

**FOR SALE/LEASE**

# 1011 GORGE BLVD

**AKRON, OH 44310**

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**PRESENTED BY:**

**BRIAN FOSTER**

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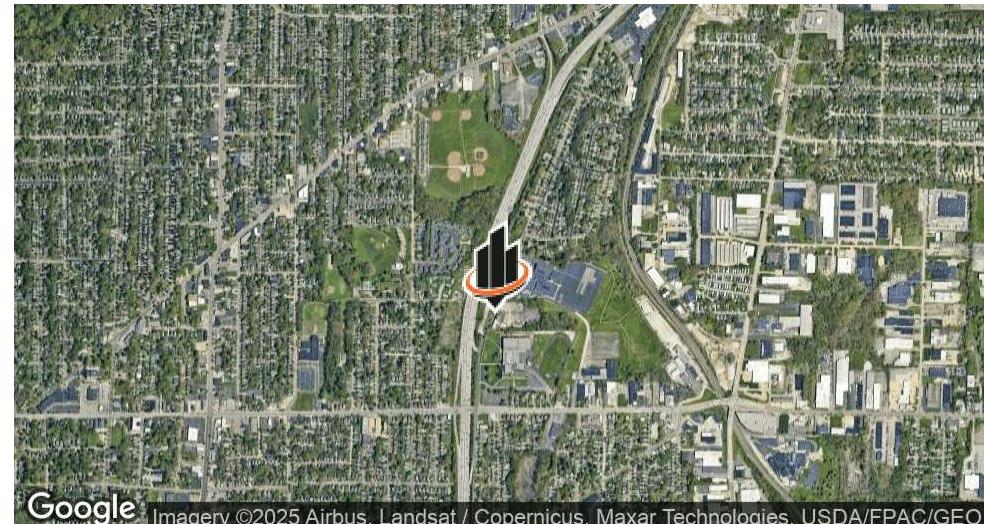
**GRAYDON FOX**

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## PROPERTY SUMMARY



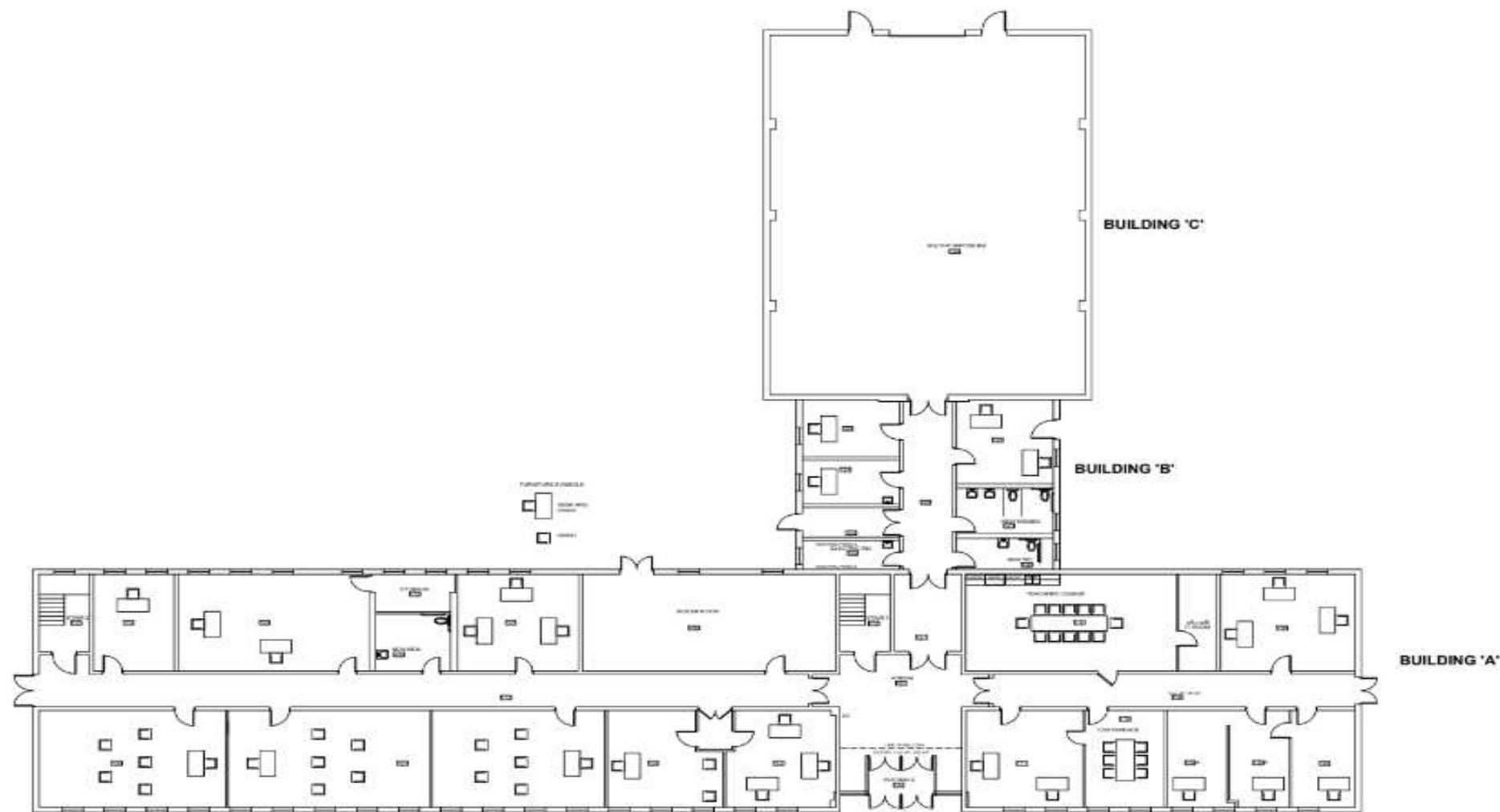
## OFFERING SUMMARY

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

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## FLOORPLAN



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## SITE PLAN



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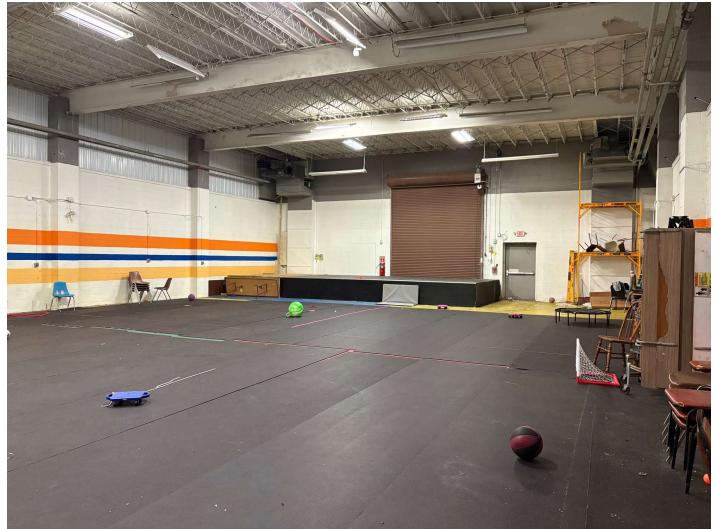
## EXTERIOR PHOTOS



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## GYM, POWER ROOM, BOILER ROOM PHOTOS



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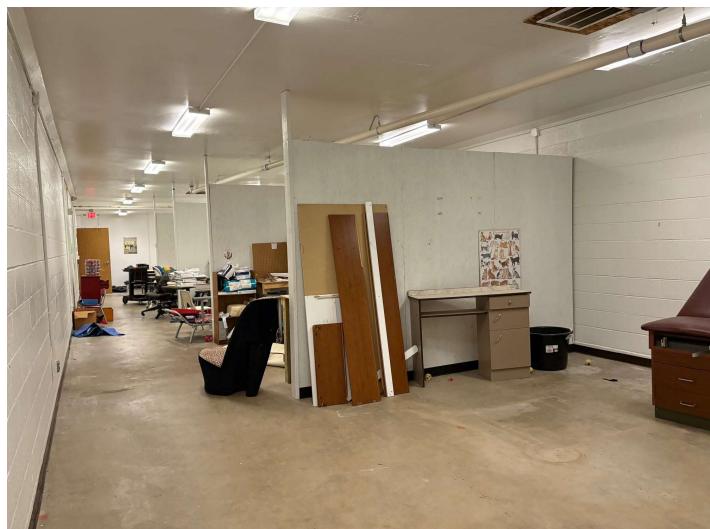
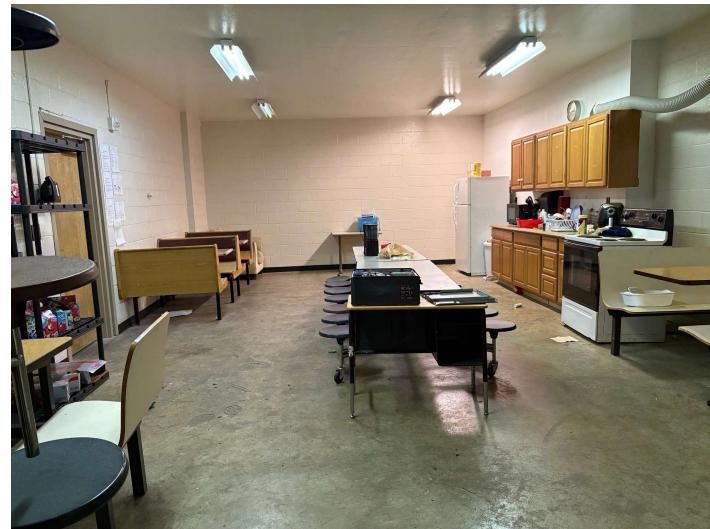
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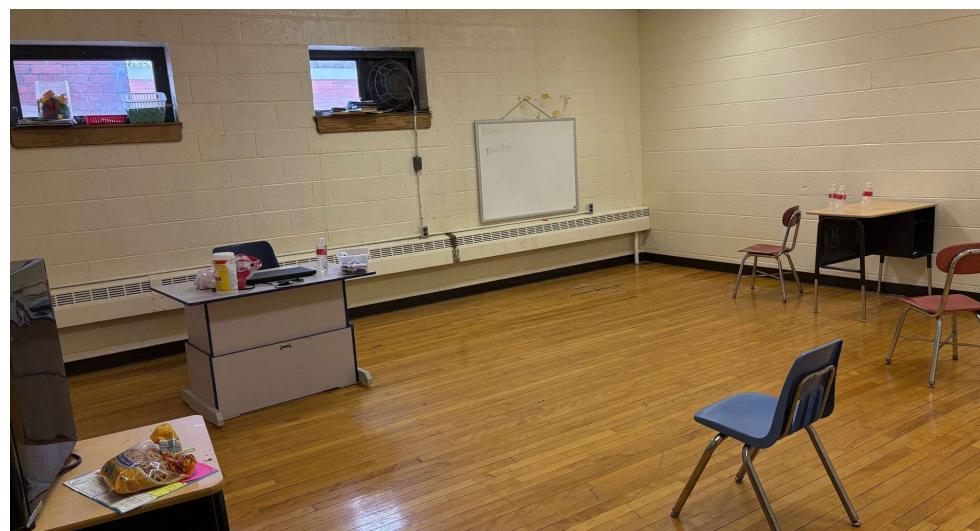
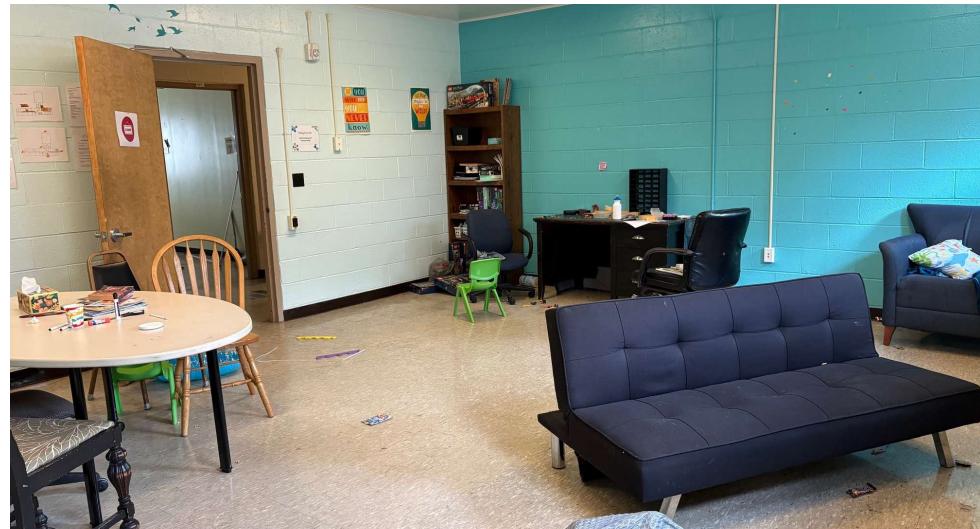
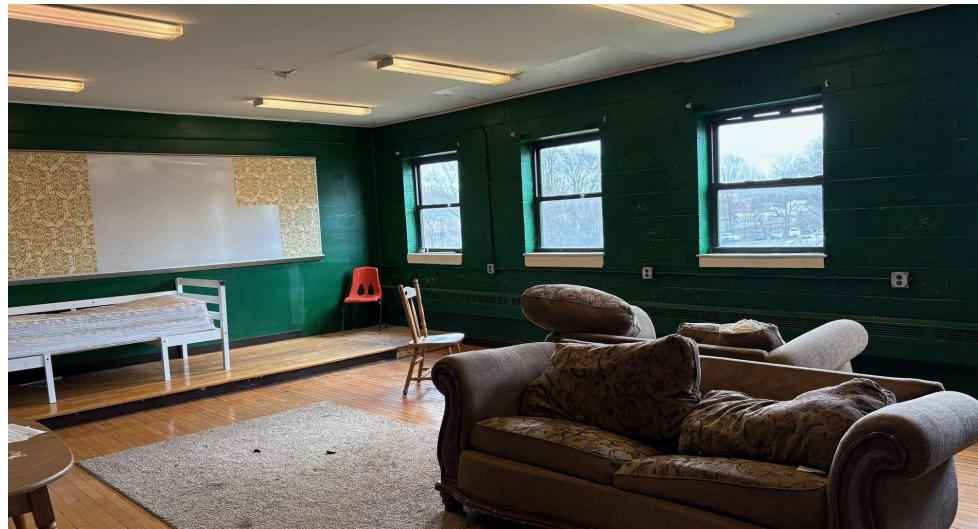
## MAIN ENTRANCE, CAFETERIA, SHOP CLASSROOMS, & CONFERENCE ROOM



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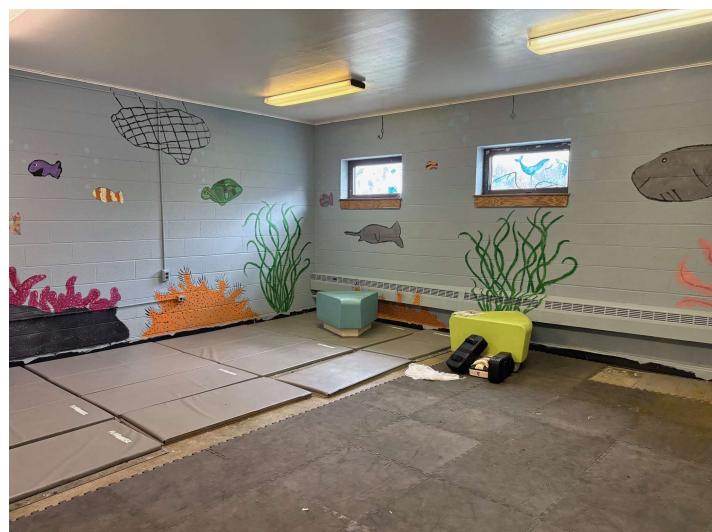
## CLASSROOM PHOTOS



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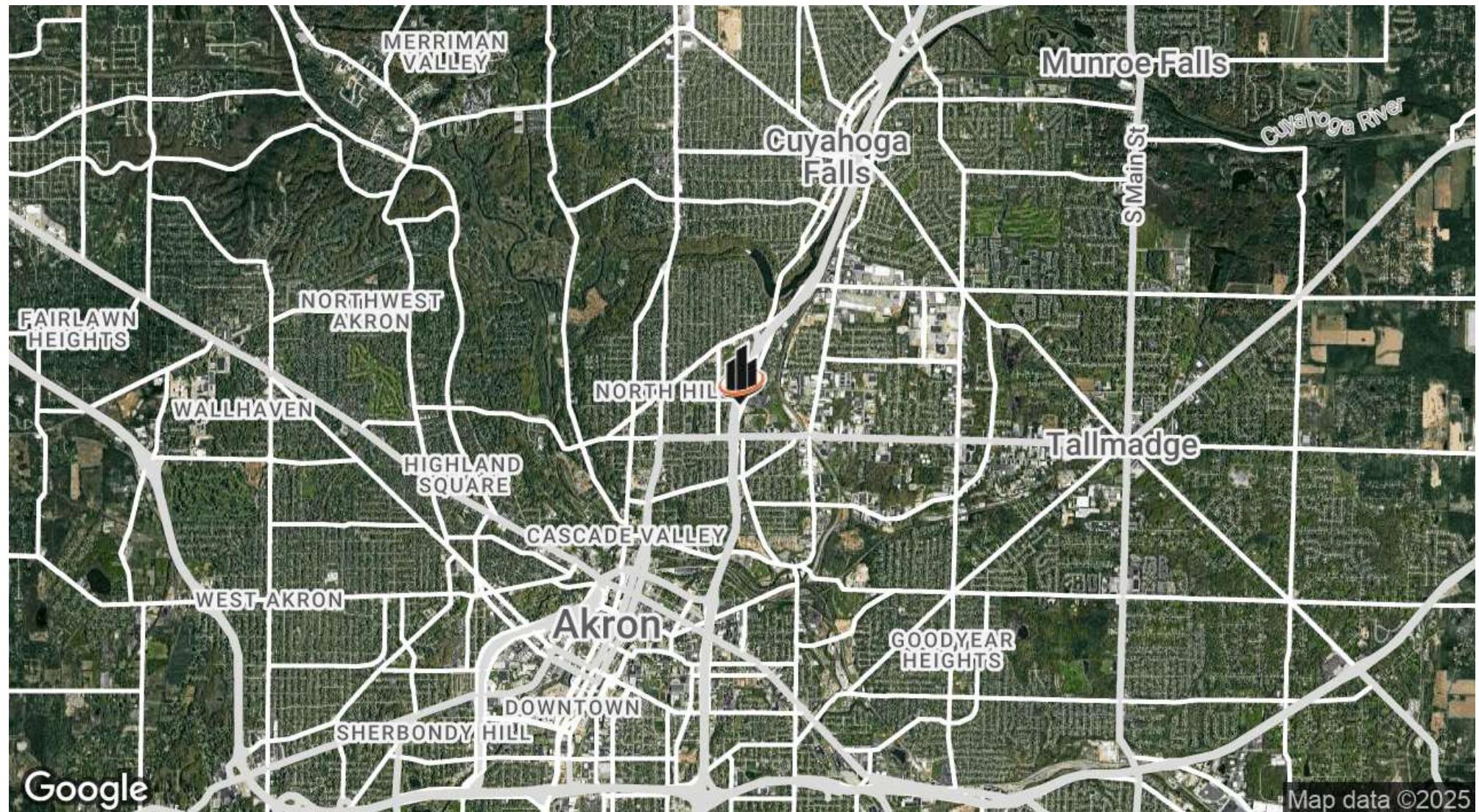
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## LOCATION MAP



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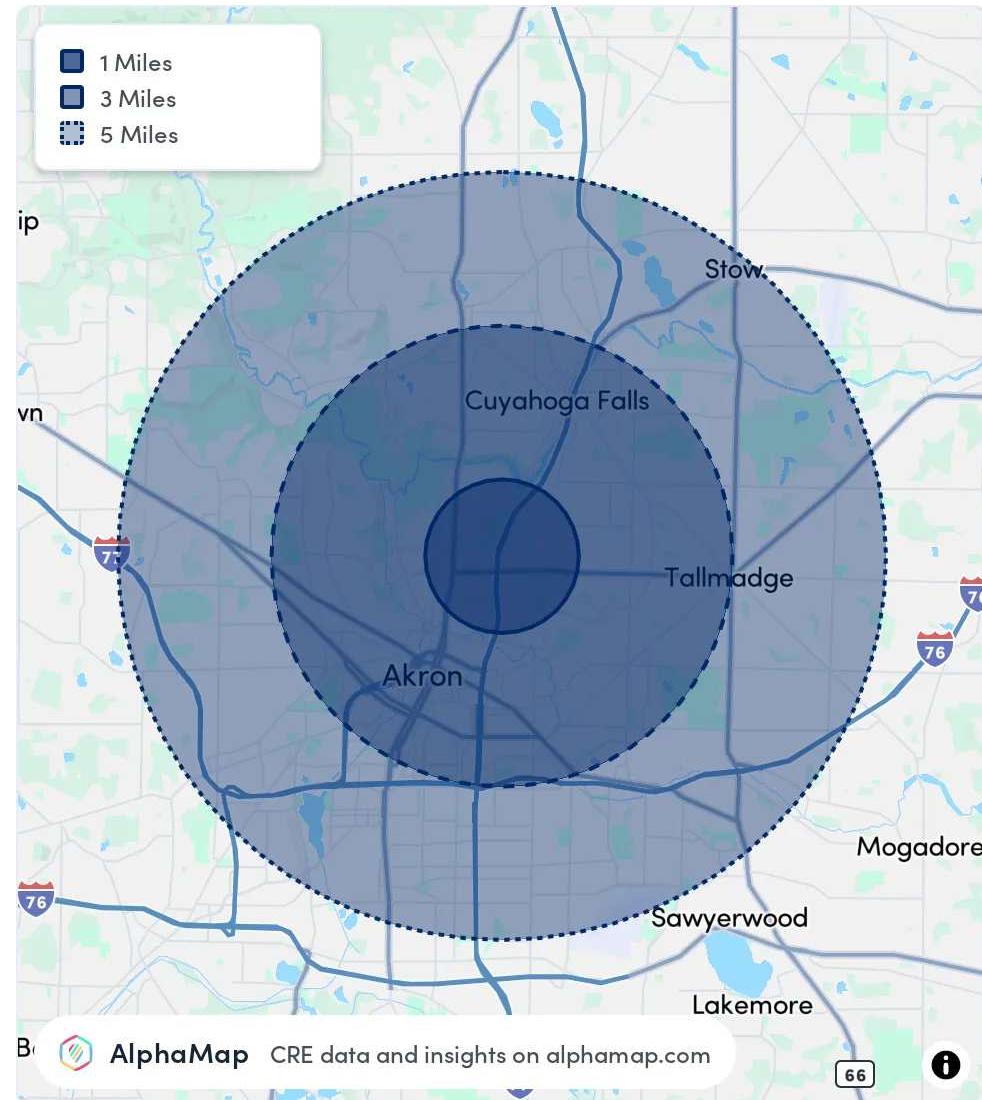
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	15,996	98,985	231,185
<b>AVERAGE AGE</b>	37	40	40
<b>AVERAGE AGE (MALE)</b>	36	39	39
<b>AVERAGE AGE (FEMALE)</b>	38	40	42
<b>HOUSEHOLD &amp; INCOME</b>			
	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,990	43,452	101,915
<b>PERSONS PER HH</b>	2.7	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$54,125	\$64,588	\$70,954
<b>AVERAGE HOUSE VALUE</b>	\$110,945	\$151,901	\$162,399
<b>PER CAPITA INCOME</b>	\$20,046	\$28,081	\$30,849

Map and demographics data derived from AlphaMap



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