

**FOR LEASE**

# 1566 Akron Peninsula Road, Suite 3

**1566 AKRON PENINSULA ROAD, SUITE 3**

Akron, OH 44313

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**PRESENTED BY:**

**GRAYDON FOX**

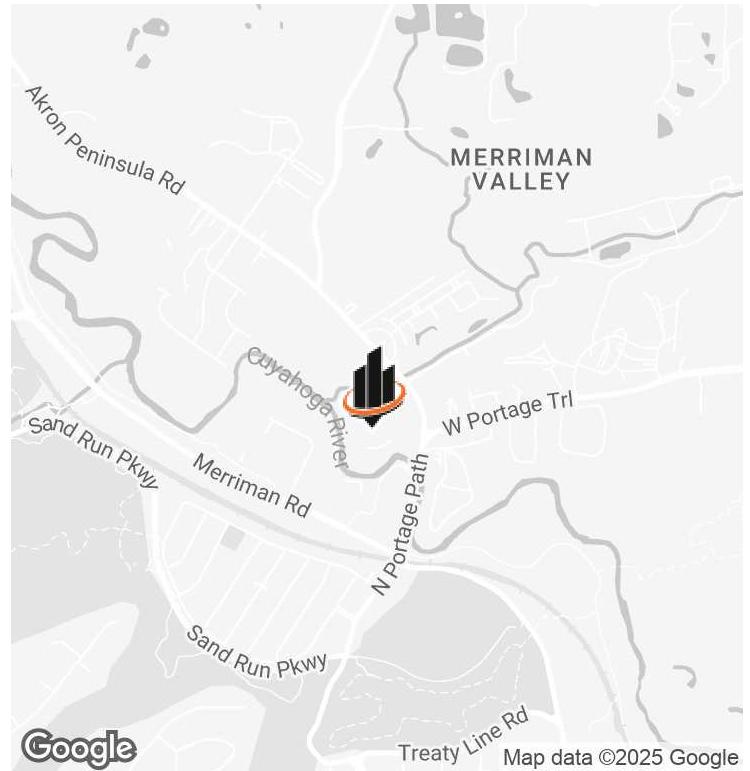
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OH #SAL2019006700



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4.50 PSF (NNN)
<b>CAM CHARGE:</b>	\$1.25 PSF
<b>AVAILABLE SF:</b>	4,000 - 7,200 SF
<b>YEAR BUILT:</b>	1960
<b>APN:</b>	3505880

### PROPERTY OVERVIEW

The Subject Property is a 47,040 SF building in Akron. The property includes 4,000 SF - 7,200 SF of flex space. There is 3,300 SF of office space in the front of the property that could be made available as well. 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. 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, two restrooms, 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



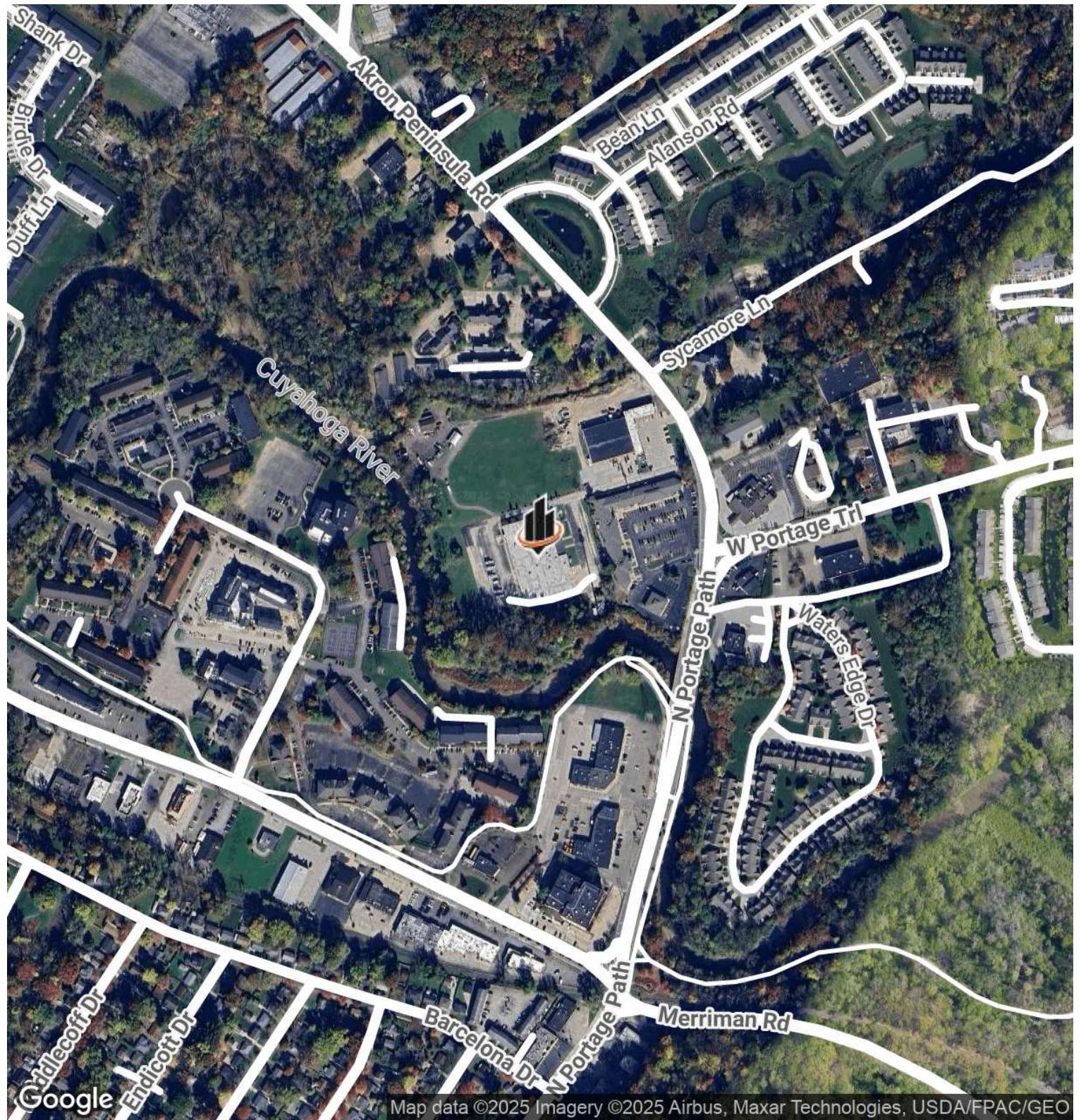
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## LOCATION MAP



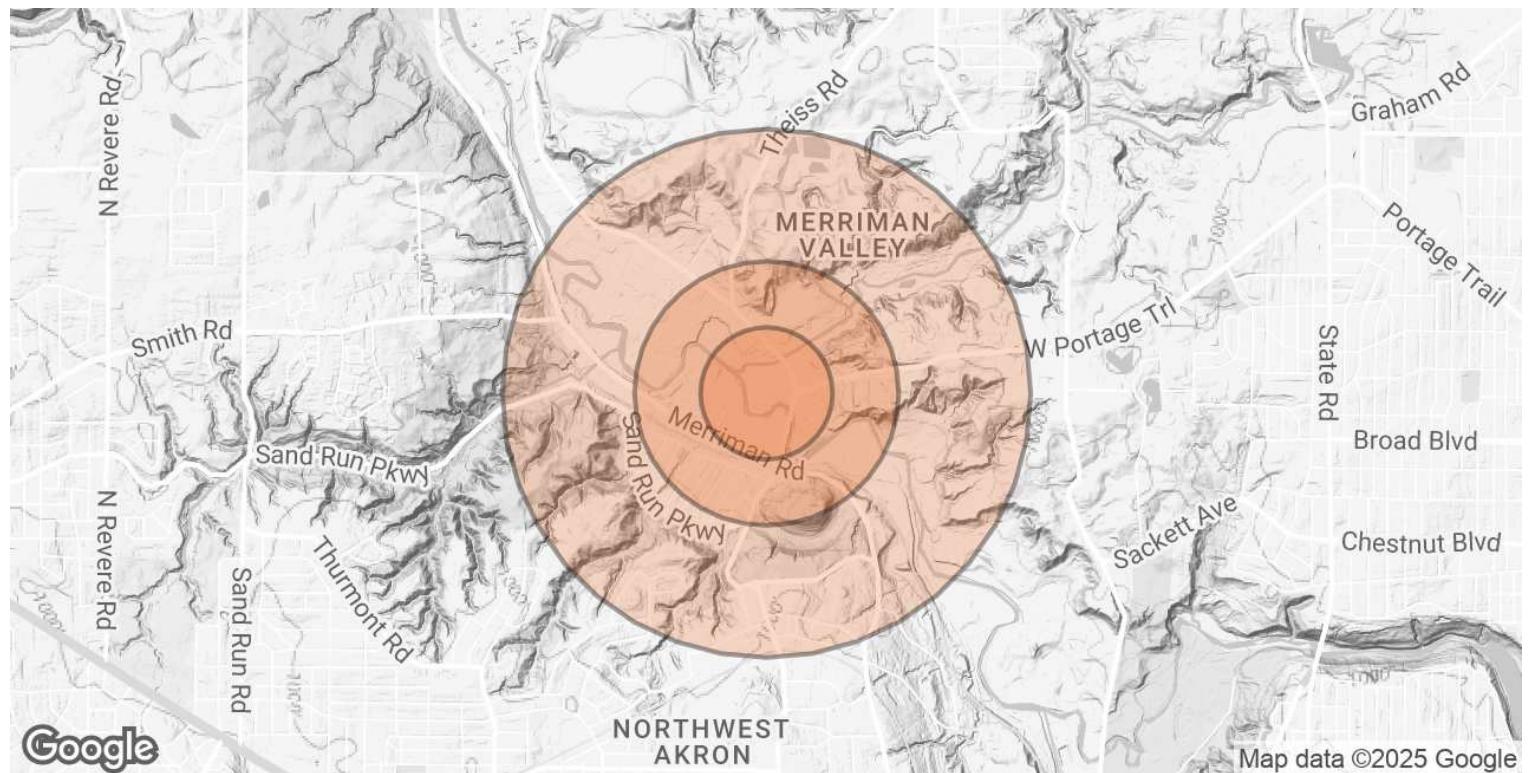
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# DEMOGRAPHICS MAP & REPORT

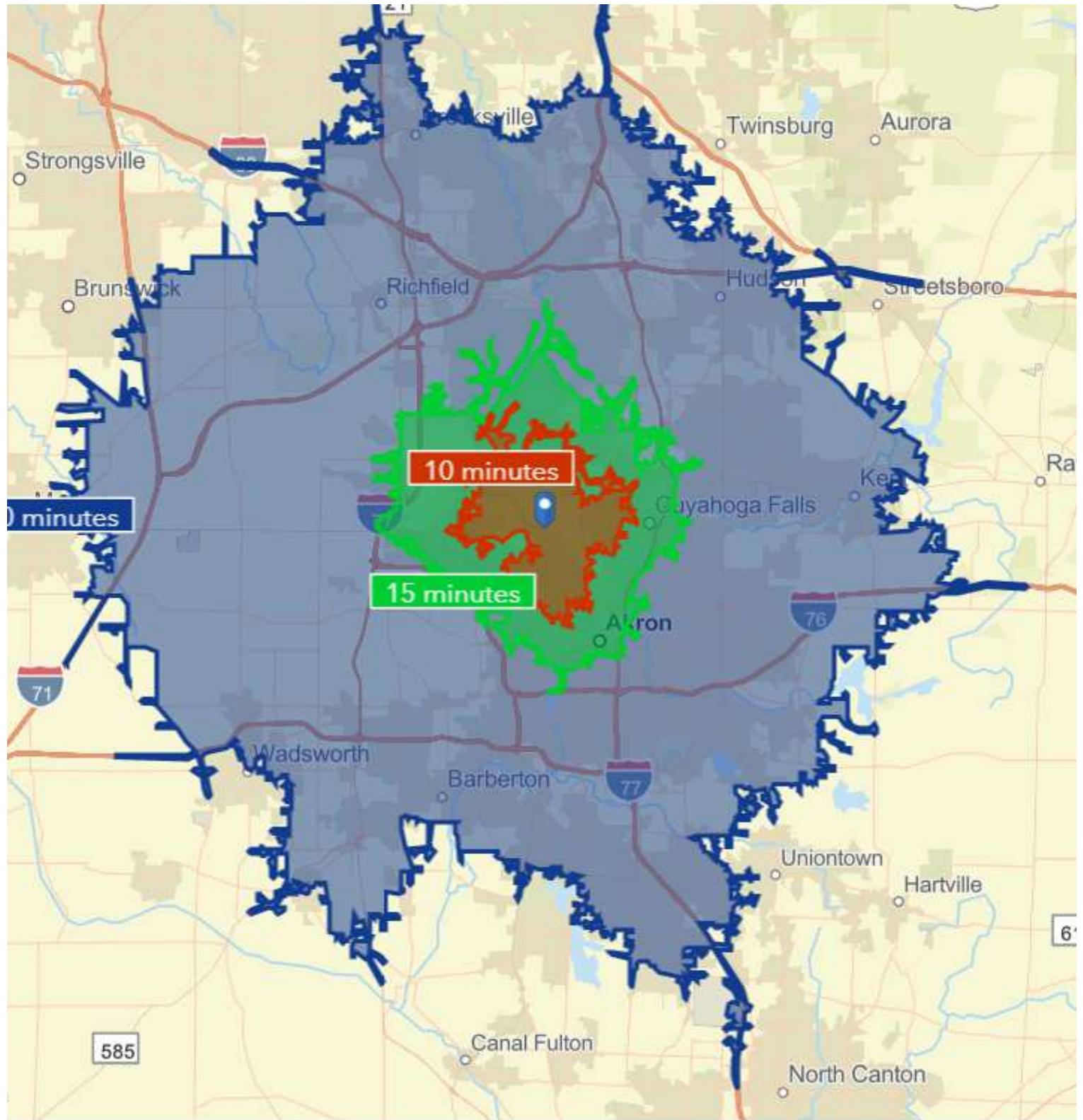


POPULATION	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	509	1,990	5,936
<b>AVERAGE AGE</b>	28.5	30.4	34.7
<b>AVERAGE AGE (MALE)</b>	29.0	25.5	31.5
<b>AVERAGE AGE (FEMALE)</b>	28.7	32.5	36.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	285	970	3,023
<b># OF PERSONS PER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

2020 American Community Survey (ACS)

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## DRIVE TIME MAP



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