

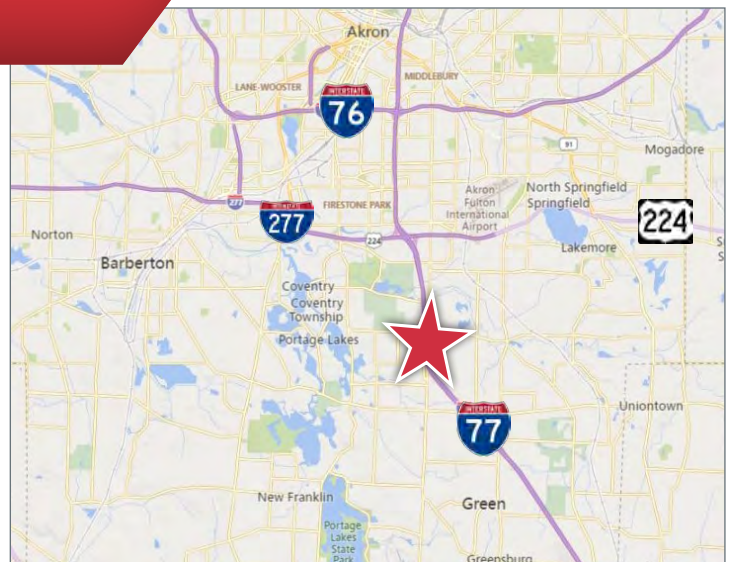
GREAT LOCATION - BETWEEN KILLIAN RD. AND I-77



2800 S. Arlington St. #101
Akron, OH 44308

Property Details

- **Lease Rate:** \$12.50 PSF MG
- **Available:** 1,200 SF
- **Acreage:** 1 acre
- **Year Built:** 1987
- **Parking:** 50+
- **Security System:** Yes
- **Multi-tenant:** Yes
- **Zoned:** B-1 Business
- **Interchange:** I-77 / Arlington Rd.
- **Distance:** 0.25 mile
- **Available:** January 1, 2027
- **Vehicles Per Day:** 14,210



Bob Raskow, SIOR

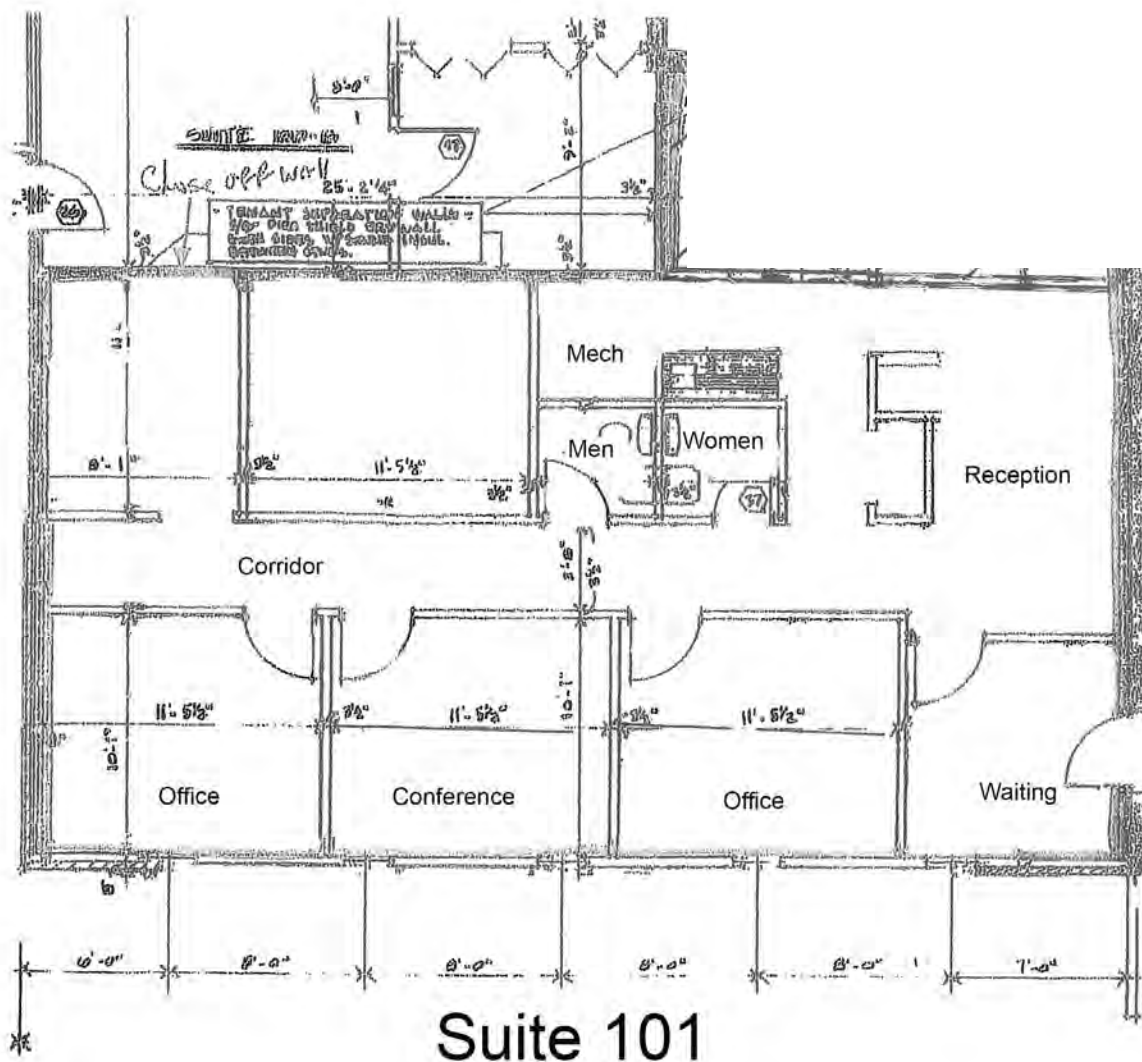
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540 White Pond Drive | Suite A
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Suite 101

Property Notes

New offering - 1,200 sq ft of office space on S. Arlington with traffic light access. Prime location between Killian Road and I-77 in the busy Arlington Road Corridor.

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,045	32,636	119,857
Households:	1,363	14,659	52,808
Median Age:	46.4	43.7	42.2
Average HH Income:	\$86,891	\$77,507	\$65,830
Traffic Count:	14,210 VPD S. Arlington Rd. 70,298 VPD I-77		

For more information:

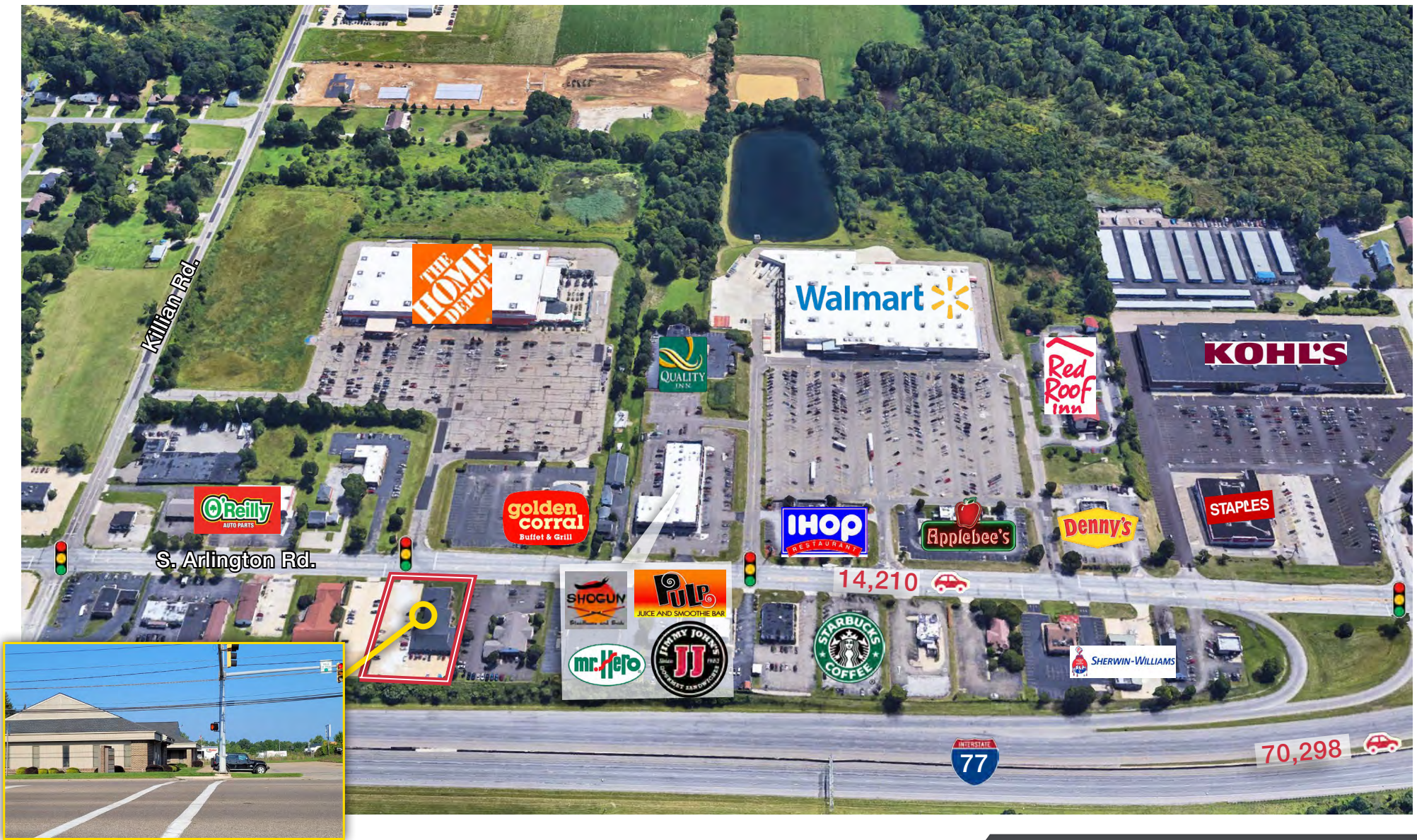
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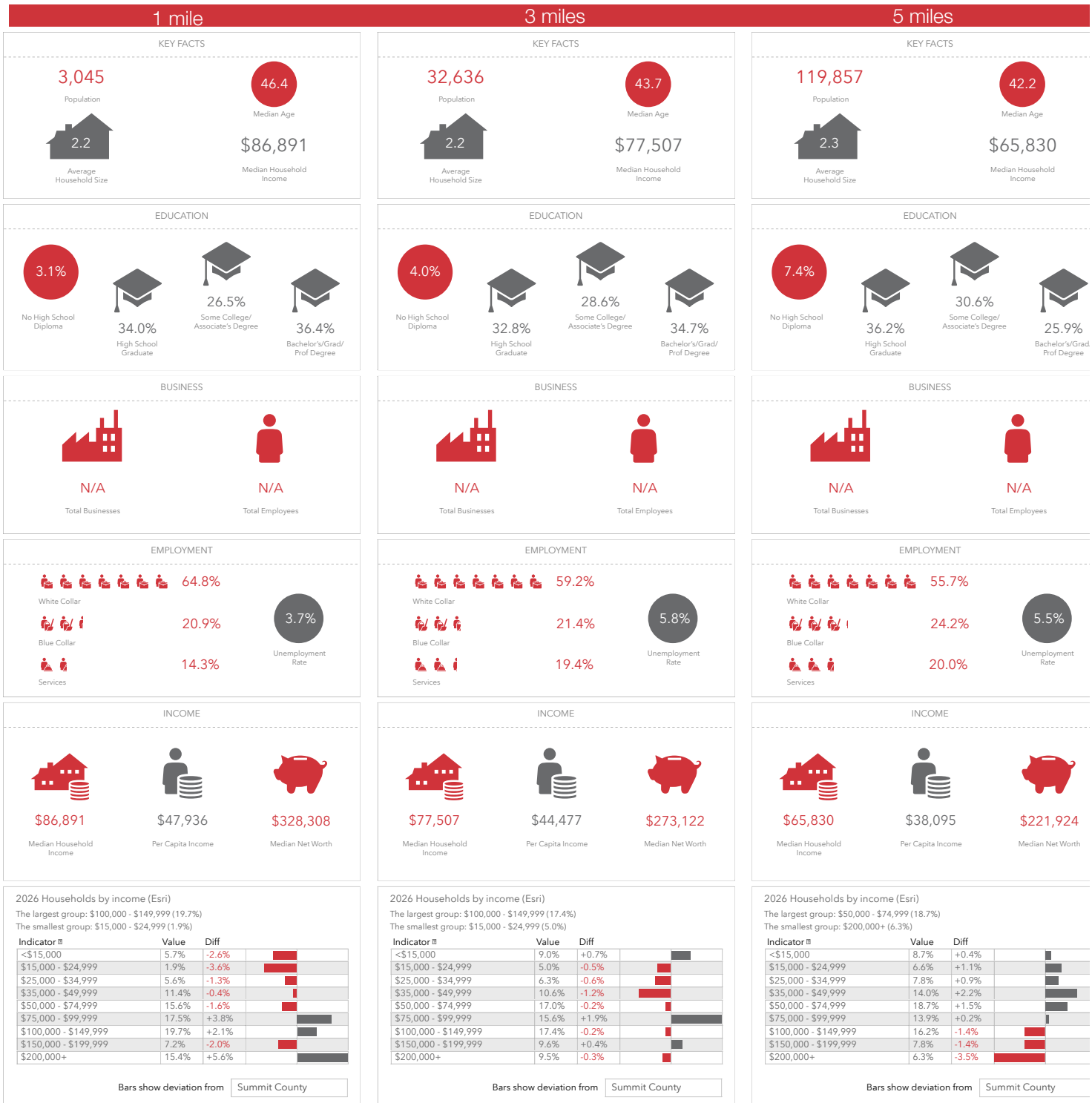
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Property Details

AVAILABLE SPACE:	1,200 SF
BUILDING SIZE:	8,300 SF
YEAR BUILT:	1987
LOT SIZE:	1 acre
ZONING:	B-1 Business
# OF STORIES:	1
PARKING:	50+/- spaces

Lease Details

LEASE RATE:	\$12.50 PSF MG
AVAILABLE:	January 1, 2027

Location Details

INTERCHANGE:	I-77
DISTANCE:	0.25 miles
LOCATION:	Prime spot on S. Arlington Rd. near Killian Rd. Traffic light access and high traffic count makes this a great location.

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