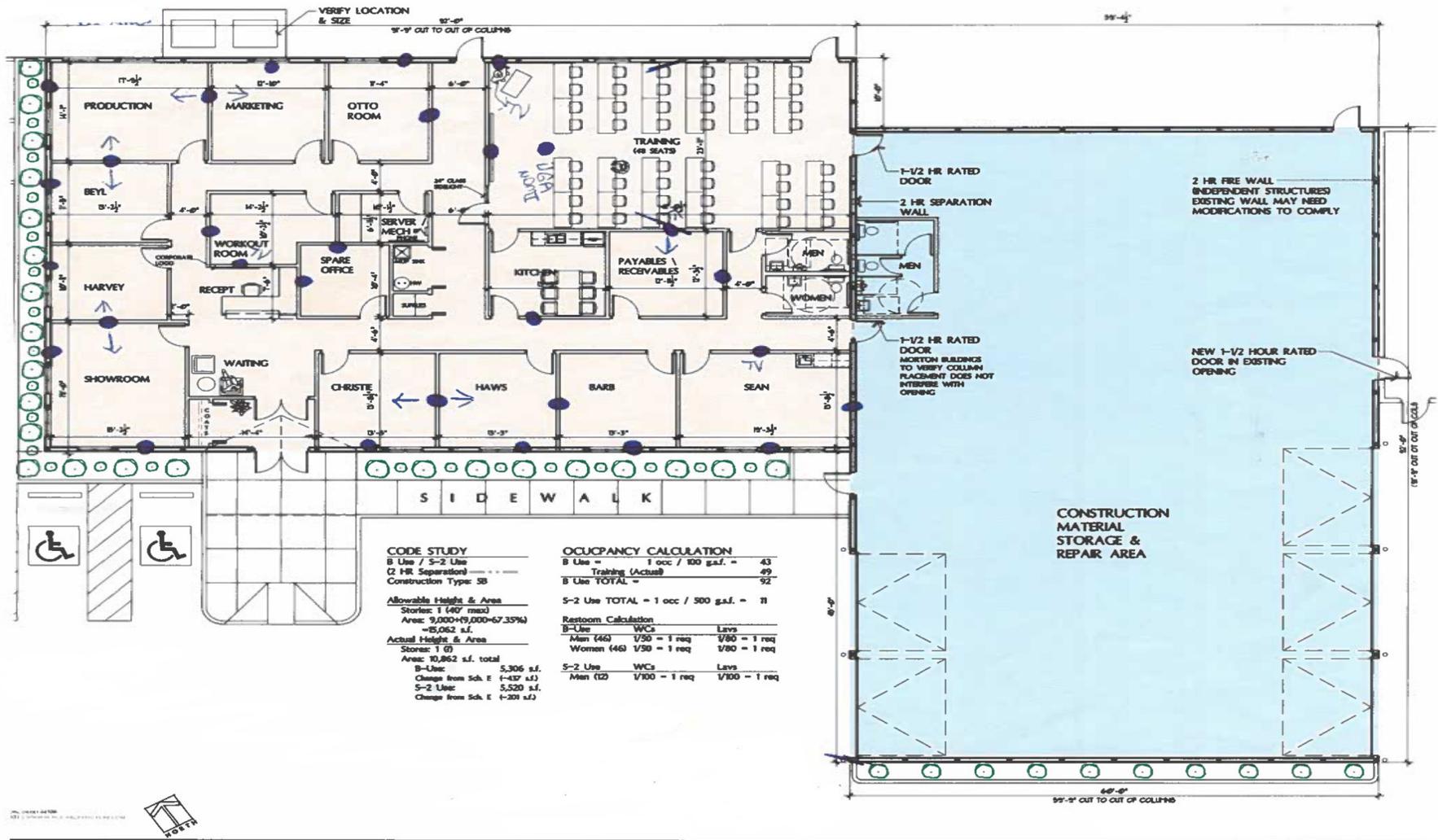
# SITE PLANS



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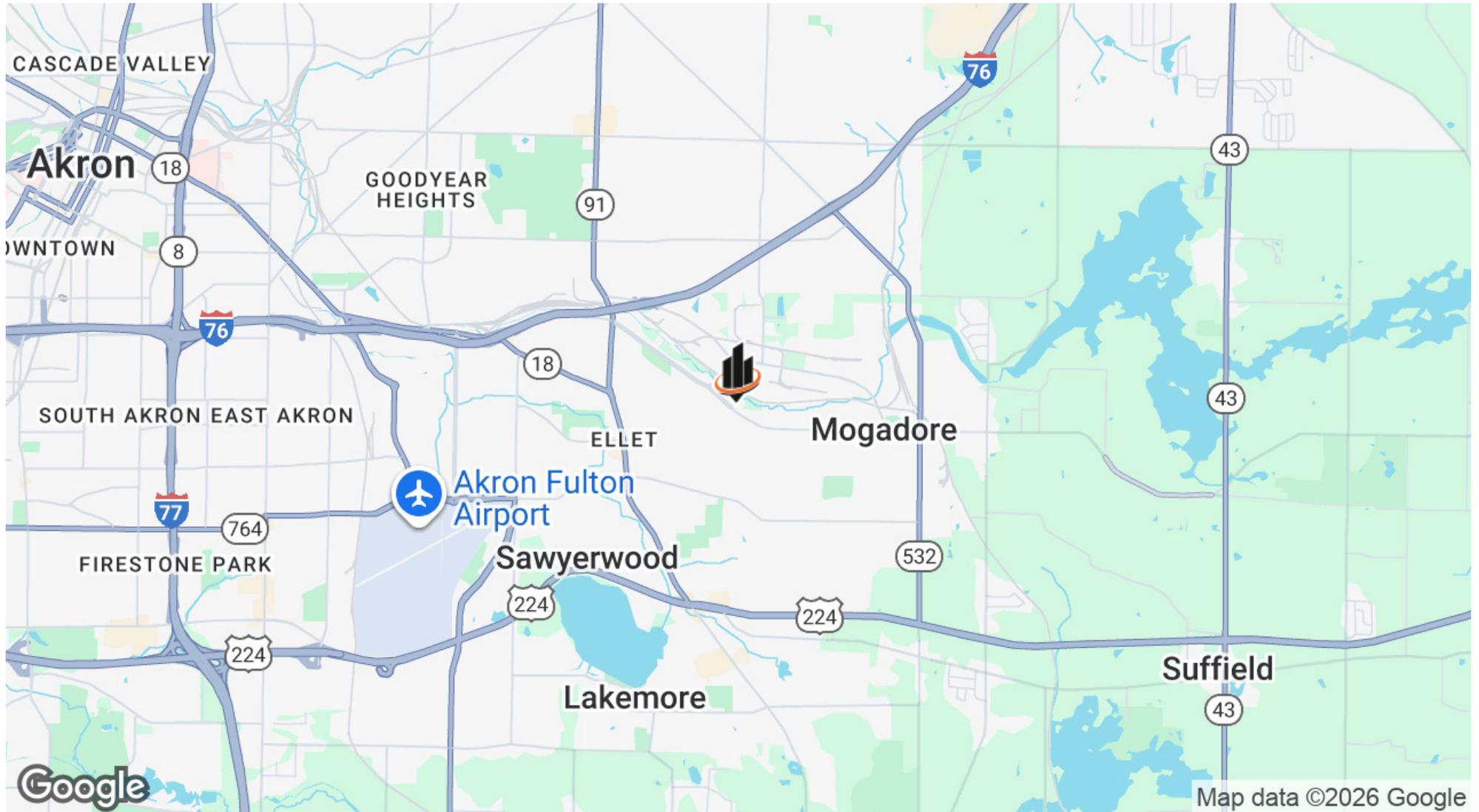
# SPACE PLAN



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## LOCATION MAP



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## AREA ANALYTICS

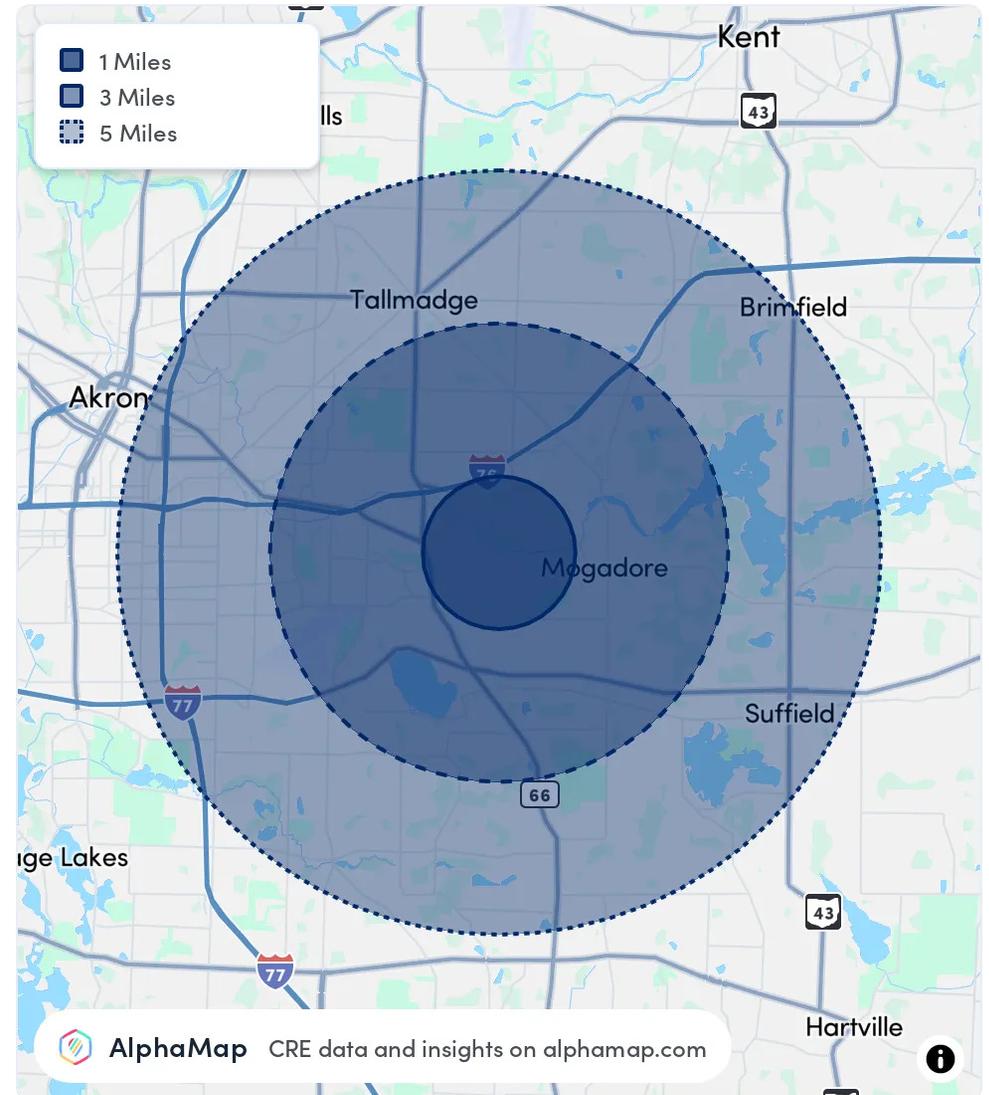
### POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,004	48,258	122,533
<b>AVERAGE AGE</b>	42	43	41
<b>AVERAGE AGE (MALE)</b>	41	42	40
<b>AVERAGE AGE (FEMALE)</b>	43	44	42

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,150	21,293	52,407
<b>PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$69,361	\$75,204	\$70,961
<b>AVERAGE HOUSE VALUE</b>	\$138,420	\$162,253	\$161,261
<b>PER CAPITA INCOME</b>	\$31,527	\$32,697	\$30,852

Map and demographics data derived from AlphaMap



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