

# INVESTMENT OPPORTUNITY



**PRICE REDUCED!**  
\$2,495,000  
8.6% CAP RATE



## INVESTMENT OPPORTUNITY

810 Moe Drive, Akron, OH 44310

**David Stover**

DavidStover@HannaCRE.com  
216.839.2012

**CONTACT:**

**Mac Biggar**

MacBiggar@HannaCRE.com  
216.839.2020

# INVESTMENT OPPORTUNITY

810 Moe Drive, Akron, OH 44310

## INVESTMENT OPPORTUNITY

Asking Price: \$2,495,000

Triple Net Lease

Lease Expires: 2/28/2033

Average Annual Rent: \$214,308

Cap Rate: 8.6% on Average Remaining Rent

Two 10-Year Options

Thirteen Month Notice to Renew

### Upon signing an NDA:

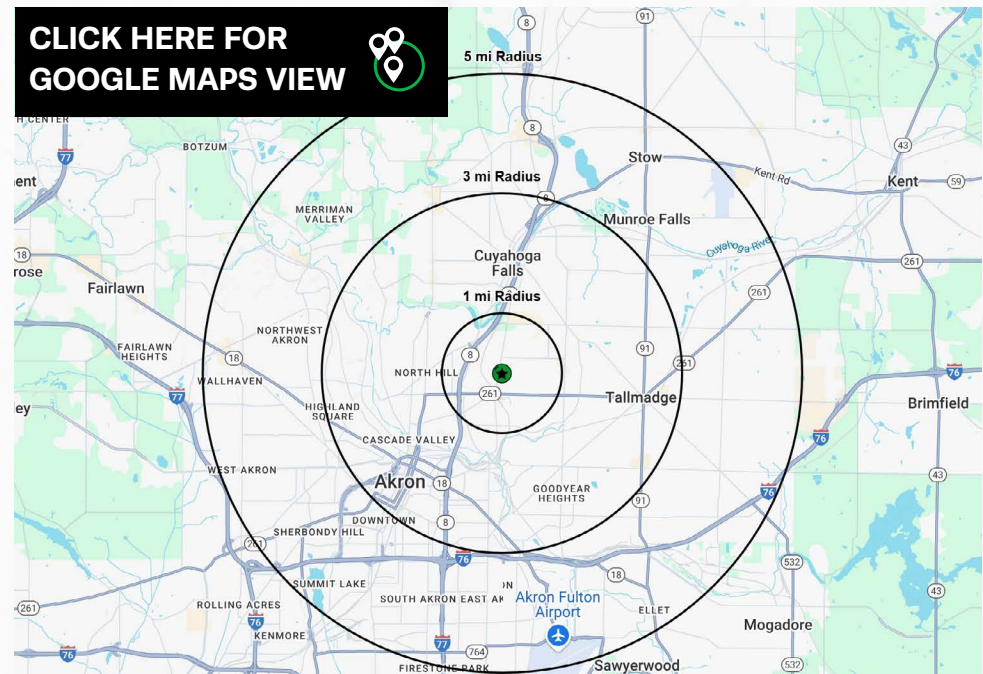
- Copy of the lease and amendments
- Financials of the tenant
- Financials of the store location

## PROPERTY OVERVIEW

## PROPERTY SUMMARY

- 28,750 SF Industrial Property
- Located on 1.50 Acres
- Lease with long-term tenant
- Masonry Construction built in 1969 and 1975
- 5 Overhead Doors 12' x 12'
- 14' Clear Height
- Ample parking with fenced lot

[CLICK HERE FOR  
GOOGLE MAPS VIEW](#)





# INVESTMENT OPPORTUNITY

810 Moe Drive, Akron, OH 44310

MICRO AERIAL





# INVESTMENT OPPORTUNITY

810 Moe Drive, Akron, OH 44310

MACRO AERIAL

