

FOR LEASE

1566 Akron Peninsula Road, Suite 3

1566 AKRON PENINSULA ROAD, SUITE 3

Akron, OH 44313

PRESENTED BY:

GRAYDON FOX

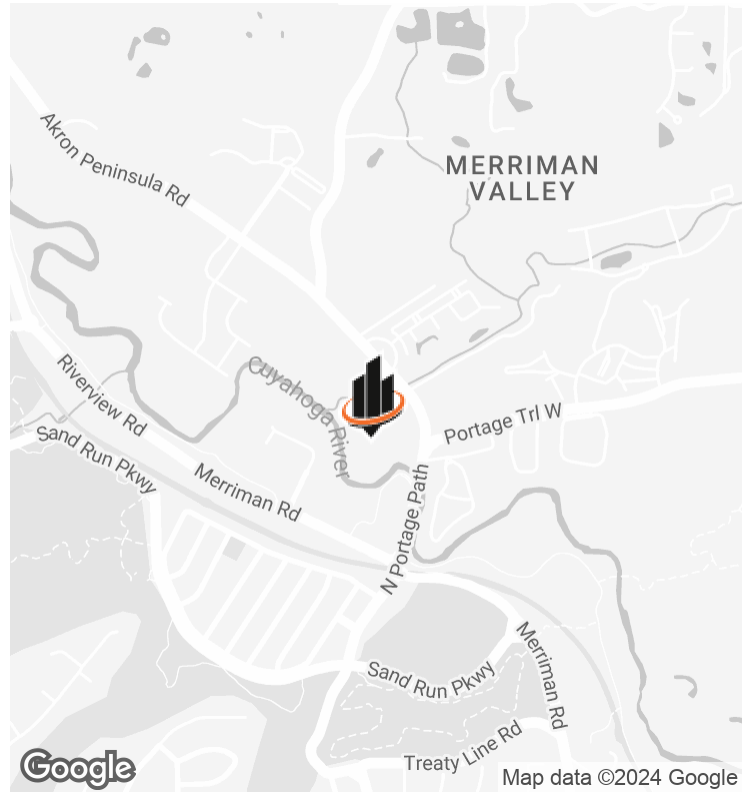
O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

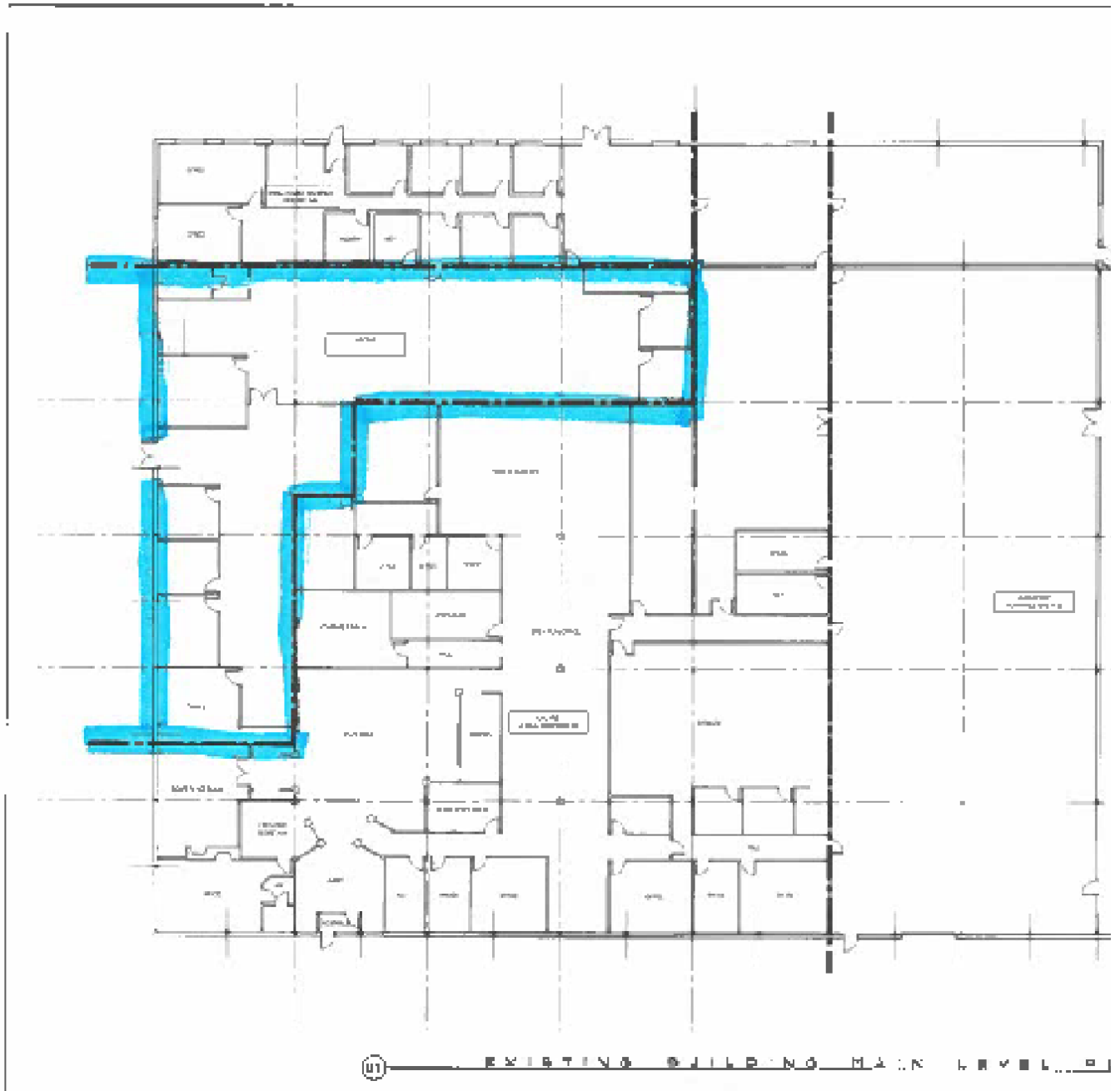
LEASE RATE:	\$4.50 PSF (NNN)
CAM CHARGE:	\$1.00 PSF
AVAILABLE SF:	3,300 - 7,200 SF
YEAR BUILT:	1960
APN:	3505880

PROPERTY OVERVIEW

The Subject Property is a 47,040 SF building in Akron. The property includes 3,300 - 7,200 SF of flex space. The building is located in the Merriman Valley close to Portage Trail Extension. The ceiling height is 12' clear and the highest and best use for the space is storage or office space. The previous tenant was utilizing the space to store furniture and the wide open floorplan allows for different options. The space features a kitchen area, a restroom, and four private offices. The entrance of the building features double doors that could easily fit a pallet jack. The property is located in close proximity to many retail amenities.

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FLOORPLAN



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WAREHOUSE PHOTOS



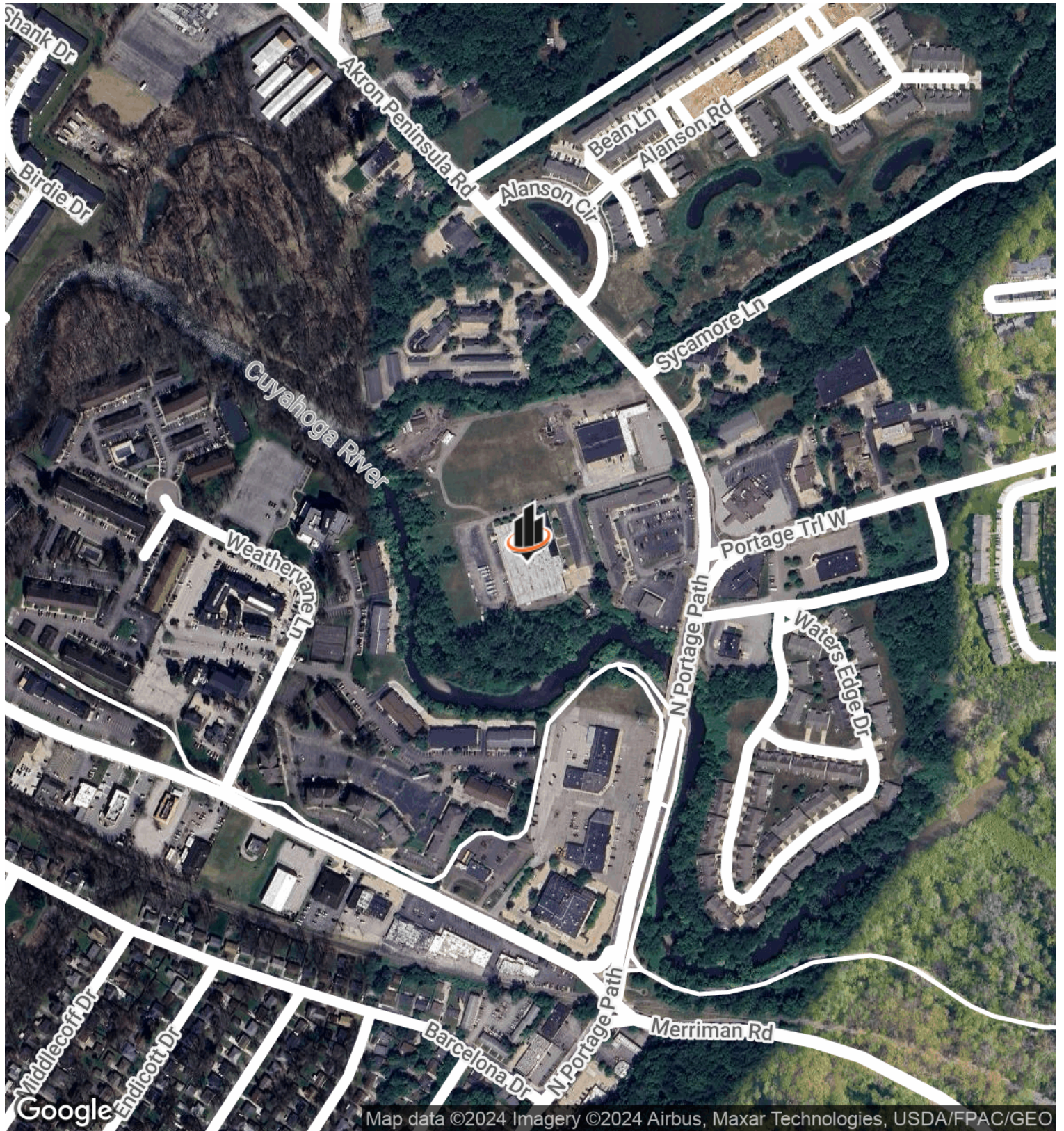
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KITCHEN/OFFICE PHOTOS



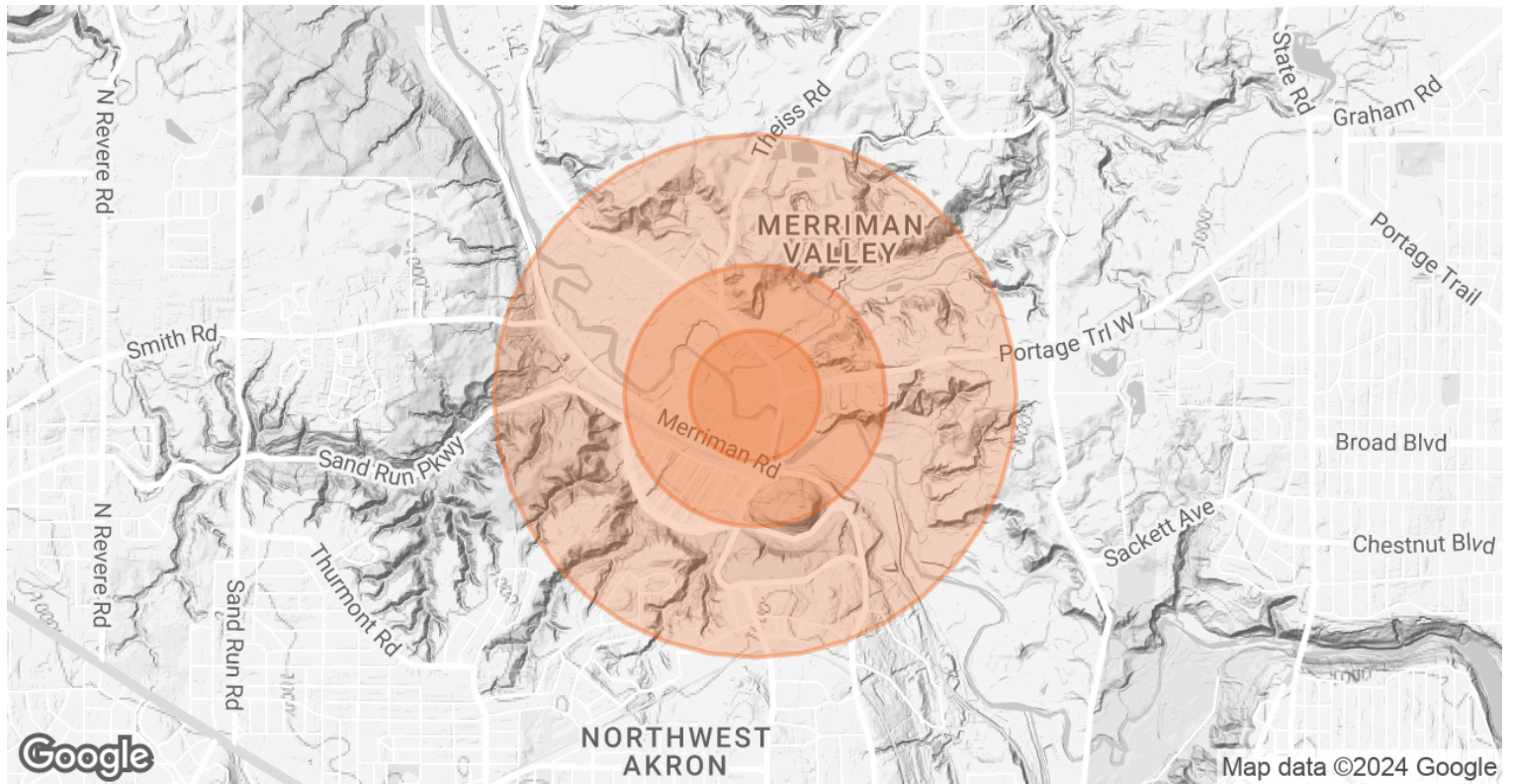
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

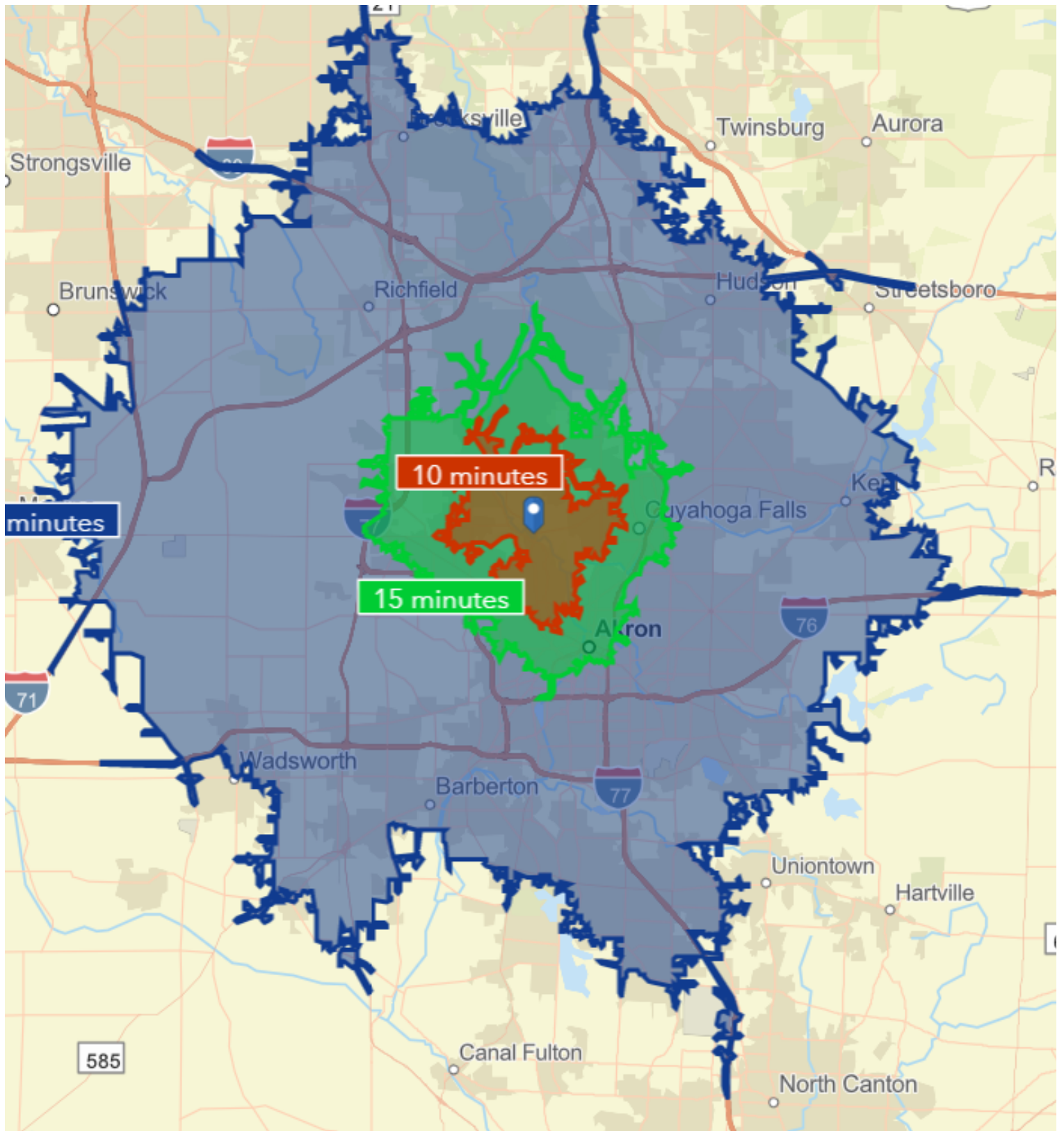


POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	509	1,990	5,936
AVERAGE AGE	28.5	30.4	34.7
AVERAGE AGE (MALE)	29.0	25.5	31.5
AVERAGE AGE (FEMALE)	28.7	32.5	36.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	285	970	3,023
# OF PERSONS PER HH	1.8	2.1	2.0
AVERAGE HH INCOME	\$56,331	\$63,093	\$66,235
AVERAGE HOUSE VALUE	\$26,273	\$62,555	\$105,503

2020 American Community Survey (ACS)

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DRIVE TIME MAP



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