

169 5th Street SE

169 5TH STREET SOUTHEAST, BARBERTON, OH 44203

FOR LEASE

Office Building



PROPERTY DESCRIPTION

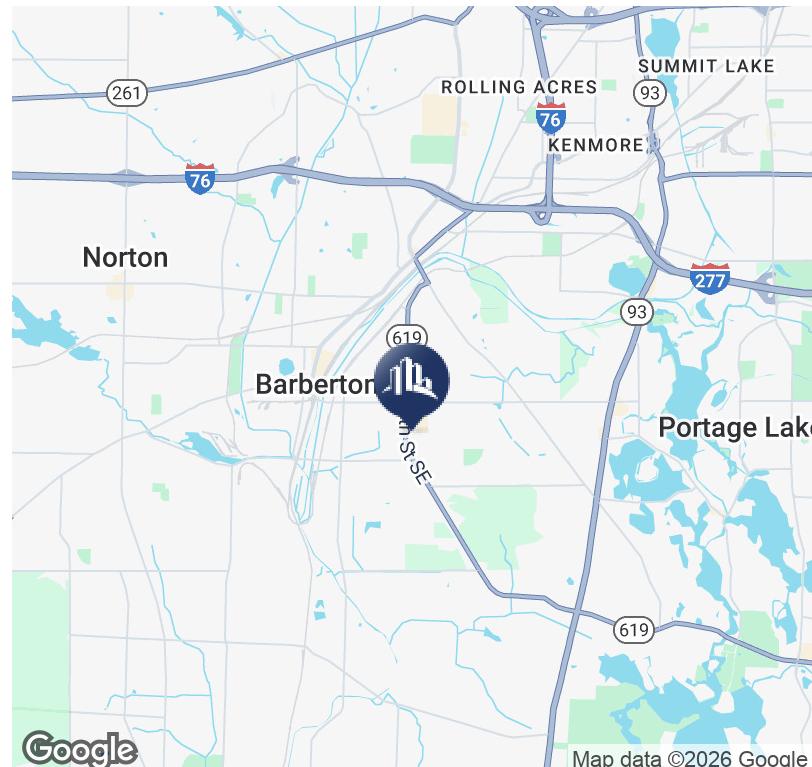
This modern, well-designed medical office is perfectly suited for healthcare professionals seeking a spacious, efficient, and welcoming environment for patients. 2 units available.

PROPERTY HIGHLIGHTS

- Layout: Flexible floor plan designed for easy patient flow and privacy. The office includes: Multiple exam rooms, Private consultation spaces, Reception and waiting area, Nurse station, Staff room with break area, Separate restroom for patients off waiting area
- Accessibility: Fully ADA-compliant, providing ease of access for all patients
- Parking: Convenient parking available for patients and staff
- Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways. Only ONE mile from Barberton Summa Hospital.
- Ideal For: Medical professionals such as general practitioners, specialists, dentists, or therapy services

OFFERING SUMMARY

Lease Rate:	\$10.75 SF/yr (NNN)
Available SF:	Suite A: 3,000 SF Suite B: 2,883
Building Size:	6,000 SF



Patrick Craig

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OH #SAL.2023006201

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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Building Name	169 5th Street SE
Property Type	Office
Property Subtype	Medical
Building Size	6,000 SF
Lot Size	-
Building Class	B
Year Built	2001
Number of Floors	1
Roof	Asphalt

Suite A: This approximately 3,000 square foot medical office space at 169 5th Street SE, Unit A, offers a highly functional layout ideal for a variety of healthcare practices. The suite features a welcoming reception area with an adjacent waiting room, multiple exam rooms equipped with medical-grade cabinetry and sinks, and several private offices suitable for physicians or administrative use. A centrally located nurses' station enhances workflow efficiency, while a designated lab room provides space for in-house testing or specialized procedures. Two restrooms, multiple storage areas, and a break room for staff convenience are also included. Wide hallways allow for smooth circulation throughout the suite, making it practical for multi-provider or specialty practices. Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways. This thoughtfully designed space is move-in ready for medical, therapy, or counseling users looking for a professional and well-appointed office environment.



- Suite B:** This approx. 2883 SF modern, well-designed medical office is perfectly suited for healthcare professionals seeking a spacious, efficient, and welcoming environment for patients. Layout: Flexible floor plan designed for easy patient flow and privacy. The office includes: Multiple exam rooms, Private consultation spaces, Reception and waiting area, Nurse station, Staff room with break area, Separate restroom for patients off waiting area. Accessibility: Fully ADA-compliant, providing ease of access for all patients. Parking: Convenient parking available for patients and staff. Location: Prime location in the heart of Barberton, easily accessible via public transportation and major highways. Ideal For: Medical professionals such as general practitioners, specialists, dentists, or therapy services.



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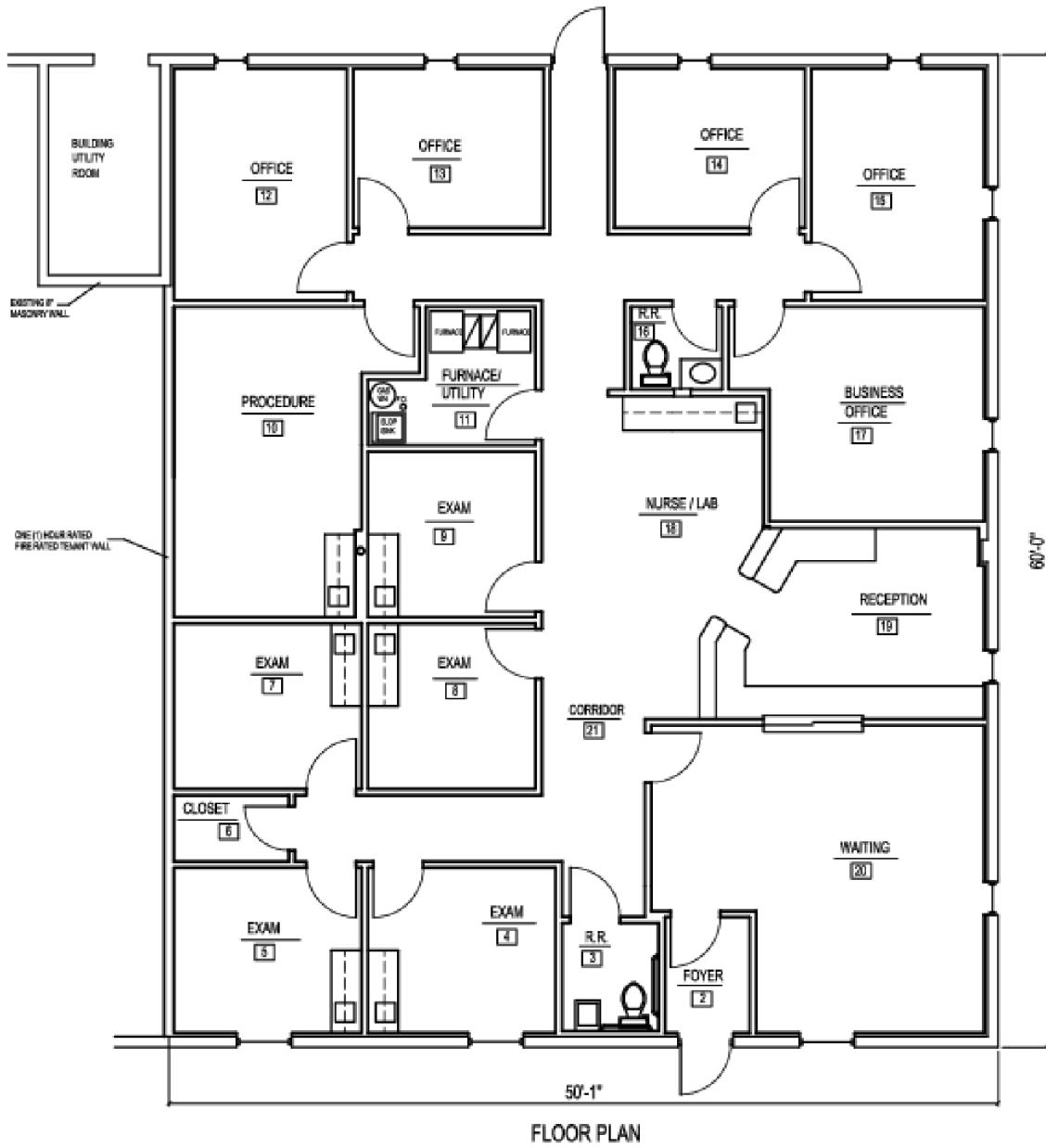
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FLOOR PLAN: SUITE A



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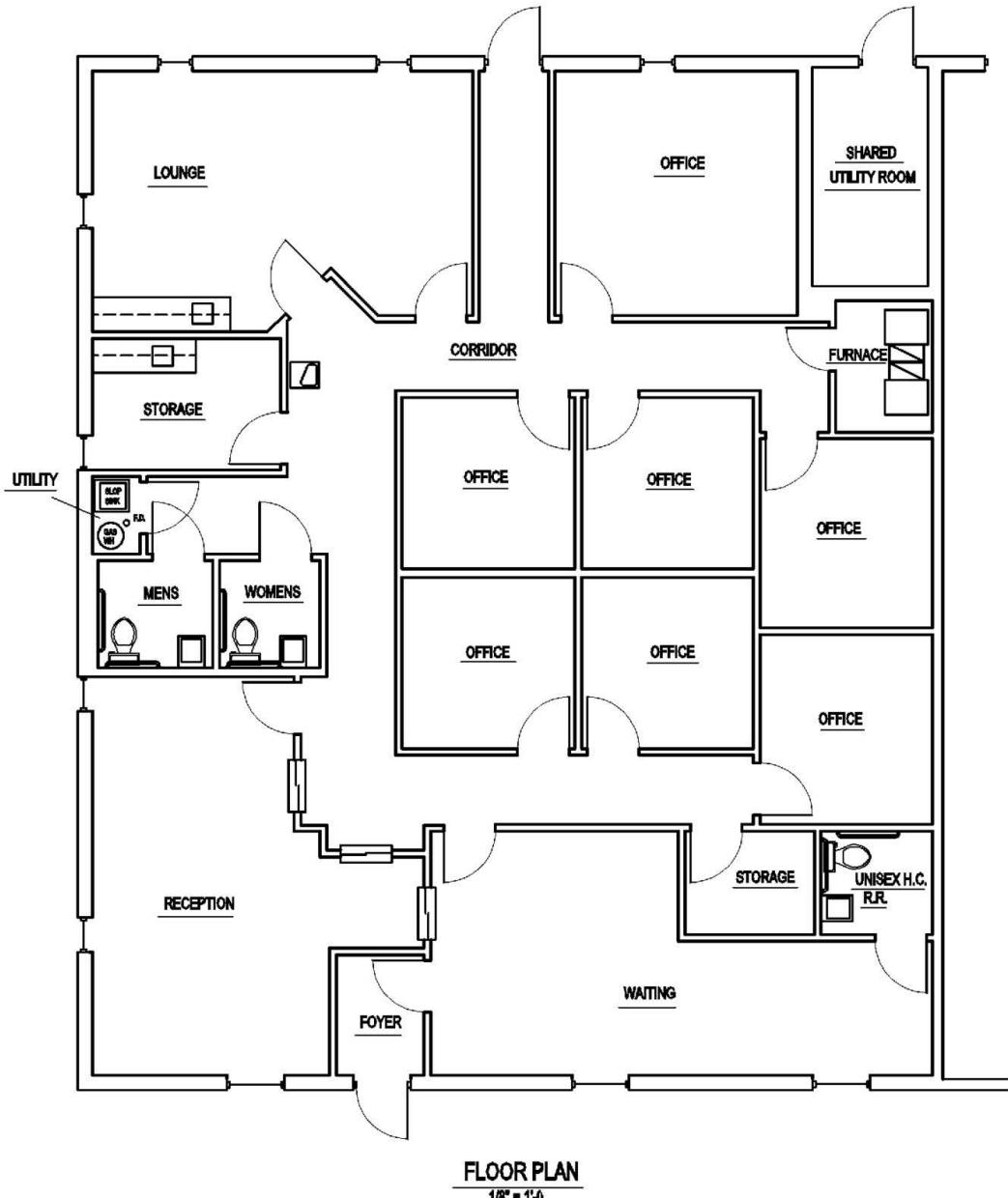
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FLOOR PLAN: SUITE B



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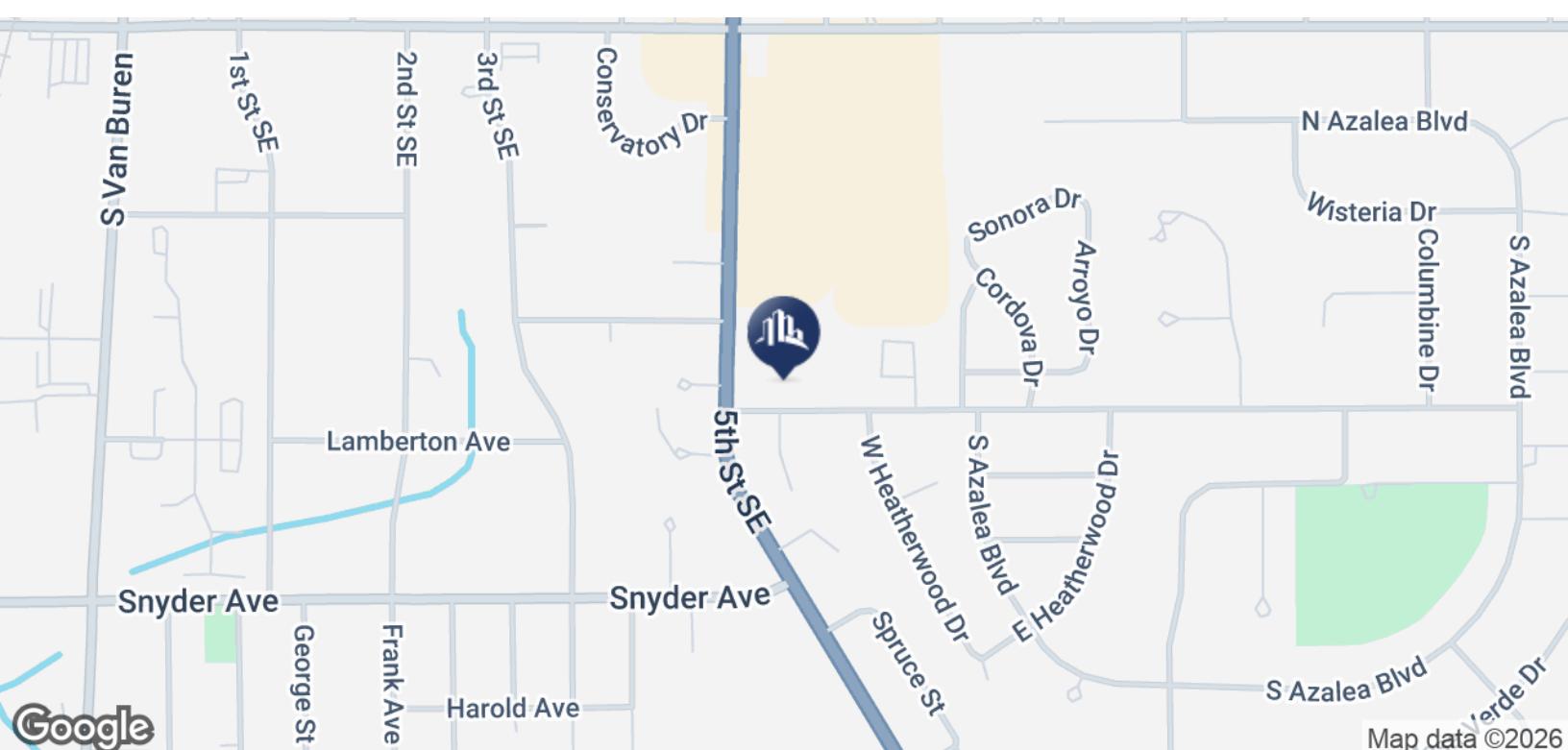
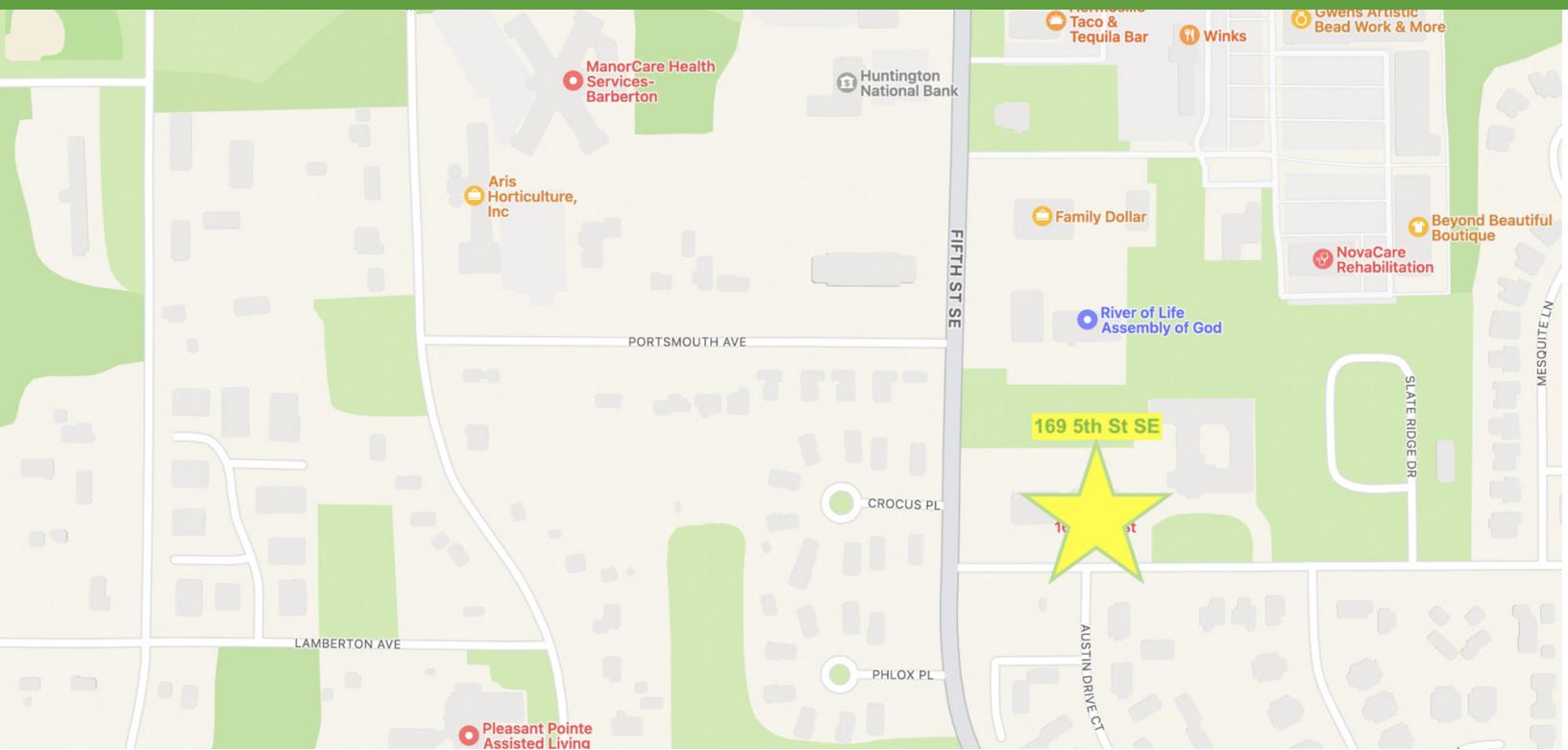
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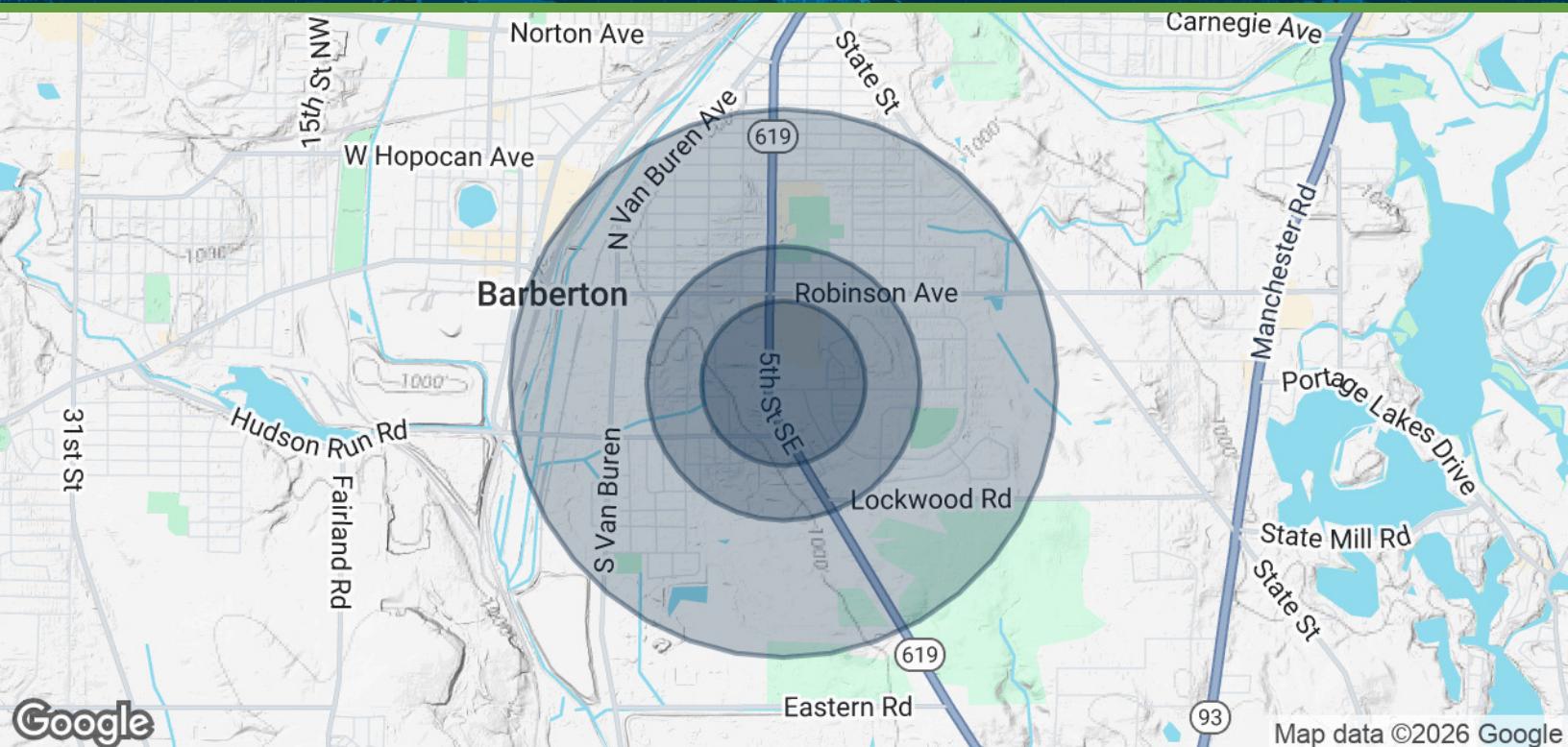
SPERRY
THE MASICA COMPANY

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,179	2,859	8,458
Average Age	53	50	45
Average Age (Male)	49	47	43
Average Age (Female)	56	53	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	593	1,388	3,864
# of Persons per HH	2	2.1	2.2
Average HH Income	\$70,627	\$68,096	\$65,622
Average House Value	\$213,143	\$197,533	\$167,615

Demographics data derived from AlphaMap



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