

FOR LEASE

1340 Home Avenue, Suite F-G

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Akron, OH 44310

PRESENTED BY:

GRAYDON FOX

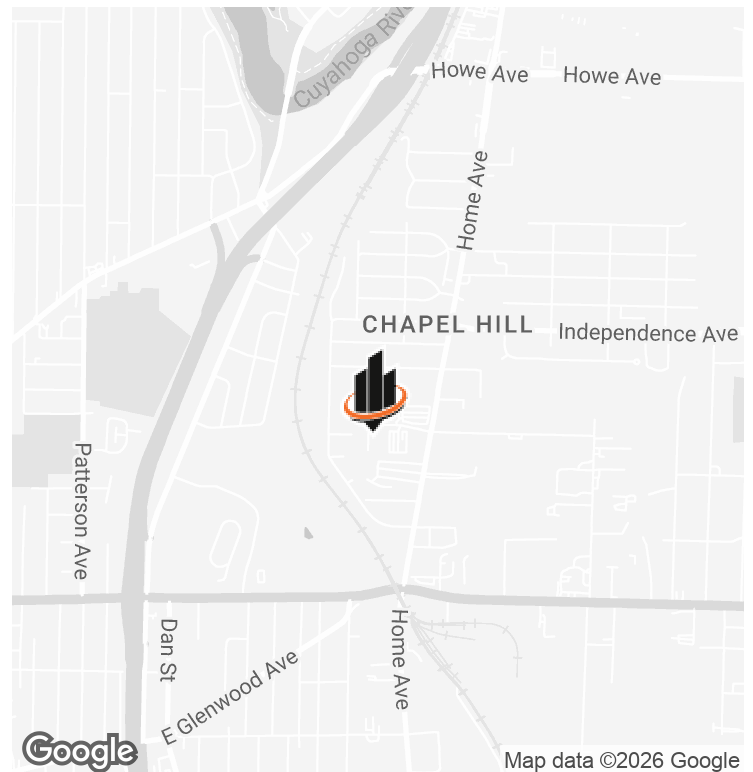
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graydon.fox@svn.com

OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
AVAILABLE SF:	5,000 SF
CAM CHARGE:	\$1.10 PSF
MONTHLY RENT:	\$3,375
YEAR BUILT:	1974
ZONING:	Industrial
APN:	6751867

PROPERTY OVERVIEW

The Subject Property is a 5,000 SF industrial flex unit in Akron. The property is in close proximity to Route 8 and State Route 261. The warehouse is approximately 3,500 SF and is an open box with two dock doors in the rear. All of the units in the complex have 3 phase power and the ceilings are 16' clear in the warehouse. The warehouse was recently renovated with a fresh coat of paint, a new 10x10 drive in door in the front of the building, and new LED lighting.

The unit has 1,500 SF of office which was recently painted. The layout includes 7 private offices (including one with a window into the warehouse), an open area, a closet, and two restrooms. The warehouse features a slop sink and additional mezzanine storage above the office. There is Reznor heating throughout the warehouse. The adjacent 2,500 SF unit can be combined to create a 7,500 SF unit.

PROPERTY HIGHLIGHTS

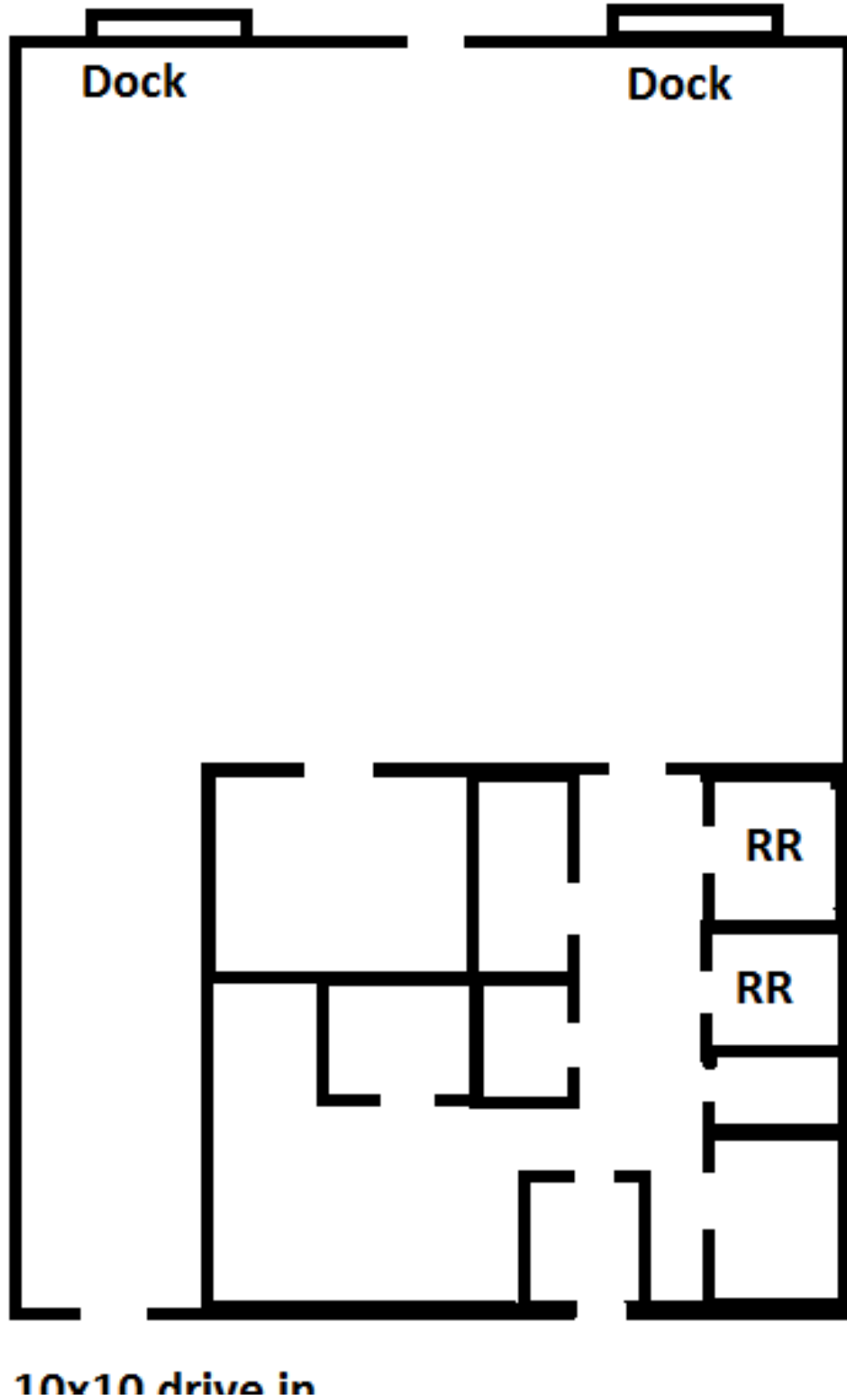
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FLOORPLAN



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DRIVE IN/DOCK DOOR PHOTOS



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WAREHOUSE PHOTOS



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ADDITIONAL PHOTOS



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OFFICE PHOTOS



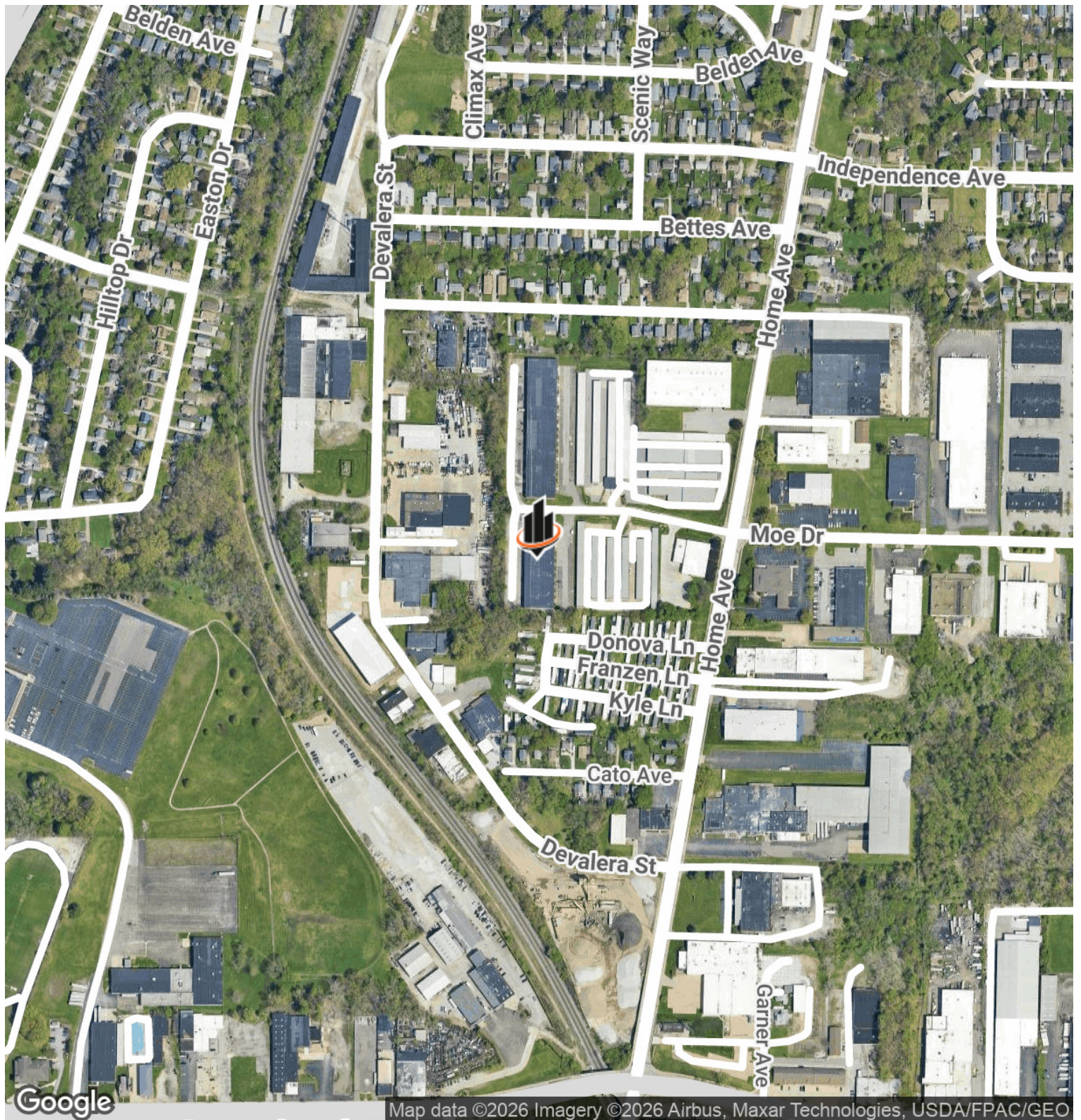
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LOCATION MAP



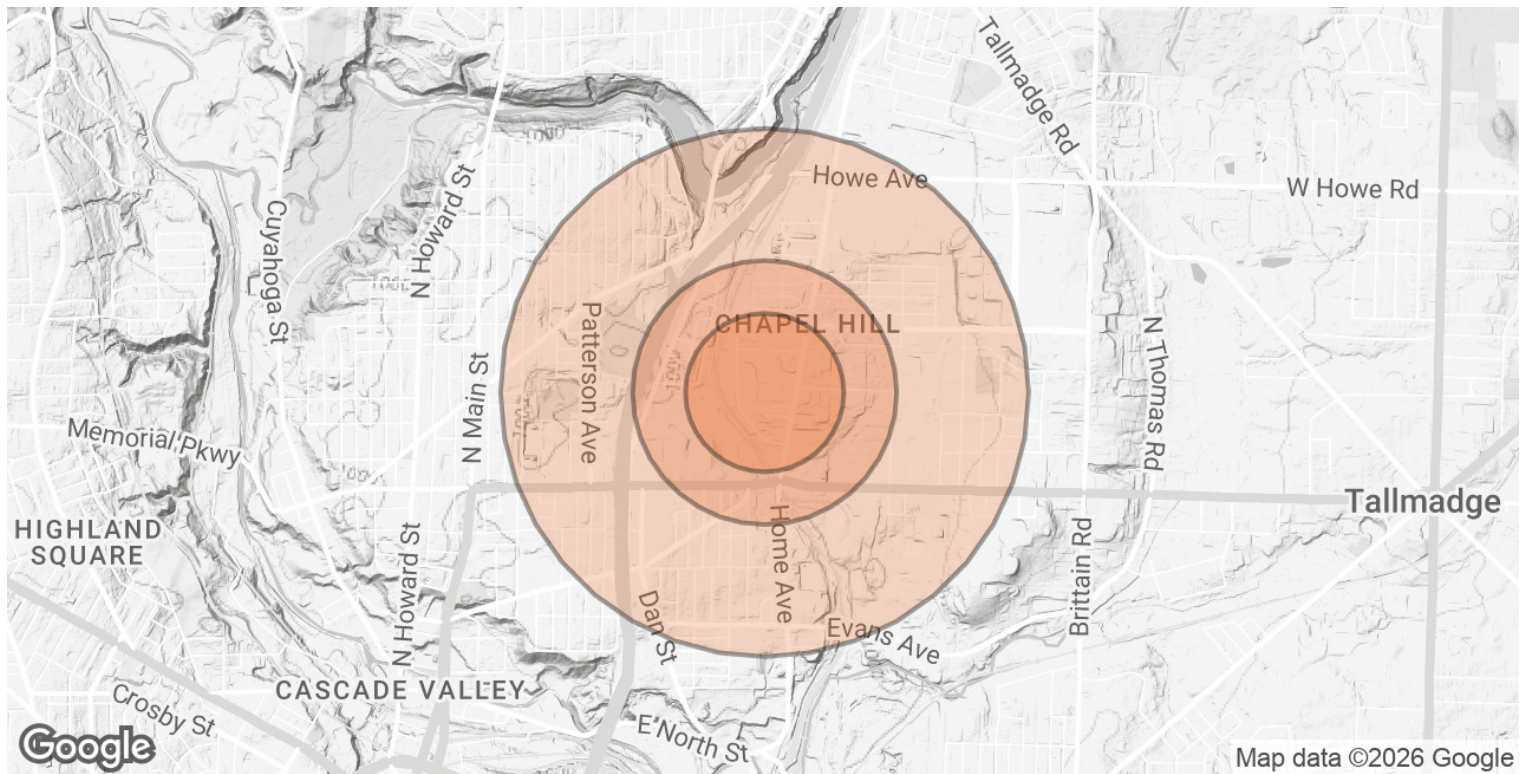
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	453	2,006	12,827
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	184	796	5,031
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$55,406	\$51,456	\$51,816
AVERAGE HOUSE VALUE	\$116,071	\$116,361	\$112,639

Demographics data derived from AlphaMap

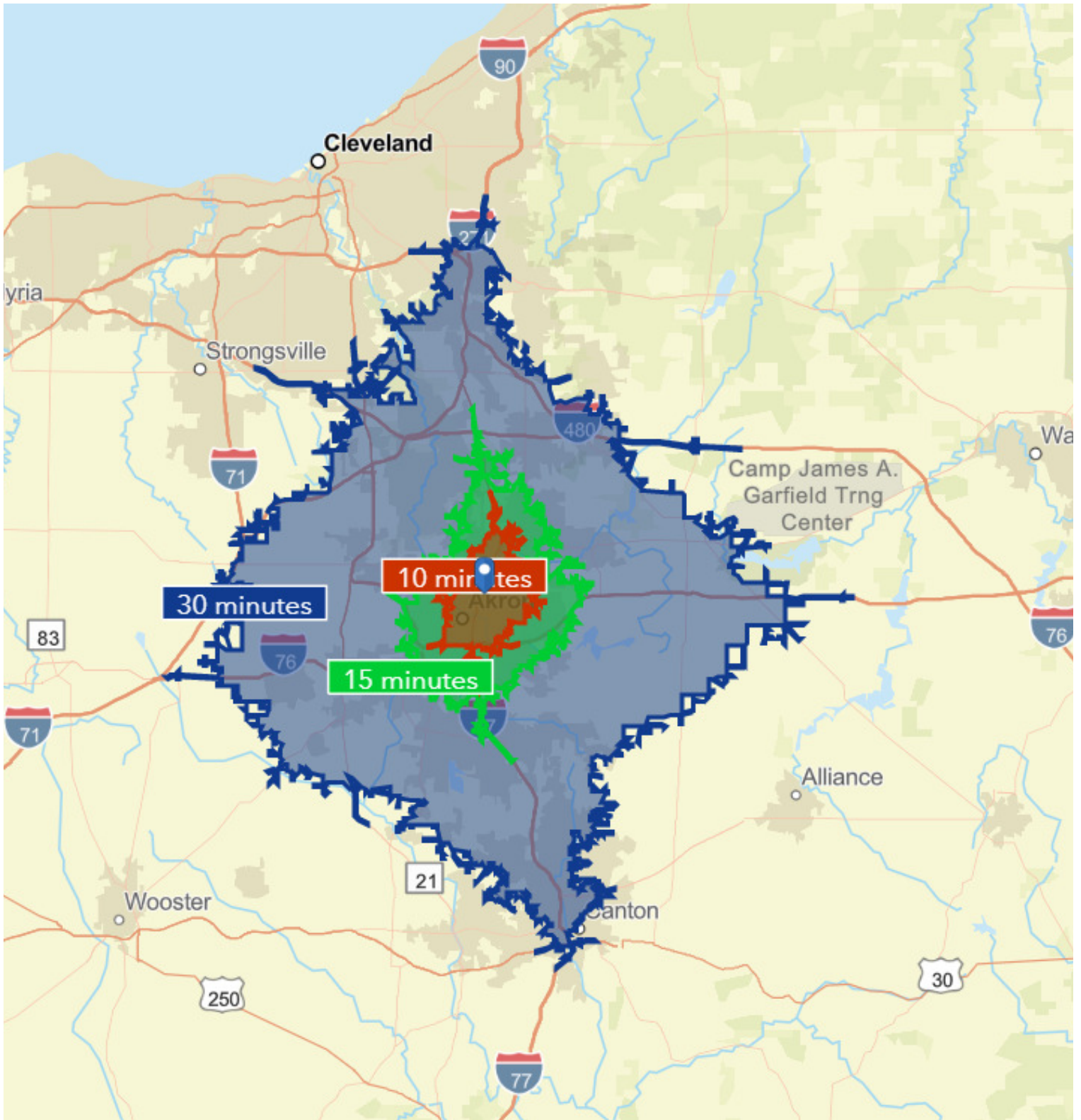
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