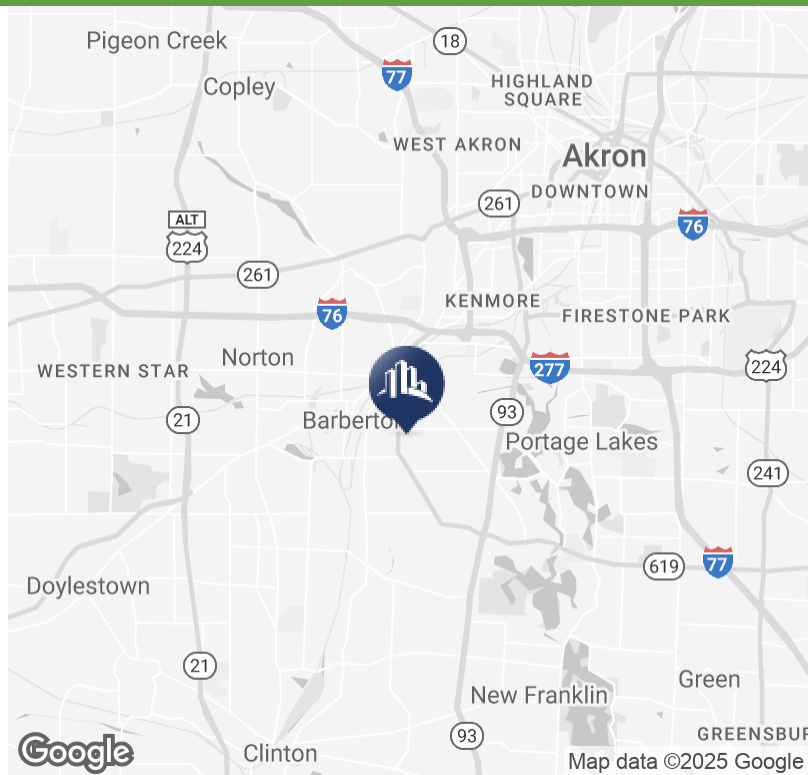


105 5th St SE Unit #3

105 5TH ST SE UNIT#3, BARBERTON, OH 44203

FOR SALE / FOR LEASE

Office Building



PROPERTY DESCRIPTION

Unit #3 at 105 5th St SE offers a rare owner-occupant opportunity in Barberton's established 5th Street commercial corridor, featuring a covered sidewalk with direct walk-up access and abundant shared parking to the west. Surrounded by complementary users such as Summit Pulmonary, KinderCare, Huntington Bank, AMP Automotive, and Wink's Drive-In, and the site delivers convenient access to I-76/US-224 and SR-21. This professional space is ideal for medical, therapy, wellness, insurance, or office users seeking affordable ownership in a well-maintained, service-oriented district with a natural wooded buffer providing privacy along the eastern edge of the property.

LOCATION DESCRIPTION

The property sits on the east side of 5th St SE within the commercial service district, with Unit #3 offering convenient visibility and direct access from the main parking lot, tenants benefit from easy client drop-off and parking, and proximity to complementary neighboring businesses including professional services, child care, automotive, and wellness users.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	485	1,451	4,218
Total Population	981	2,946	9,271
Average HH Income	\$86,239	\$73,136	\$65,117

PROPERTY HIGHLIGHTS

- Approx. 1,200 SF professional office suite in established multi-tenant center.
- Continuous covered sidewalk/canopy along building frontage for weather-protected entry.
- Efficient floorplan with central hallway and multiple private offices.
- Reception / front office area near entrance for client check-in and waiting.
- Mix of carpeted offices + tiled common areas for durability and comfort.
- Bright overhead LED lighting throughout the suite.
- Neutral interior finishes and wood-trimmed door frames — clean, professional feel.
- Private updated restrooms with granite-style vanity and modern lighting.
- Turnkey condition — ideal for immediate occupancy with minimal buildout.
- Abundant shared surface parking directly west of the building.
- Surrounded by complementary service users: medical, childcare, wellness, financial & automotive.
- Quick freeway access: I-76/US-224 & SR-21
- Ideal for medical/therapy, professional office, wellness, insurance, counseling, or boutique service users.

OFFERING SUMMARY

Sale Price:	\$60,000
Lease Rate:	\$11.00 SF/yr (MG)
Number of Units:	6
Available SF:	1,200 SF



Patrick Craig

216.293.8900

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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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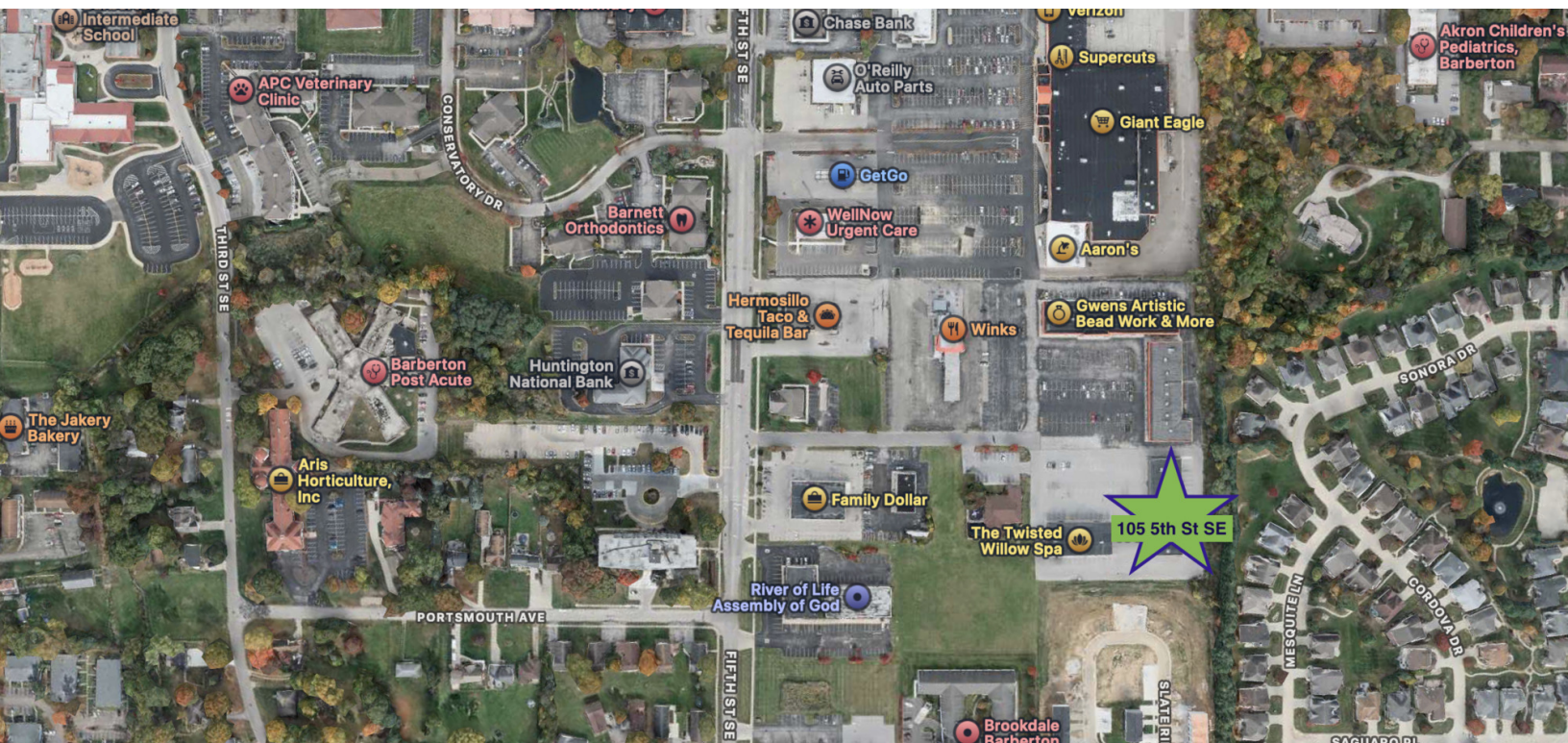
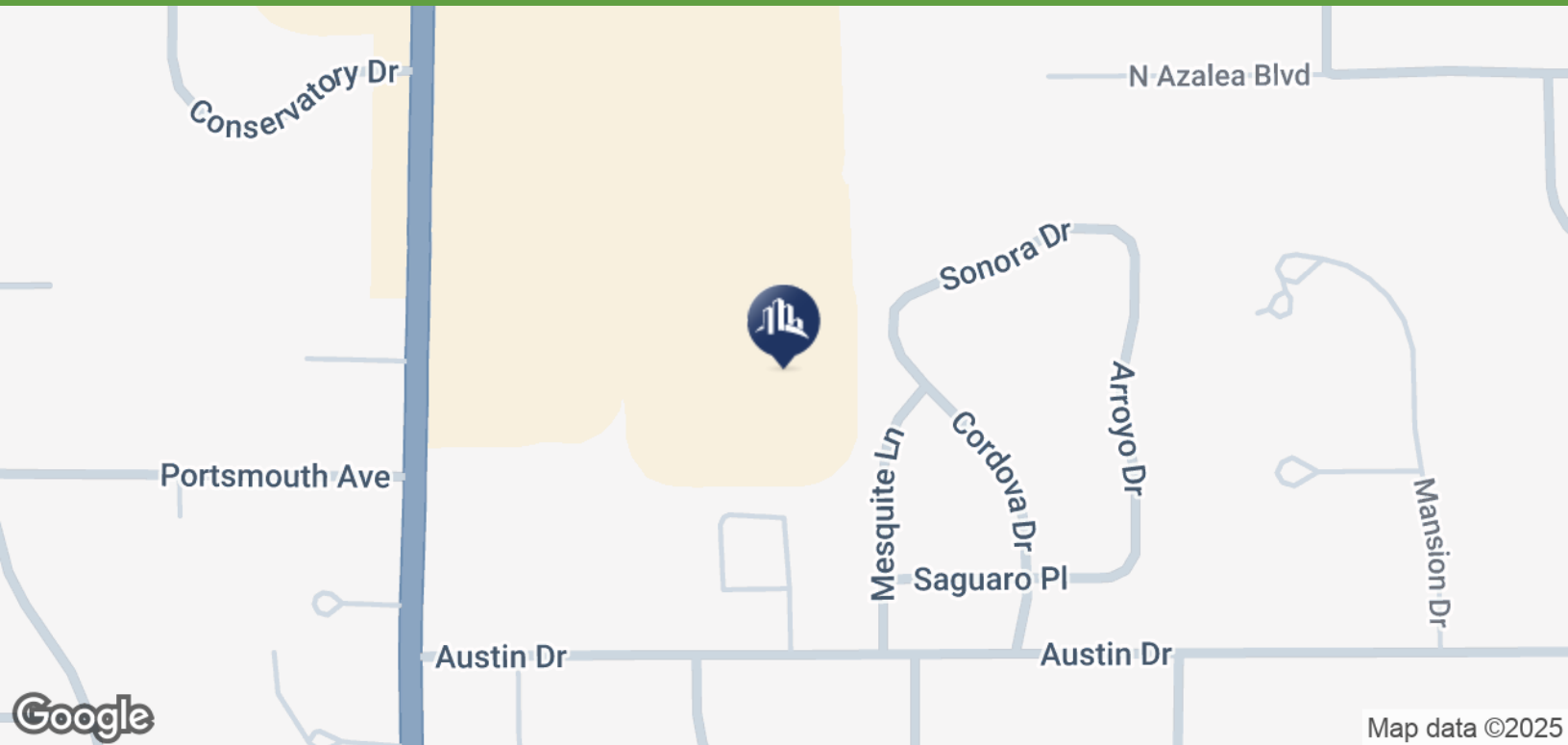
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