



**FOR SALE**  
**3550 COPLEY ROAD**  
**AKRON, OH 44321**  
**SALE PRICE: \$315,000**



**\$35,000**  
**PRICE**  
**REDUCTION**



## PROPERTY HIGHLIGHTS

- Available: 7,284 SF building | 0.2066 Acres
- 10' x 8' drive-in door
- Term: 5-year NNN lease thru 1/30/29  
Corporate Guarantee by Genuine Parts Company, dba NAPA Auto Parts
- Frontage: ±197.4'
- Depth: ±89.6'
- Zoning: Commercial General Retail
- Daily Traffic Count: ±2,890
- Estimated Annual Taxes (2023): \$8,462.46

## Financial Summary

 <b>Gross and Net Operating Income</b>	<b>\$33,600</b>
 <b>Cap Rate</b>	<b>9.2%</b>

### LISTING AGENTS

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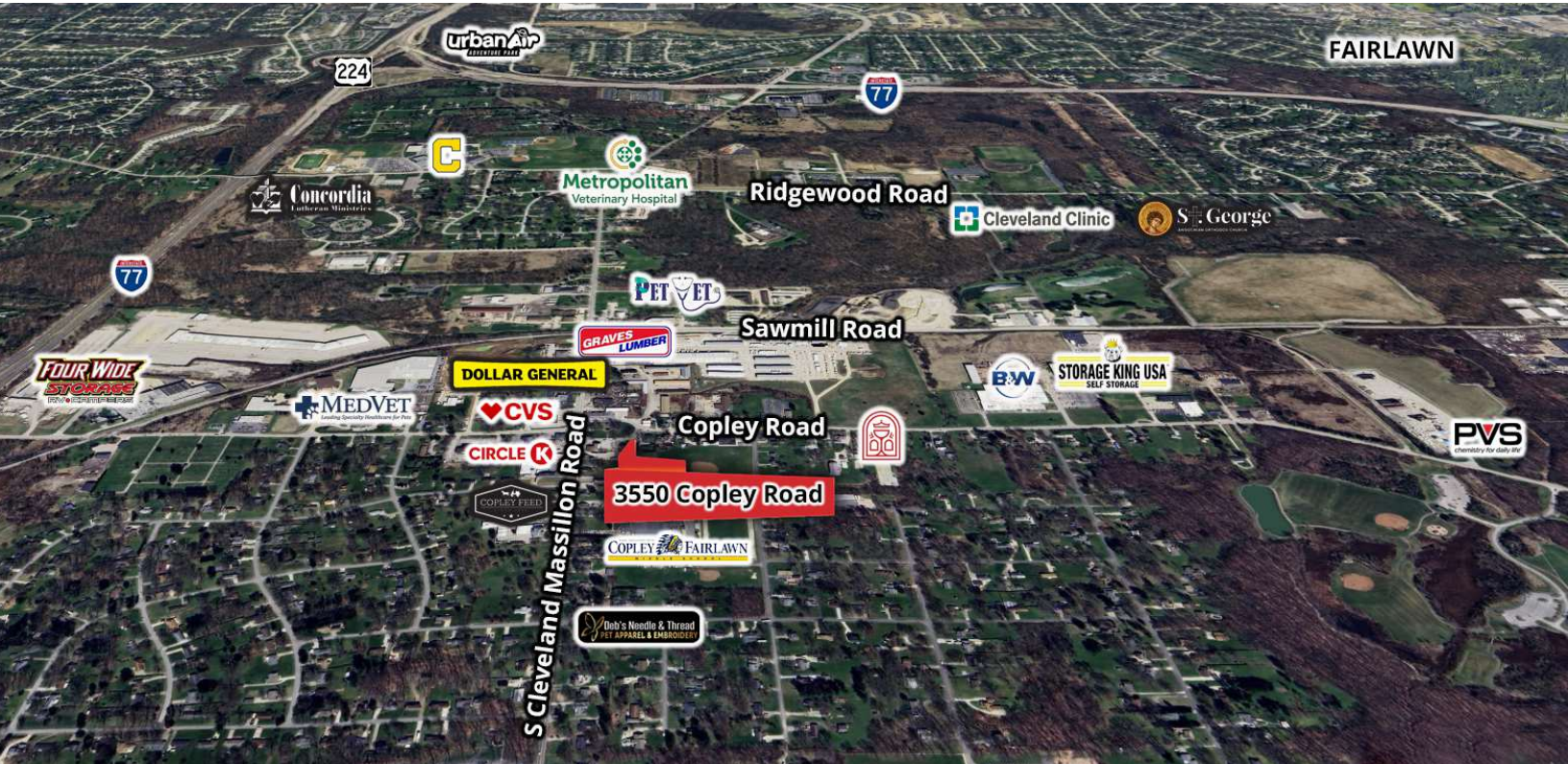
**330.722.5002**



# INVESTMENT OPPORTUNITY, NATIONAL TENANT



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## PROPERTY OVERVIEW

Investment opportunity: A 7,284 SF building is available for purchase with a 5-year tenant already in place. The current net lease, which began on 1/30/24, runs through 1/30/29 and is with Genuine Parts Company, an affiliate of NAPA Auto Parts. The building includes a retail showroom and warehouse area with a 10' x 8' door equipped with Reznor heat. There are 8 parking spaces available. The property is located near Copley-Fairlawn Middle School, Firehouse Tavern, CVS Pharmacy, and various other retailers.

## LOCATION OVERVIEW

Conveniently located in the Copley Circle on Copley Road, near the intersection of S. Cleveland Massillon Road and Route 162. Highway 77 is just 2.5 miles away.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	696	11,360	34,973
Total Population	1,794	27,312	81,435
Average HH Income	\$131,011	\$143,116	\$115,205

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*



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