

Wilbeth Road Center **FOR LEASE**

866-898 WEST WILBETH ROAD, AKRON, OH 44314

Office Building



PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 866-898 West Wilbeth Road in Akron, OH. This Warehouse Retail Plaza offers a range of leasing options within its 31,820 SF building, providing the ideal space for businesses to thrive. With a total of 6 units available, tenants can benefit from the flexibility and adaptability this space provides. Zoned U-5 Ordinary Industry, this property offers diverse usage possibilities, ensuring it meets the needs of various tenants. Lease a space in this prime location and give your business the advantage of being situated in the heart of Akron's Kenmore community.

PROPERTY HIGHLIGHTS

- 31,820 SF Warehouse Retail Plaza Building
- 6 units for versatile leasing options
- Zoned U-5 Ordinary Industry for flexible business use
- Prime location in Kenmore Akron neighborhood
- Convenient access to major highways including I-76, I-77, and US Route 224

LOCATION DESCRIPTION

Located in the Kenmore neighborhood next to Fastenal Distribution. Its convenient access to major highways including I-76, I-77, and US Route 224 ensures efficient transportation and distribution. Nearby areas include Firestone Park a 7-minute drive and Barberton a 10-minute drive.

OFFERING SUMMARY

Lease Rate:	\$4.00 - 5.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,500 - 22,000 SF
Lot Size:	3.21 Acres
Building Size:	31,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	995	5,169
Total Population	761	2,463	12,008
Average HH Income	\$62,533	\$60,863	\$57,298



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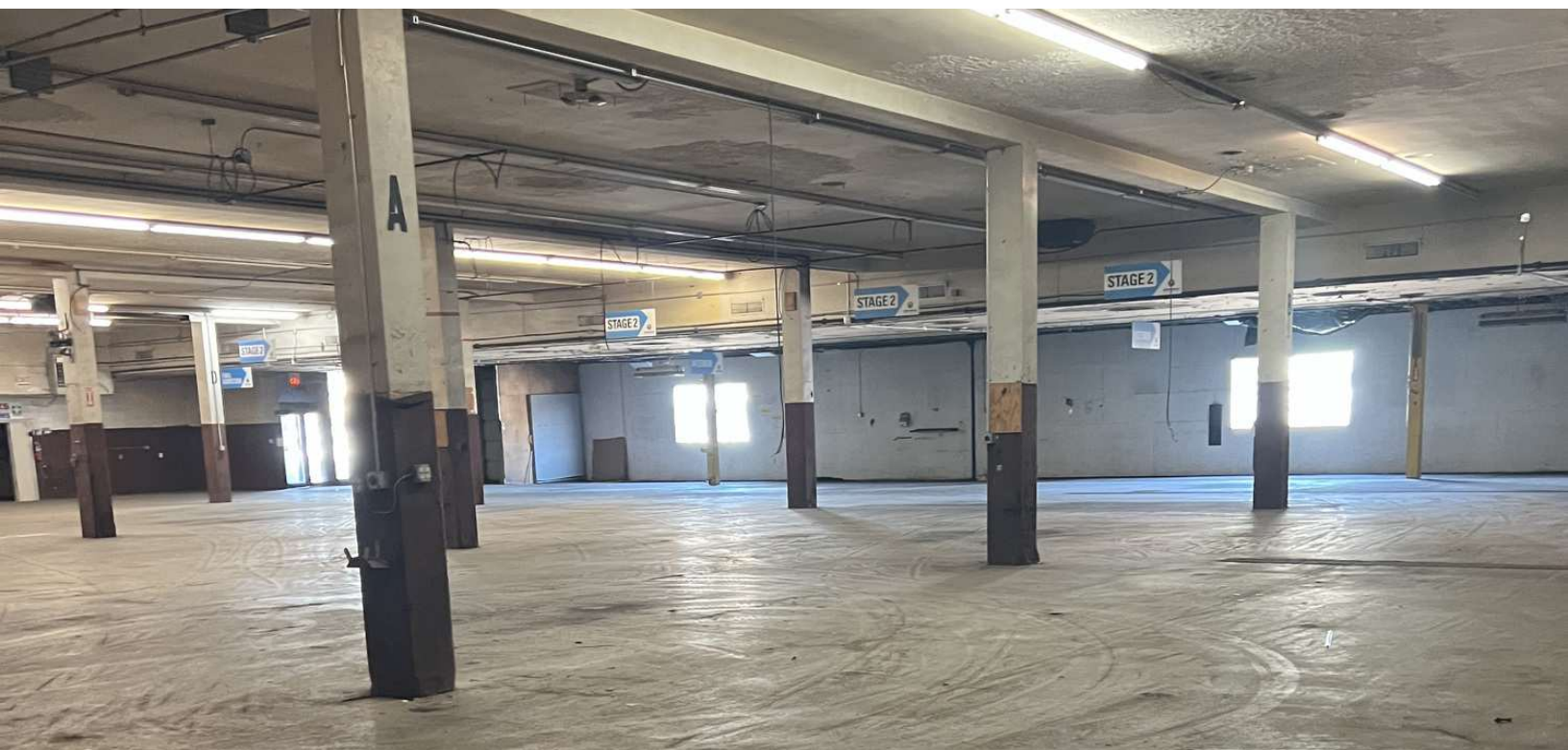
Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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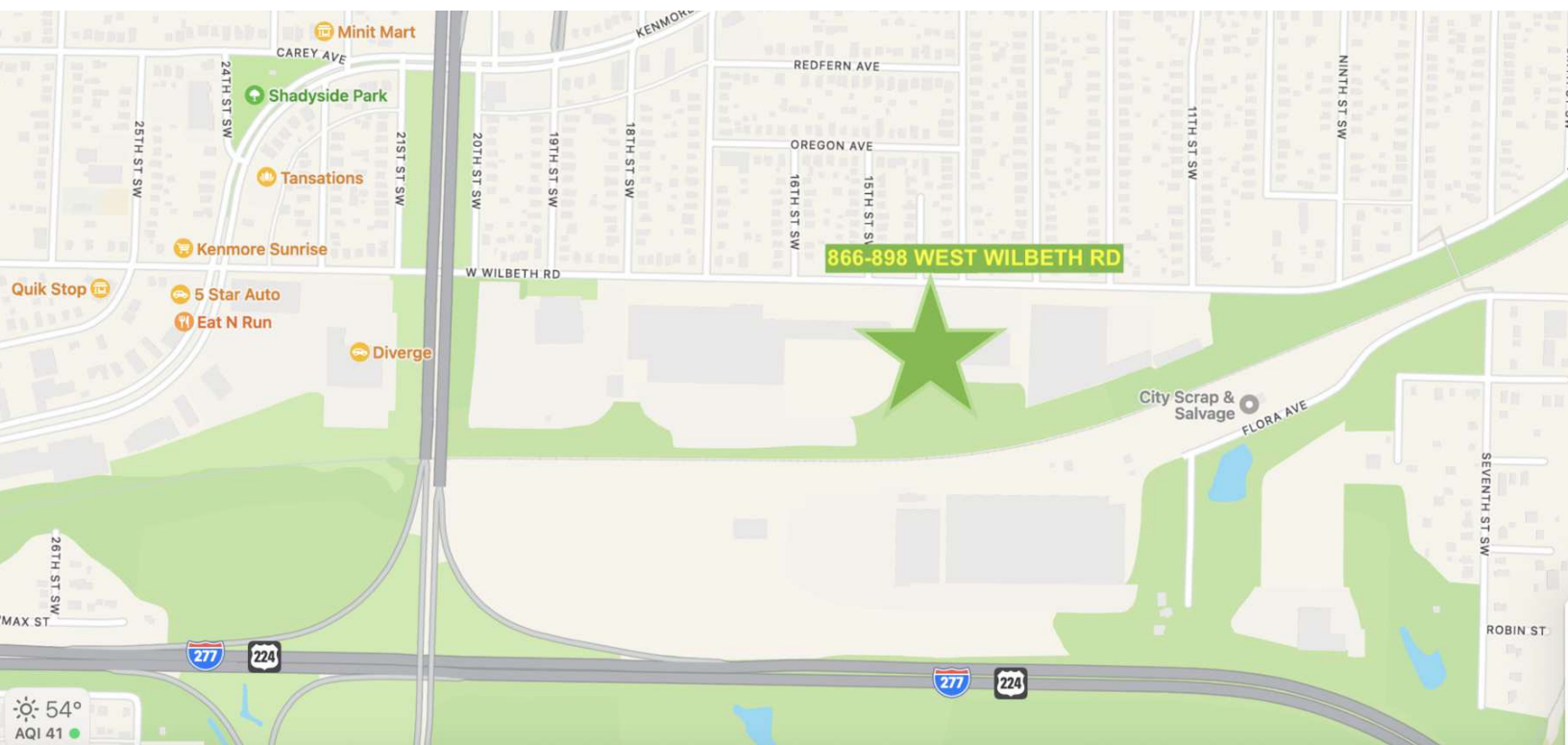
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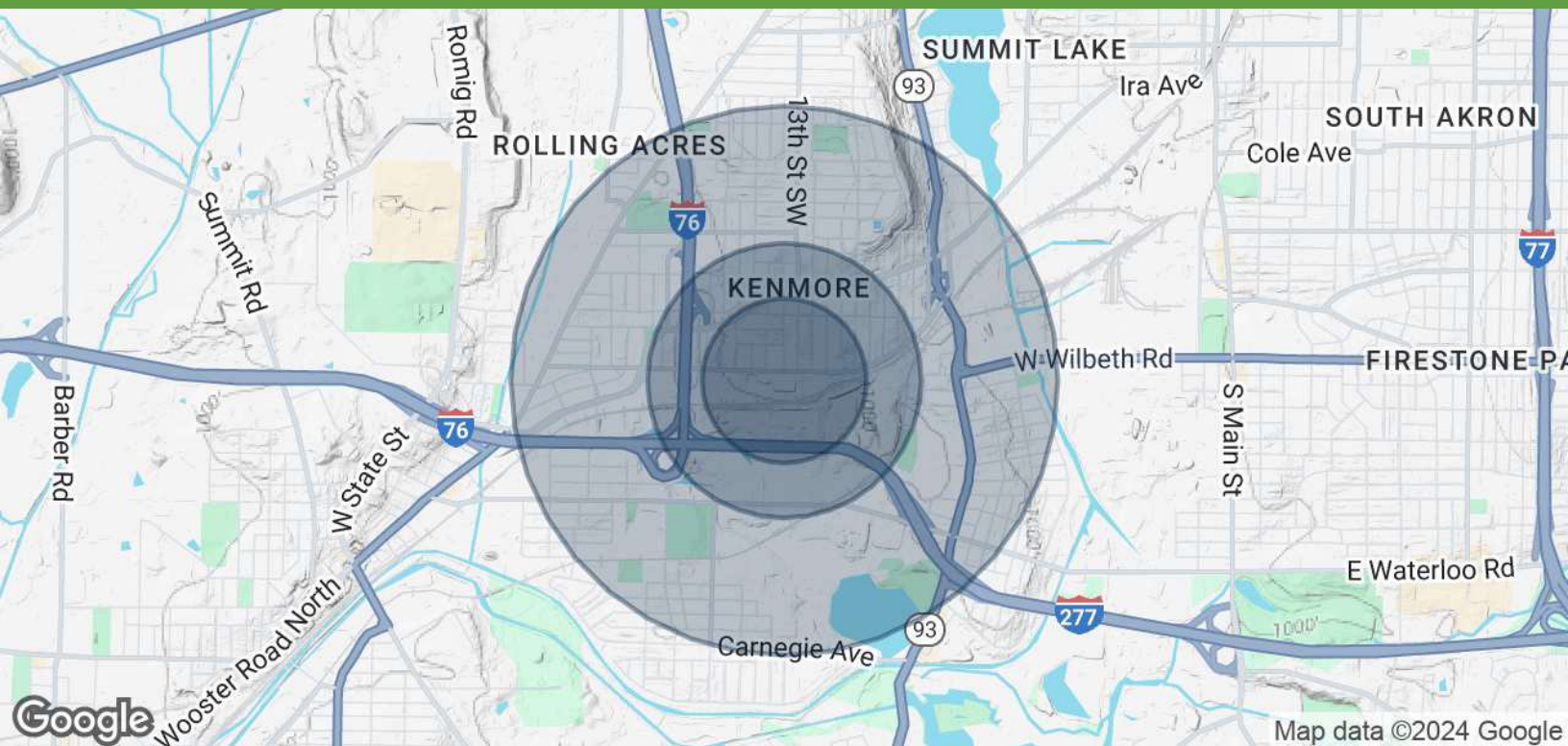
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	761	2,463	12,008
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	995	5,169
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$62,533	\$60,863	\$57,298
Average House Value	\$153,242	\$125,896	\$108,342

Demographics data derived from AlphaMap



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