

169 5th Street SE

169 5TH STREET SOUTHEAST, SUITE B, BARBERTON, OH 44203

FOR LEASE

Office Building

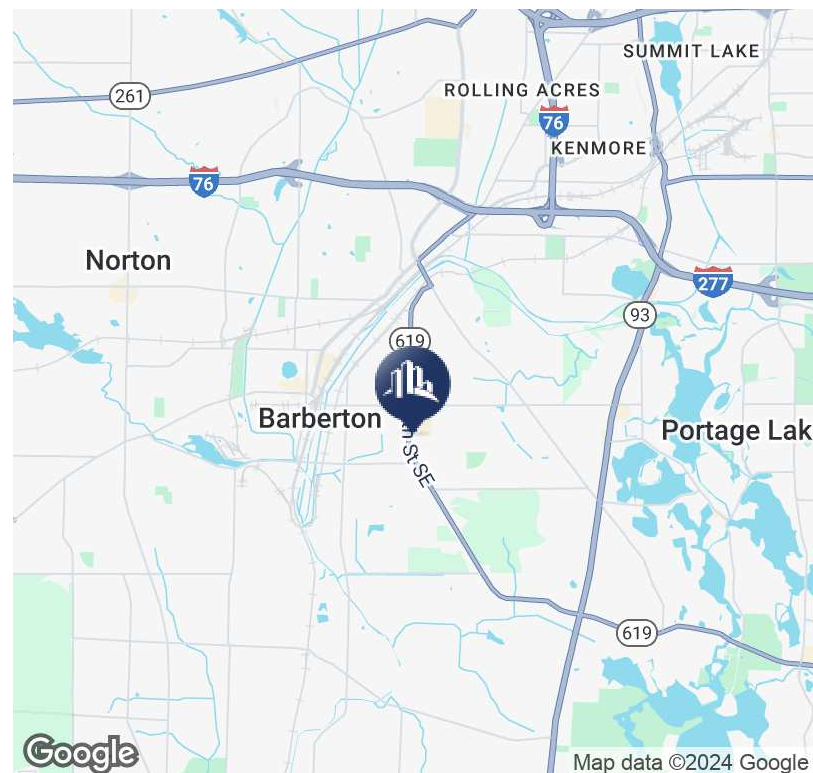


PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Availability: Immediate
- 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:	\$12.50 SF/yr (NNN)
Available SF:	2,883 SF



Patrick Craig

ADVISOR

216.293.8900

patrick.craig@sperrycga.com

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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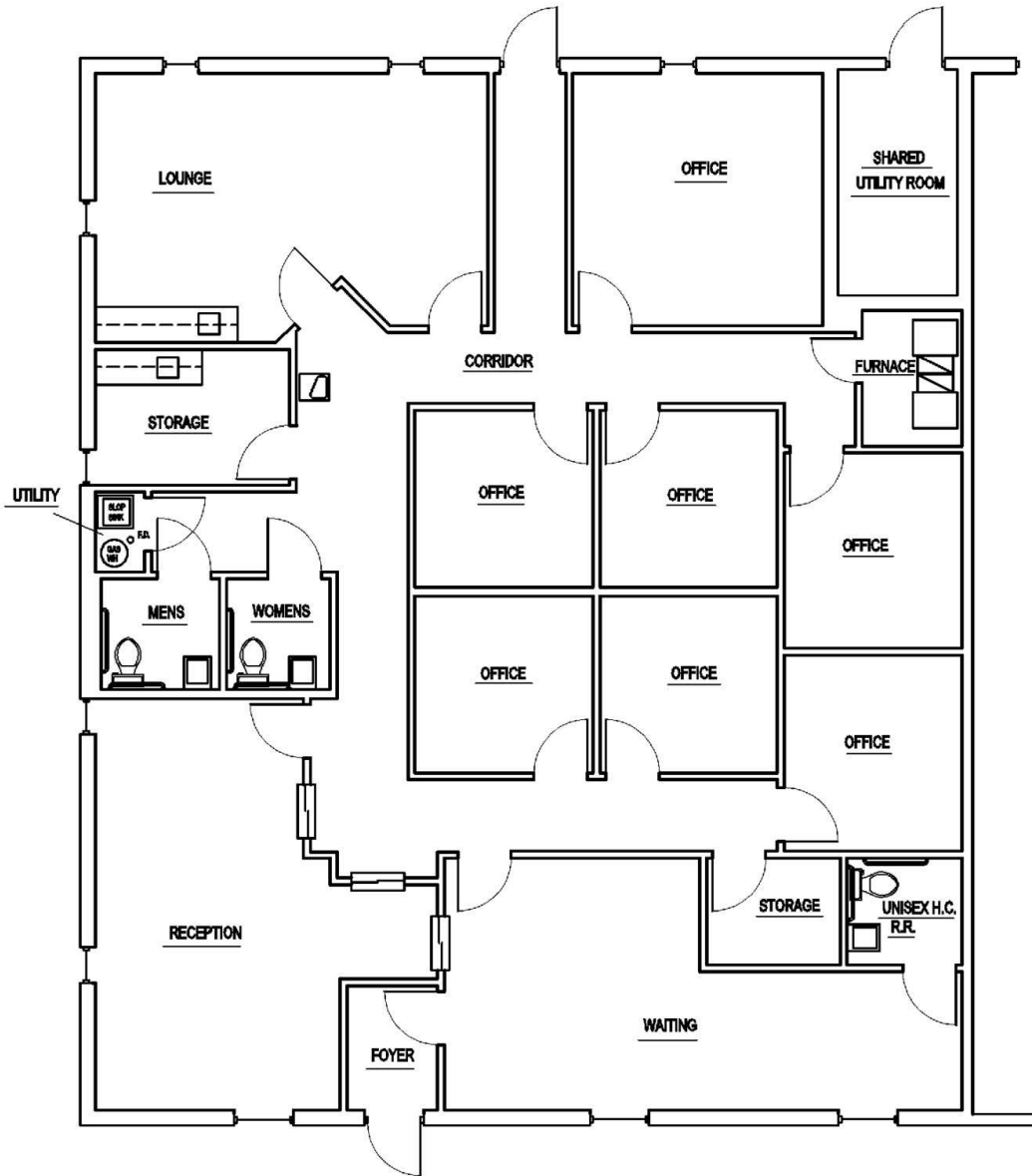
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FLOOR PLAN
1/8" = 1'-0"

169 FIFTH ST. S.E. SUITE 'B' 2883 SF
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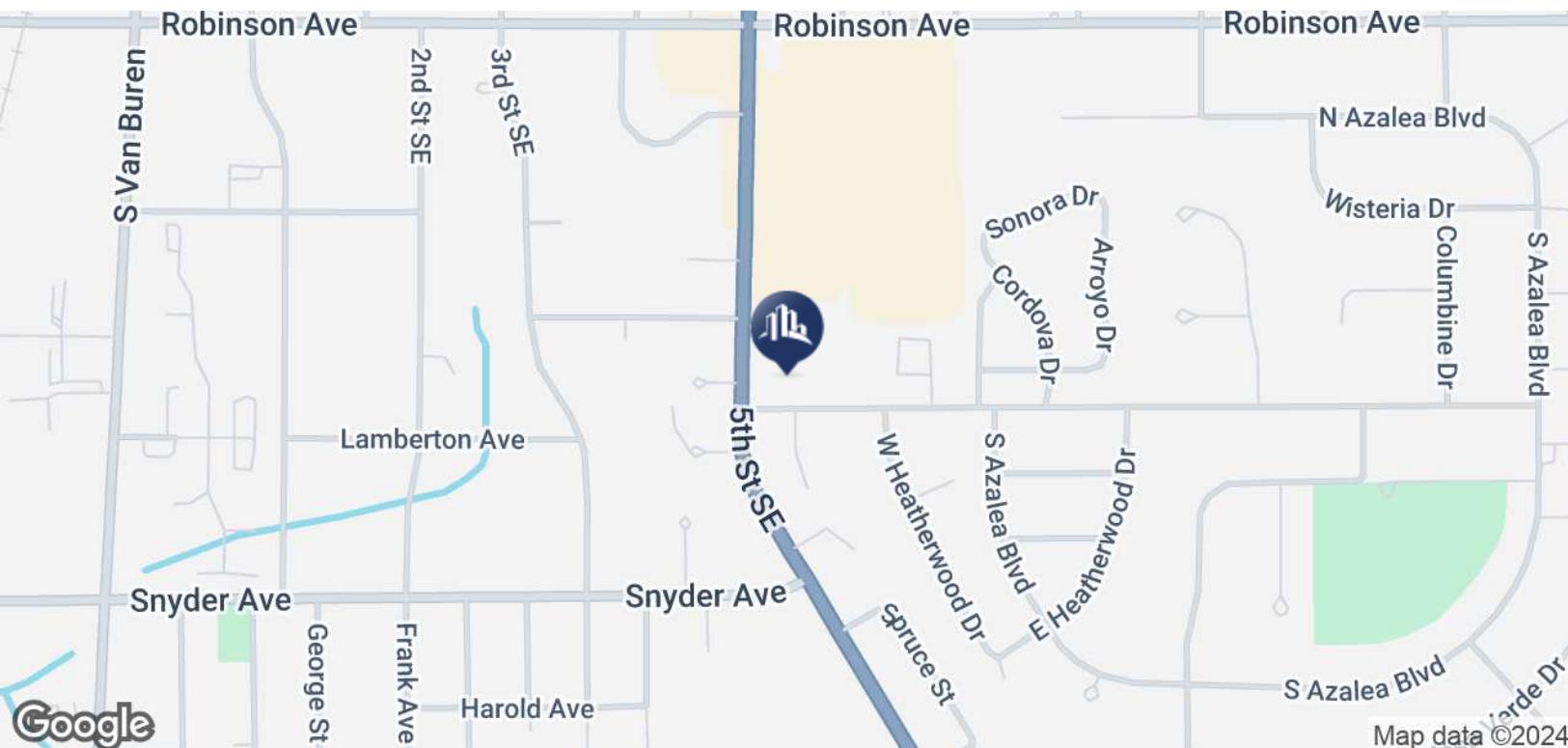
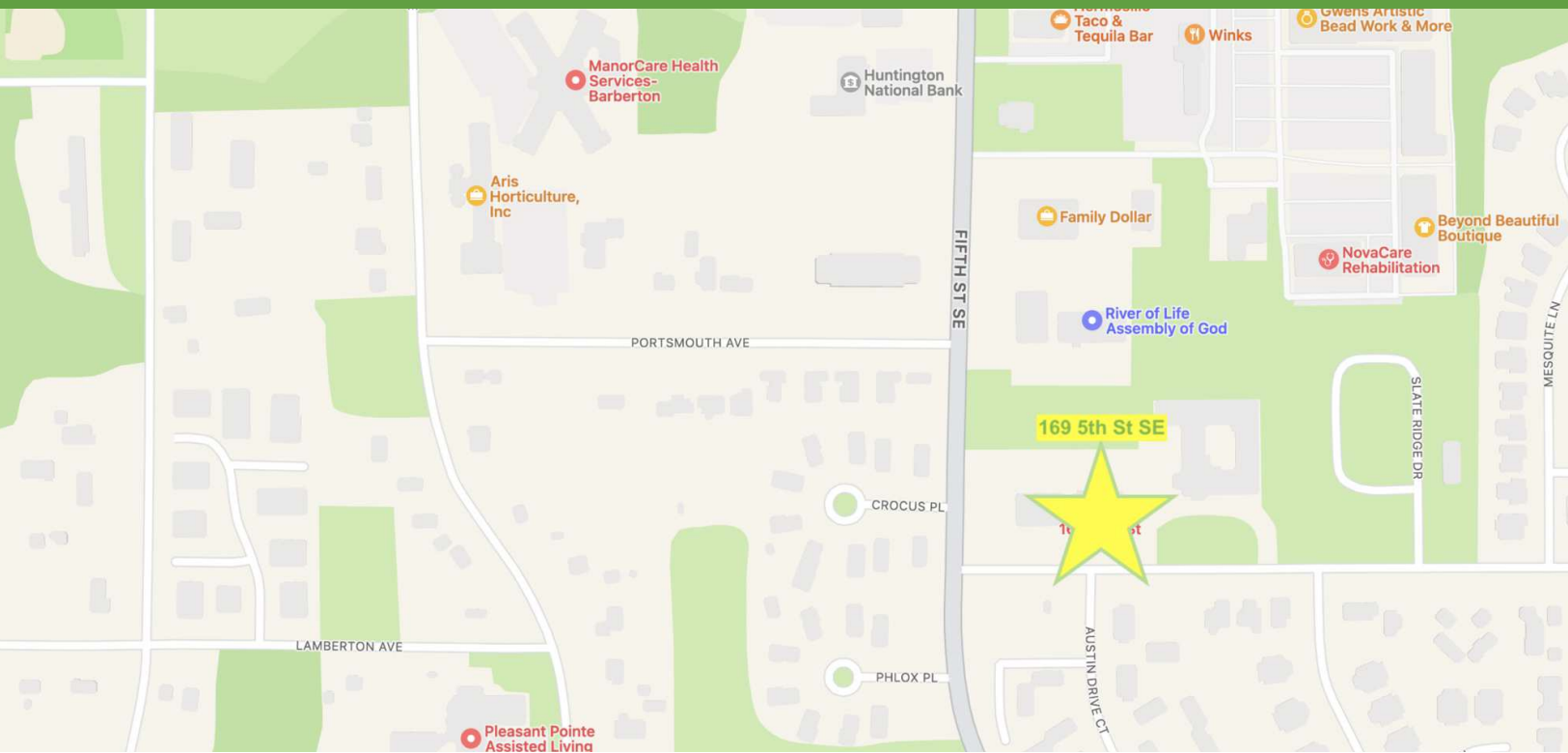
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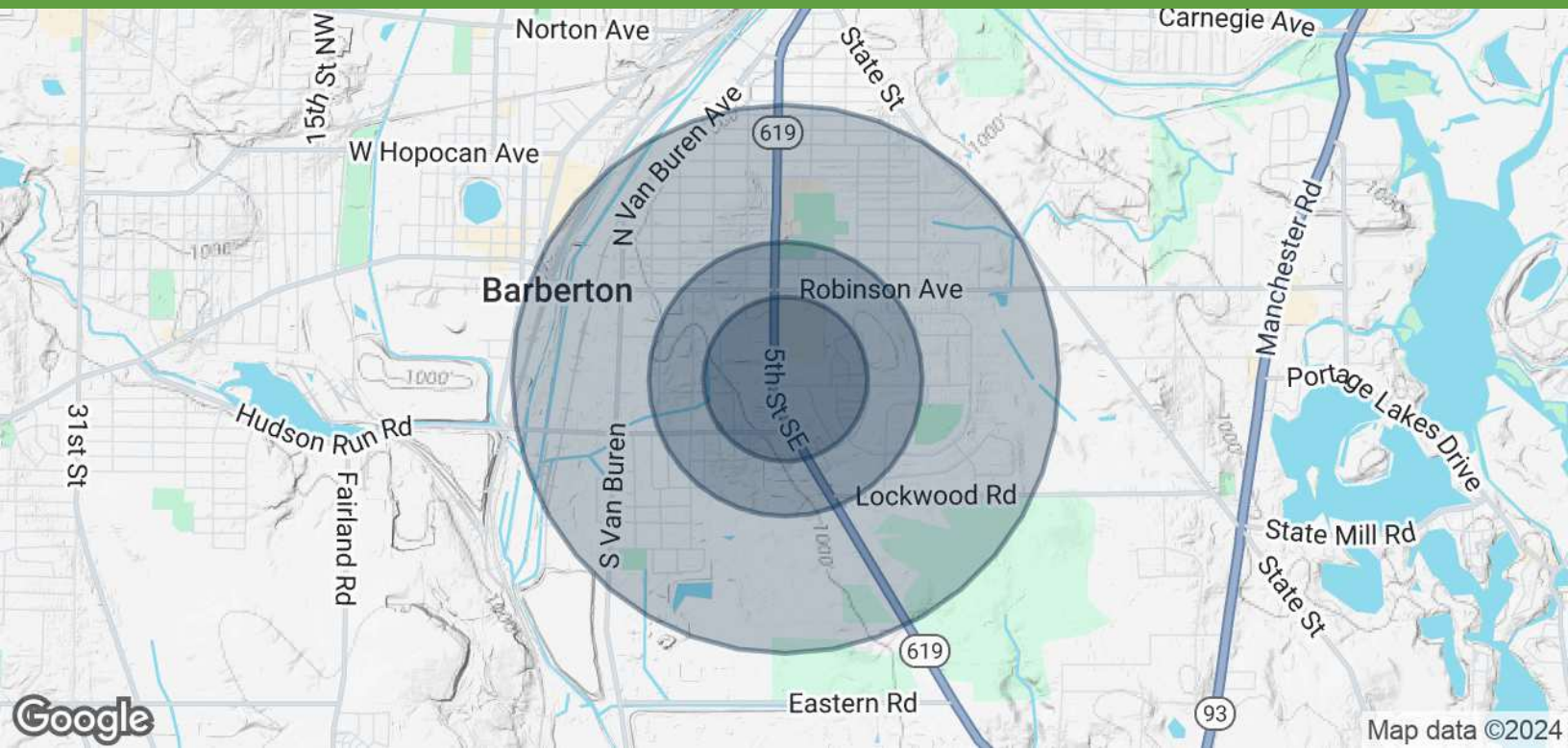
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,183	3,118	8,458
Average Age	53	49	45
Average Age (Male)	49	46	43
Average Age (Female)	56	51	47

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	595	1,497	3,864
# of Persons per HH	2	2.1	2.2
Average HH Income	\$70,662	\$65,825	\$65,622
Average House Value	\$213,175	\$190,096	\$167,615

Demographics data derived from AlphaMap



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