



2561 S. Arlington Rd.

Akron, OH 44319

Property Features

- Total Space: 4,704 SF
- Flex Garage Space: 1,470 SF
- Office Space: 3,234 SF
- Drive-In Doors: (1) 8' x 8'
- Acres: 0.44
- Parking Spaces: +/- 25
- S. Arlington Rd. signage available
- Less than a mile from I-77
- High Traffic Count: 13,761 VPD on S. Arlington Rd.
- Sale Price: \$395,000

Property Description

This versatile space features a total of 4,704 SF including a 1,470 SF well-designed flex garage area offering plenty of space for storage/warehouse operations. The other 3,234 SF consists of thoughtfully designed office space. The property is strategically located on S. Arlington Rd. offering high visibility and includes an additional rear entrance off Buena Vista Dr. for added convenience and privacy.

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For Sale
4,704 SF



Demographics	1 Mile	3 Miles	5 Miles
Population:	1,995	36,181	134,896
Households:	854	16,069	58,458
Median Age:	48.2	42.4	40.6
Average HH Income:	\$112,071	\$104,607	\$93,309
Traffic Count:	13,761 VPD on S. Arlington Rd. near Ironwood Rd.		

NAI Pleasant Valley

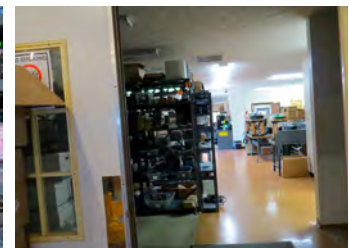
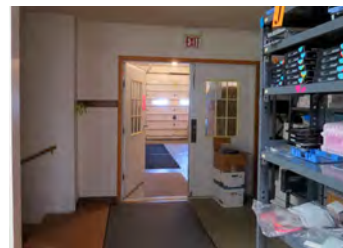
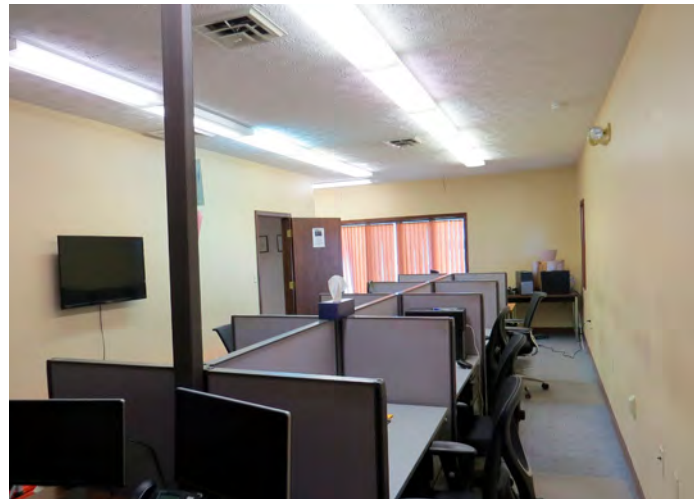
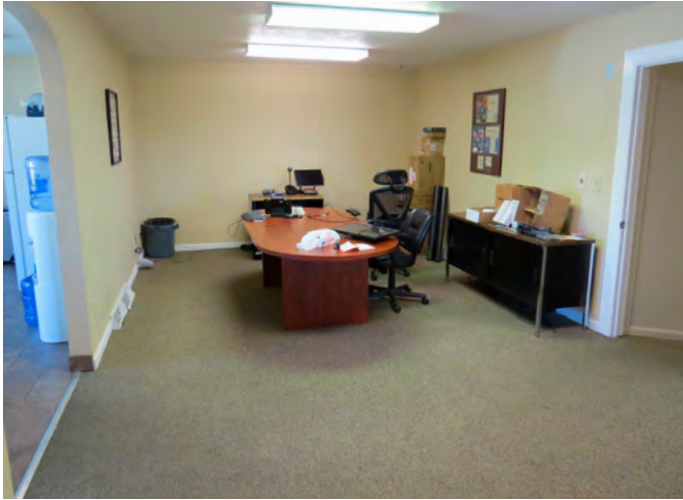
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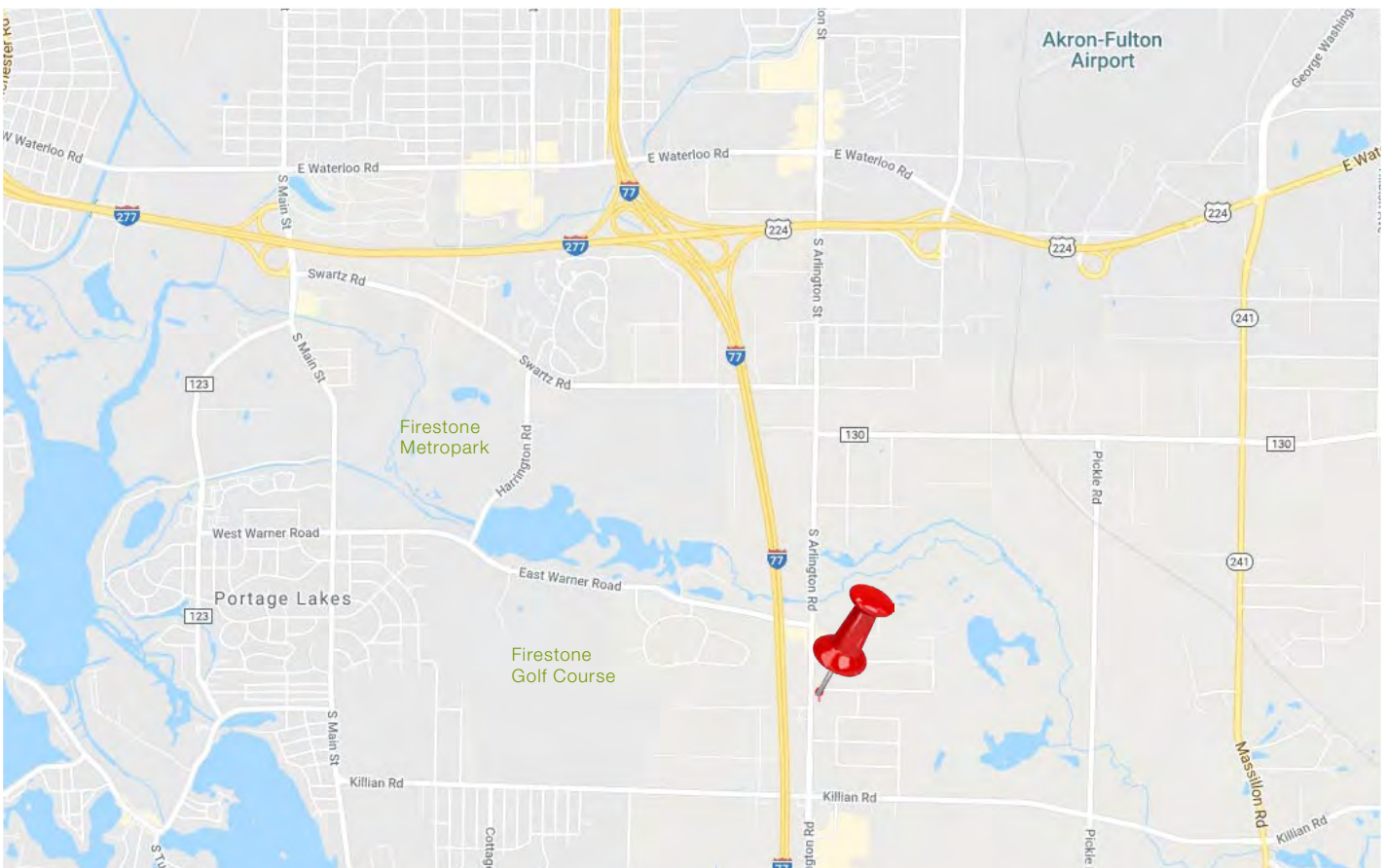
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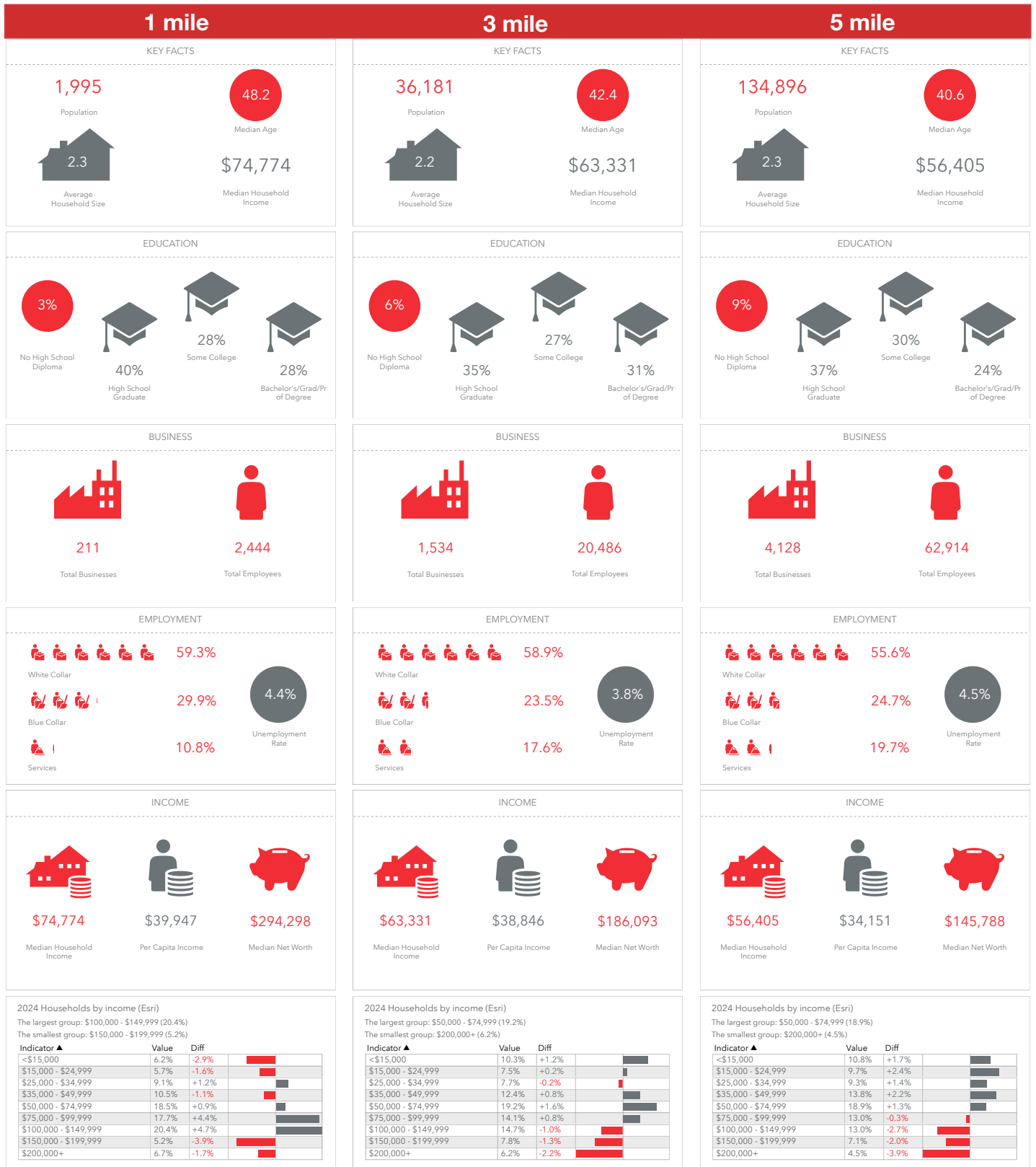


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For Sale

4,704 SF

Property Details

Property	SPACE AVAILABLE:	4,704 SF
	FLEX SPACE:	1,470 SF
	OFFICE SPACE:	3,234 SF
	RESTROOMS:	(3)
	ACREAGE:	0.44 acres
	DRIVE-IN DOORS:	(1) 8' x 8'
	YEAR BUILT:	1987
	PARKING:	+/-25 spaces
	PARCEL:	5102765
	ZONING:	B-2 General Business District

Pricing	SALE PRICE:	\$395,000
	TAXES:	\$6,034.61/year

Location	INTERCHANGE:	I-77
	DISTANCE:	1 mile
	BUS AVAILABLE:	Yes

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