

Price Reduction!

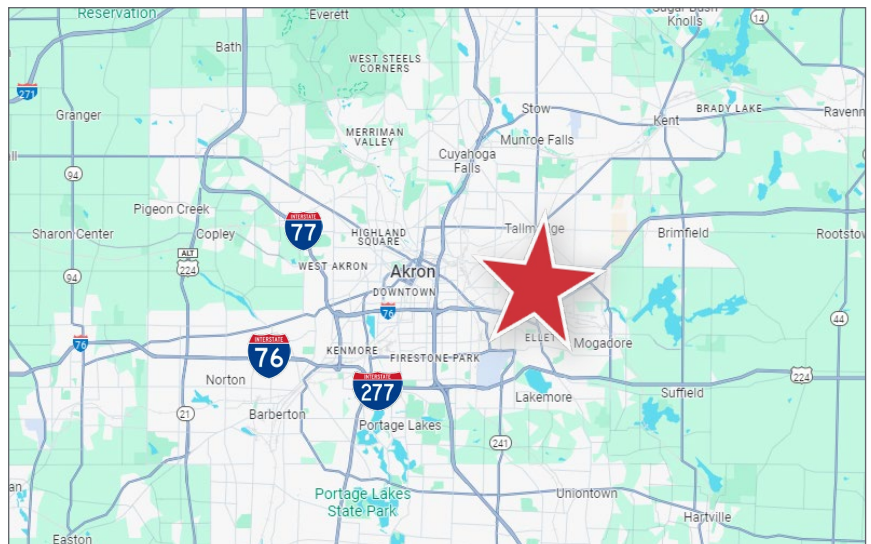


87 N. Canton Rd.
Akron, Ohio 44312

Mixed-Use Brick Building

Property Details

- Building Size: 10,302 SF
- First floor and lower level private entrance
- Renovated in 2007
- Updated LED lighting
- High traffic counts
- ADA Bathrooms
- Half a mile from I-76
- **REDUCED PRICE: \$550,000**



Jim Pickard | Executive Vice President

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NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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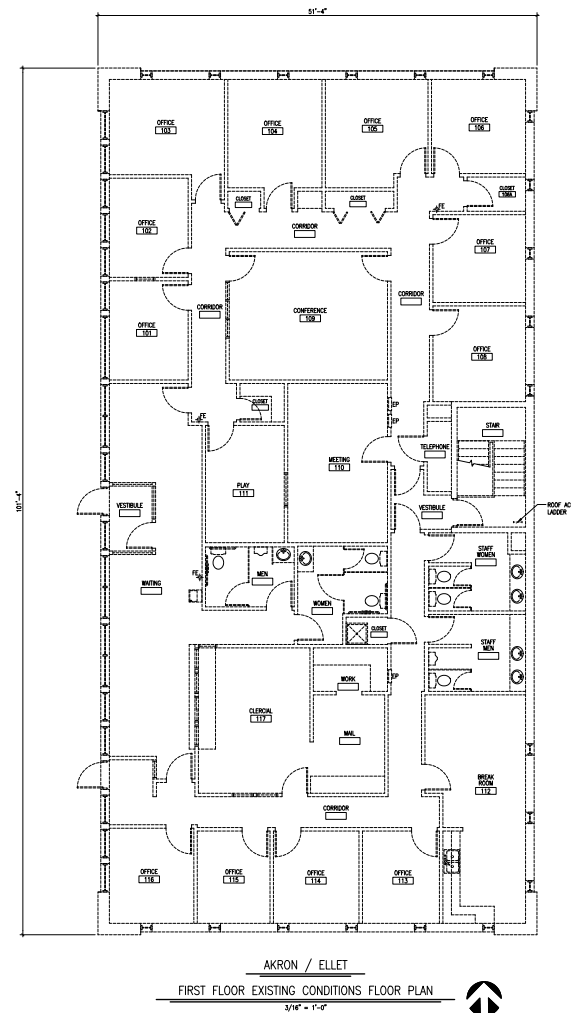
Demographics	1 Mile	3 Miles	5 Miles
Population:	10,110	63,923	155,475
Households:	4,795	28,128	66,468
Median Age:	42	40.7	38.4
Average HH Income:	\$79,962	\$83,979	\$80,104

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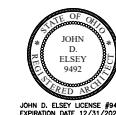
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITION AND IDENTIFY ANY CONFLICTS OR OBSTRUCTIONS NOT ON THE PLANS PRIOR TO SUBMITTING CONSTRUCTION BID AND FABRICATION OF ANY ITEMS.

GBC DESIGN, INC.

AKRON CHILD GUIDANCE CENTER
87 N. CANTON ROAD
AKRON, OHIO 44306

----- = EXISTING CONSTRUCTION
FE = EXISTING FIRE EXTINGUISHER
EP = EXISTING ELECTRICAL PANEL

BUILDING AREA (LOWER LEVEL)	=	5,100 SQ. FT.
(1ST FLOOR)	=	5,100 SQ. FT.
TOTAL AREA	=	10,200 SQ. FT.



AKRON CHILD GUIDANCE CENTER - RECORD DRAWINGS
 87 N. CANTON ROAD
 AKRON, OHIO 44305
 EXISTING CONDITIONS FLOOR PLANS

DRAWN BY
 GT

DATE:
 1/21/2003

PROJECT #
 53193

DRAWING #
 A101

DRAWN BY
GT

DATE:
1/21/200

PROJECT
53193

DRAWING
A101

DATE: 1/21/2021
PROJECT: 53193
DRAWING: A101

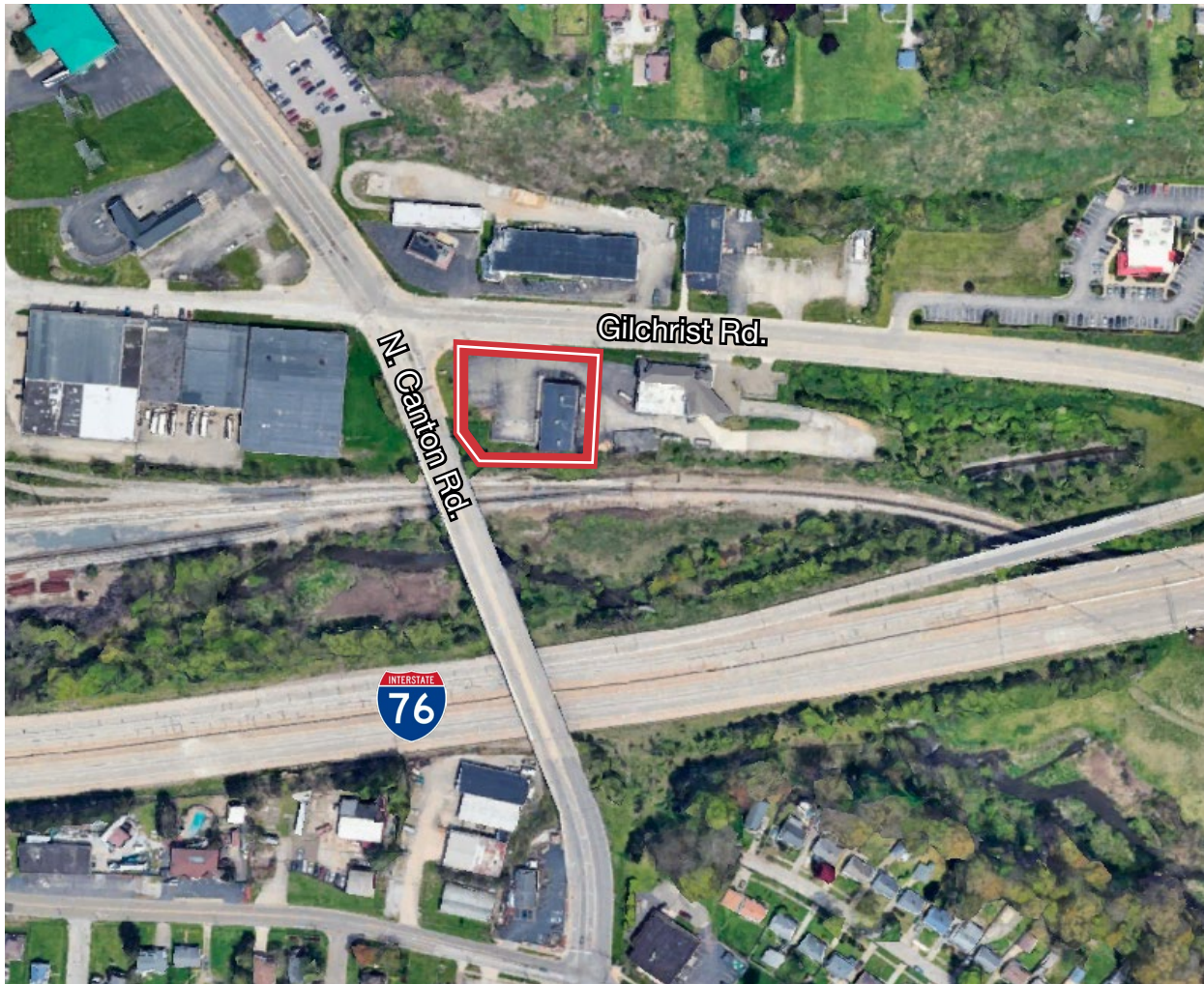
53193
DRAWING 1
A101

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NAIPleasant Valley

For Sale

Medical Office/R&D



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1 Mile

3 Miles

5 Miles

10,110

Population



2.1

Average Household Size

42.0

Median Age

\$58,544

Median Household Income

EDUCATION

12%

No High School Diploma



38%

High School Graduate



30%

Some College



20%

Bachelor's/Grad/Pr of Degree

BUSINESS



173

Total Businesses



4,338

Total Employees

EMPLOYMENT



White Collar

57.9%



Blue Collar

28.2%



Services

14.0%



Unemployment Rate

INCOME



\$58,544

Median Household Income



\$32,264

Per Capita Income



\$140,501

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (22.9%)

The smallest group: \$200,000+ (0.6%)

Indicator ▲	Value	Diff	
<\$15,000	7.9%	-1.2%	
\$15,000 - \$24,999	9.1%	+1.8%	
\$25,000 - \$34,999	10.2%	+2.3%	
\$35,000 - \$49,999	12.5%	+0.9%	
\$50,000 - \$74,999	22.9%	+5.3%	
\$75,000 - \$99,999	18.2%	+4.9%	
\$100,000 - \$149,999	13.9%	-1.8%	
\$150,000 - \$199,999	4.6%	-4.5%	
\$200,000+	0.6%	-7.8%	

63,923

Population



2.3

Average Household Size

40.7

Median Age

\$56,593

Median Household Income

EDUCATION

10%

No High School Diploma



39%

High School Graduate



31%

Some College



20%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,856

Total Businesses



33,600

Total Employees

EMPLOYMENT



White Collar

52.5%



Blue Collar

29.2%



Services

18.3%



Unemployment Rate

INCOME



\$56,593

Median Household Income



\$31,224

Per Capita Income



\$142,411

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.6%)

The smallest group: \$200,000+ (1.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+0.1%	
\$15,000 - \$24,999	9.9%	+2.6%	
\$25,000 - \$34,999	9.3%	+1.4%	
\$35,000 - \$49,999	14.0%	+2.4%	
\$50,000 - \$74,999	21.6%	+4.0%	
\$75,000 - \$99,999	14.3%	+1.0%	
\$100,000 - \$149,999	14.5%	-1.2%	
\$150,000 - \$199,999	5.5%	-3.6%	
\$200,000+	1.8%	-6.6%	

155,475

Population



2.3

Average Household Size

38.4

Median Age

\$52,561

Median Household Income

EDUCATION

11%

No High School Diploma



38%

High School Graduate



30%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



6,278

Total Businesses



127,663

Total Employees

EMPLOYMENT



White Collar

51.3%



Blue Collar

29.1%



Services

19.6%



Unemployment Rate

INCOME



\$52,561

Median Household Income



\$29,189

Per Capita Income



\$95,823

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+3.7%	
\$15,000 - \$24,999	10.3%	+3.0%	
\$25,000 - \$34,999	9.7%	+1.8%	
\$35,000 - \$49,999	14.2%	+2.6%	
\$50,000 - \$74,999	20.0%	+2.4%	
\$75,000 - \$99,999	13.3%	0	
\$100,000 - \$149,999	12.8%	-2.9%	
\$150,000 - \$199,999	4.7%	-4.4%	
\$200,000+	2.2%	-6.2%	

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Pricing Details

SALE PRICE:

\$550,000 REDUCED!!

Property Details

BUILDING TYPE:	Freestanding
BUILDING SIZE:	10,302 SF
PPN:	6748537
ZONING:	U-6
ACREAGE:	0.69 acres
YEAR BUILT:	1978
YEAR RENOVATED:	2007
LIGHTING:	Updated LED
FLOORS:	2
PARKING SPACES:	31+
INTERCHANGE:	I-76
DISTANCE:	1/2 mile

Notes

Price Reduced! Mixed-Use Brick Building

Renovated in 2007. First floor and lower level has private entrance, ADA Bathrooms and updated LED lighting.

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