



PROPERTY SUMMARY

A two-story, 6,710 SF building on Main Street in downtown Akron's Historic Main-Exchange District with an additional 2,000+ SF of finished lower level space for storage, staff lounge, or support operations. Over 8,700 SF total, ready to be customized for the next use.

The property has been very well maintained - roof and boiler replaced +/- 5 yrs ago.

Previous use as office. Ideal for an office user looking for a prime downtown location.

PROPERTY HIGHLIGHTS

- Main Street address with high visibility and frontage in downtown Akron
- Steps to Akron Children's Hospital, Canal Park Stadium, Lock 3, and courthouses
- Ohio & Erie Canalway Towpath Trail runs directly behind the building
- Central to The University of Akron, Cleveland Clinic Akron General, Summa Health, and Stark State College
- Well maintained with newer roof and boiler
- Built-in drive-in/thru and lower level bank vault; unique building features
- Rear access; several parking possibilities

Sale or Lease	Call for Pricing
Building Size	6,710 SF
Additional	2,000 SF LL (finished)
Site Size	0.077 Acres
Zoning	U-3 Retail



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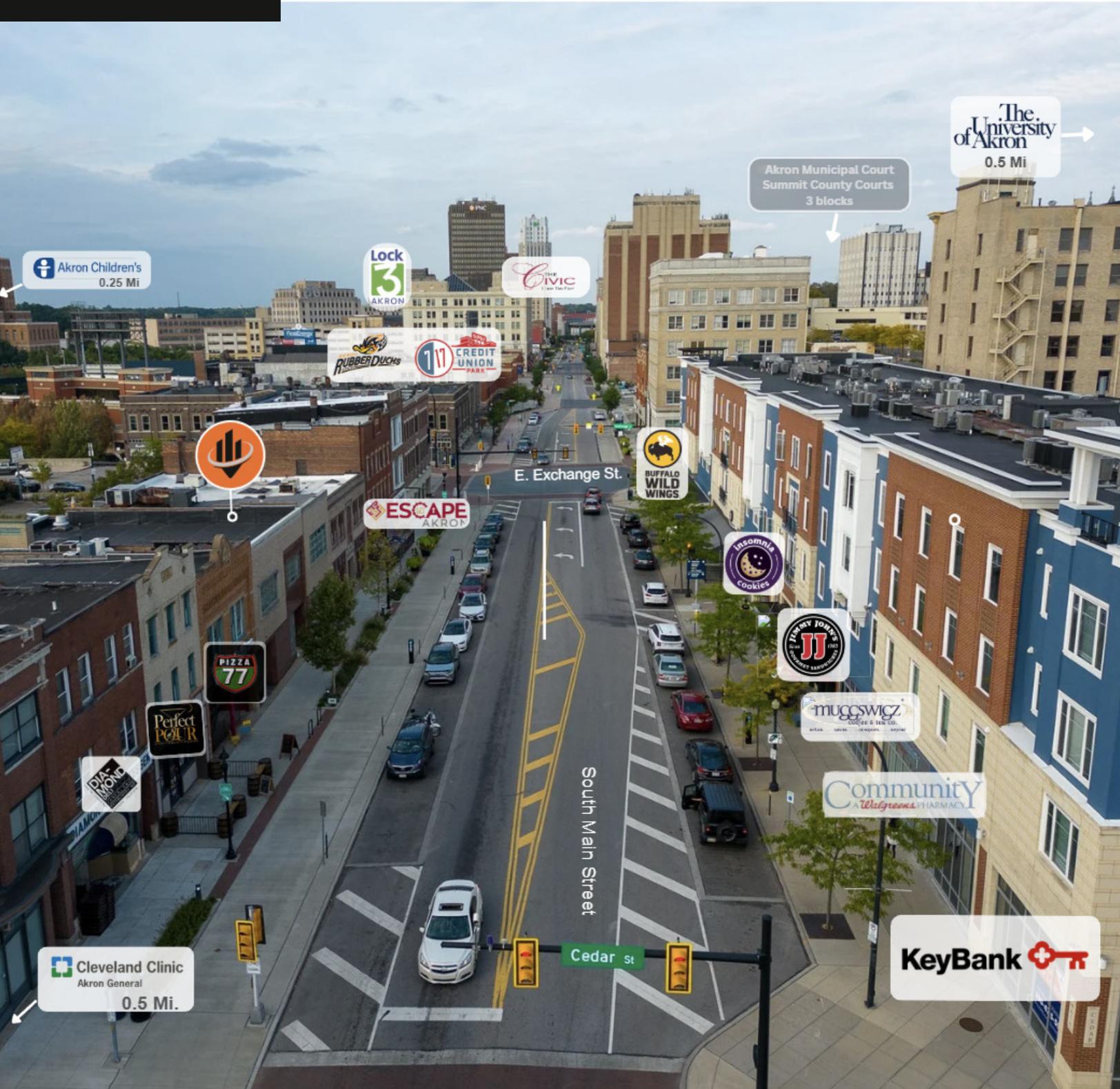


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For Sale / Lease

366-368 S. Main Street

366-368 S. Main Street, Akron, OH 44311



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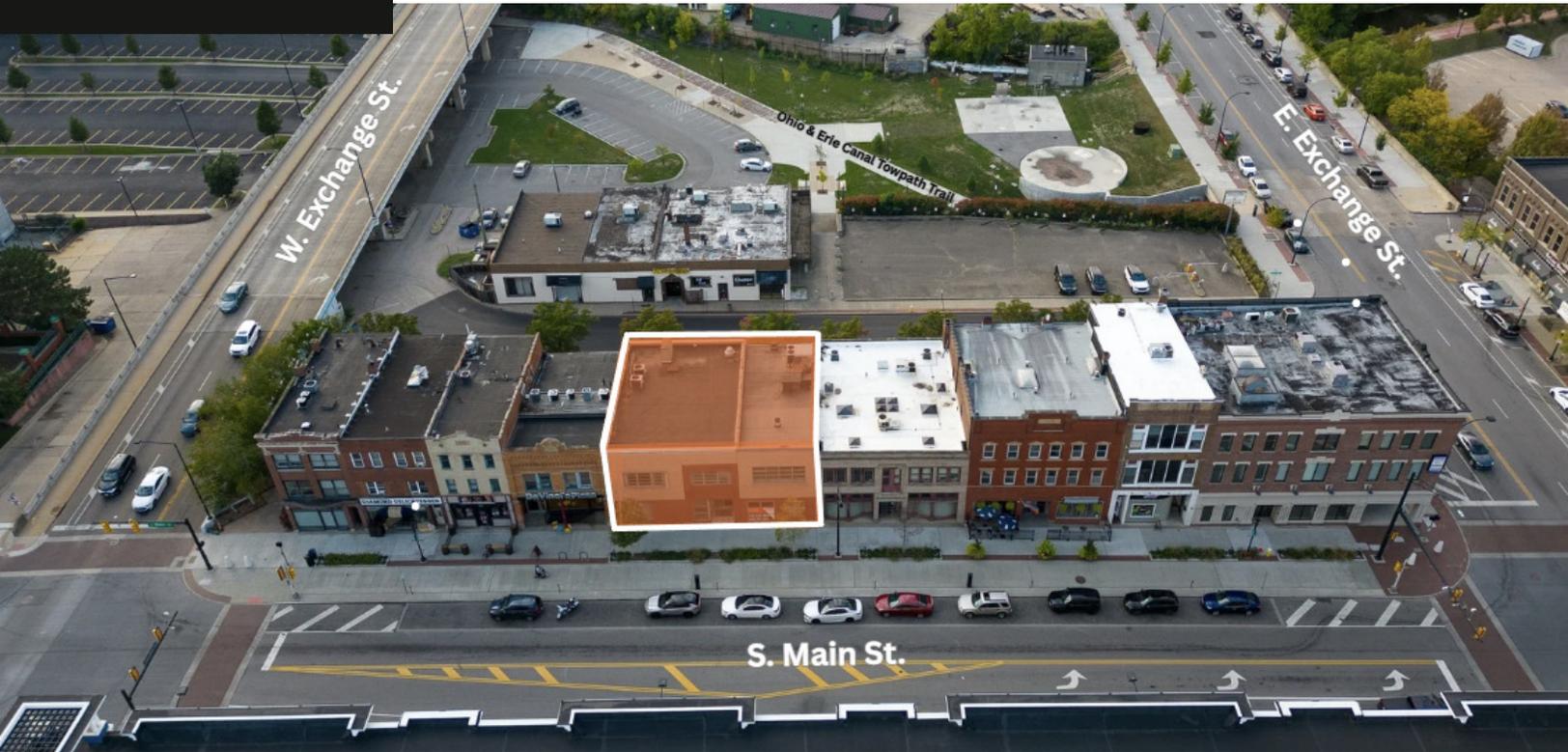


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,243	116,199	229,143
MEDIAN AGE	29.5	36.8	38.4
MEDIAN AGE (MALE)	31.4	36.5	37.6
MEDIAN AGE (FEMALE)	28.2	38.0	39.9
TOTAL HOUSEHOLDS	5,356	56,065	111,440
TOTAL PERSONS PER HH	2.3	2.1	2.1
AVERAGE HH INCOME	\$23,064	\$42,150	\$50,591
AVERAGE HOUSE VALUE	\$47,341	\$73,187	\$94,122



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