

FOR SALE/LEASE

1011 GORGE BLVD

AKRON, OH 44310

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PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LEASE RATE:	\$5.00 SF/yr (NNN)
AVAILABLE SF:	23,753 (School) 6,653 SF (Warehouse)
PRICE PER SF:	\$39.46 PSF
LOT SIZE:	5 acres
PARCEL NUMBER:	6841315
YEAR BUILT:	1956

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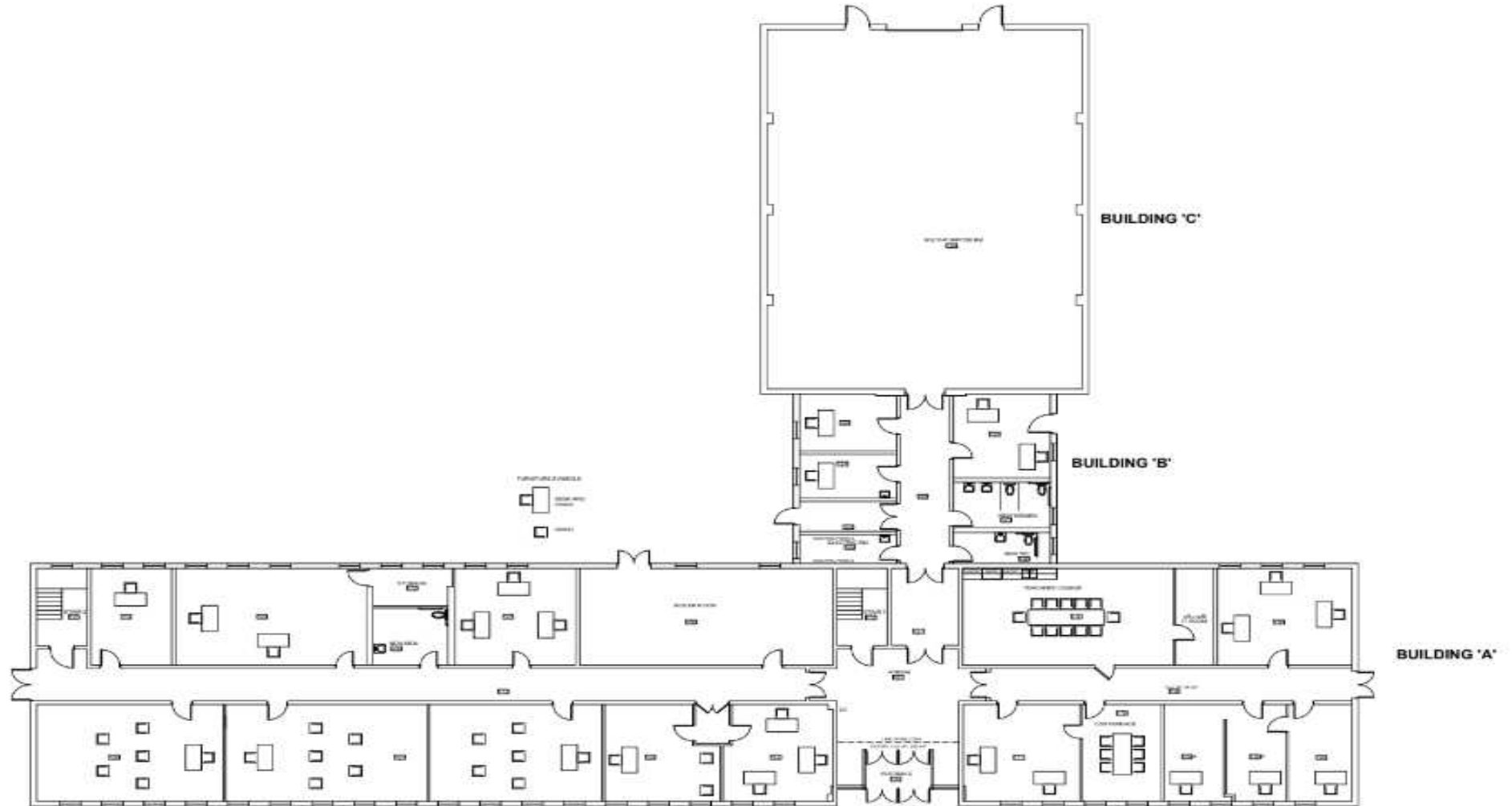
PROPERTY DESCRIPTION

The Subject Property is a 23,753 SF two story former school building and a 6,270 SF outbuilding that sits on approximately 5 acres of land. The main building consists of 9,540 SF per floor available on two stories with 6 restrooms, ample classrooms, a small cafeteria, and a 3,500 SF gymnasium with 17'8" clear height. The gymnasium is equipped with a stage and a 14'5"x 12' drive in door.

The atrium of the building is fully sprinkled and just had a new boiler system put in last year. Half of the roof was replaced 3 years ago. The roof is an EPDM with 4.5 inches of insulation.

The 6,270 SF outbuilding is equipped with five 10x18 garage doors and could be separated into 25x50 SF bays. Currently there is a month to month auto recovery tenant leasing the rear lot and one bay for \$2,000/month.

FLOORPLAN



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SITE PLAN



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EXTERIOR PHOTOS



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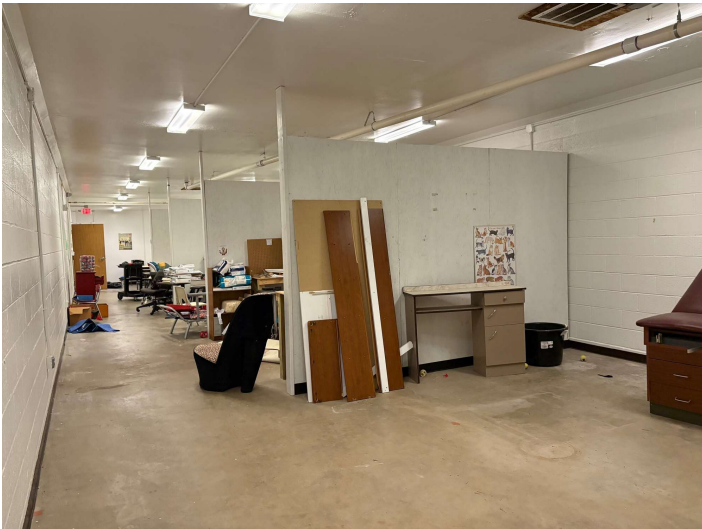
GYM, POWER ROOM, BOILER ROOM PHOTOS



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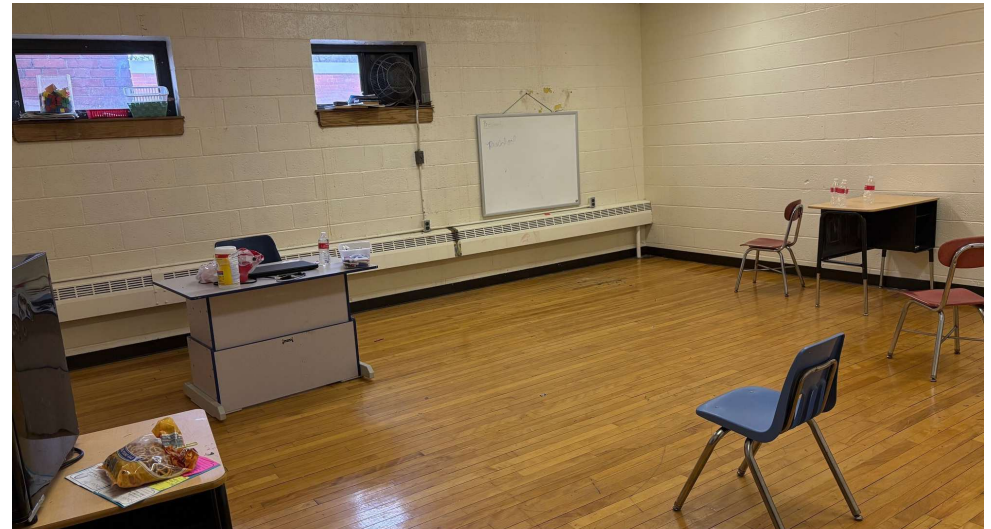
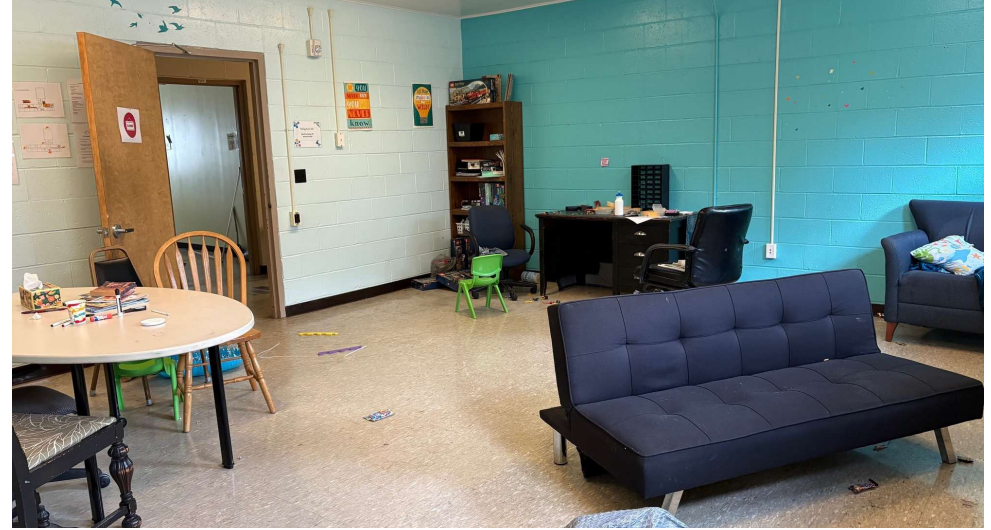
MAIN ENTRANCE, CAFETERIA, SHOP CLASSROOMS, & CONFERENCE ROOM



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CLASSROOM PHOTOS



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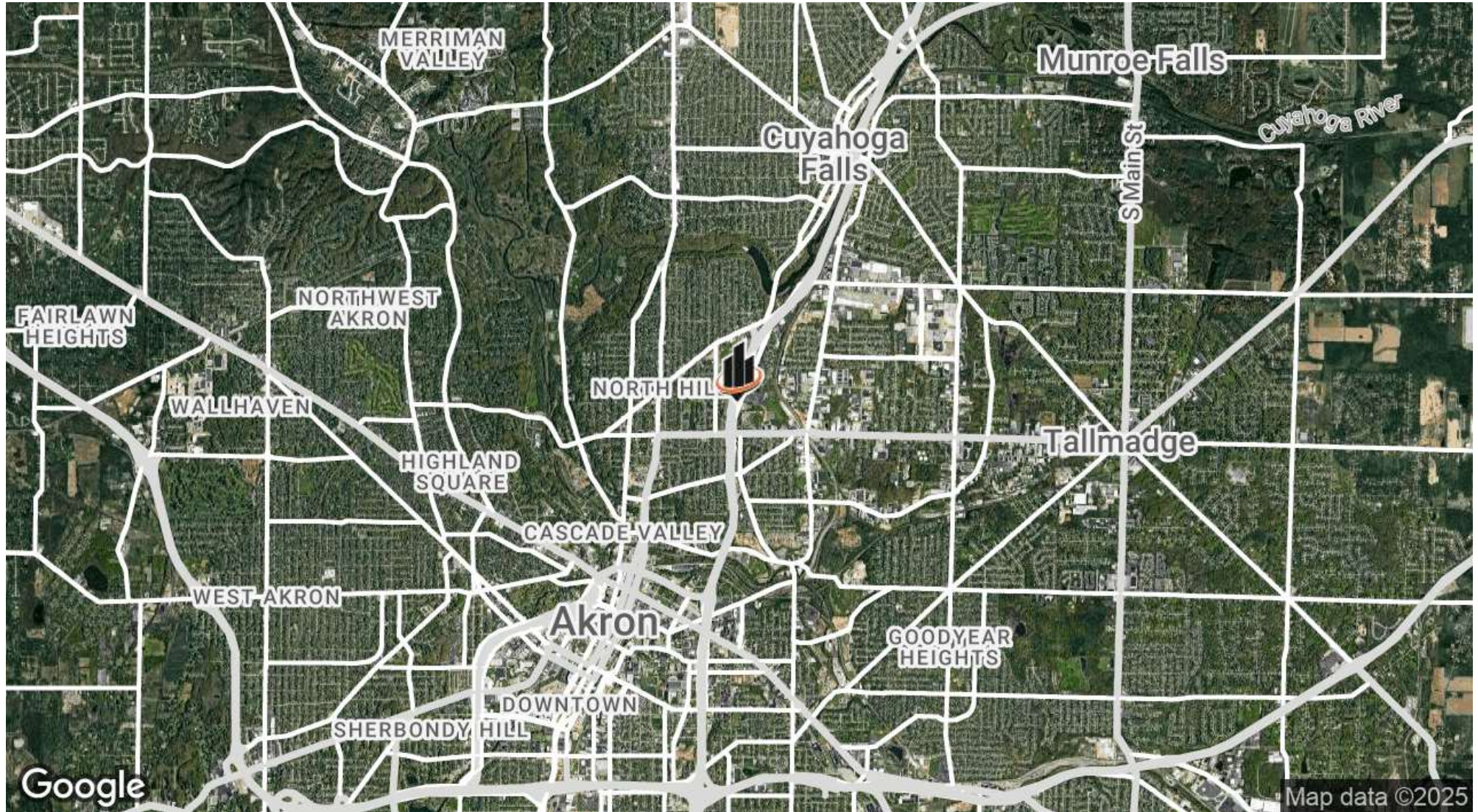
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LOCATION MAP



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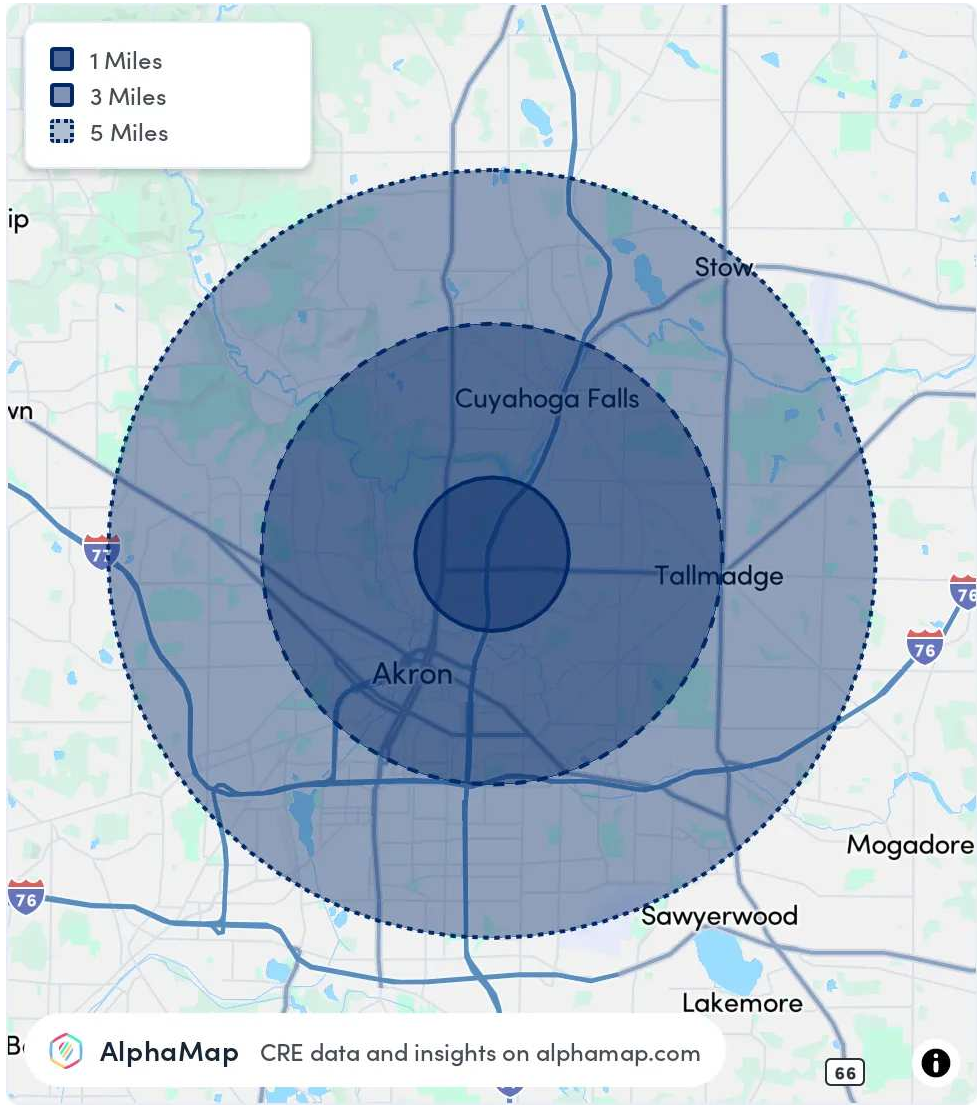
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,996	98,985	231,185
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	39	39
AVERAGE AGE (FEMALE)	38	40	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,990	43,452	101,915
PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	\$54,125	\$64,588	\$70,954
AVERAGE HOUSE VALUE	\$110,945	\$151,901	\$162,399
PER CAPITA INCOME	\$20,046	\$28,081	\$30,849

Map and demographics data derived from AlphaMap



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