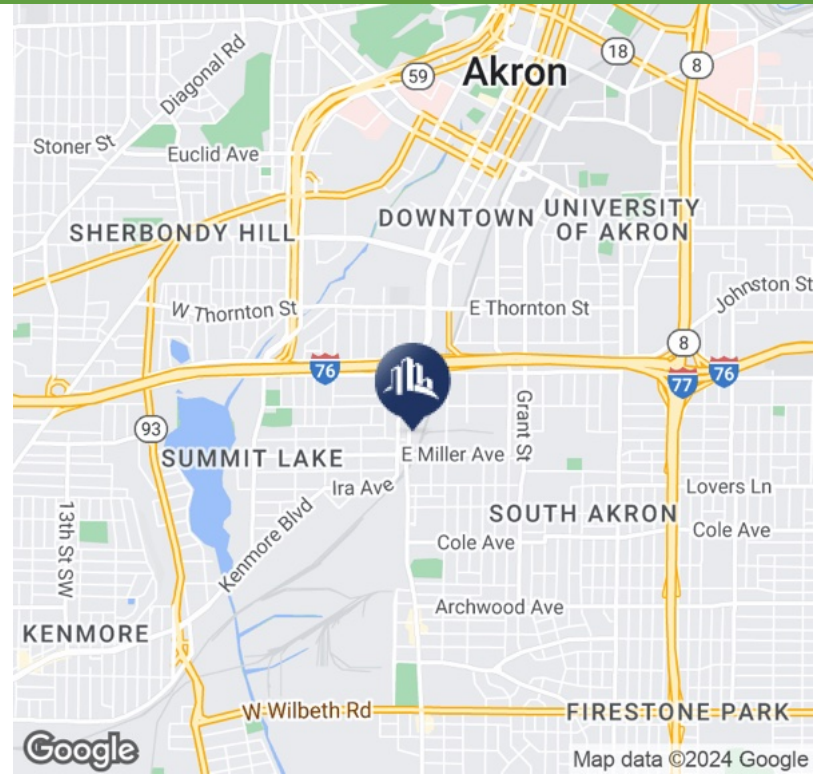


1063 S. Main Street

1063 S. MAIN STREET, AKRON, OH 44311

FOR SALE

Office Building



VIDEO

PROPERTY DESCRIPTION

Welcome to 1063 S. Main Street, Akron, OH! This 26,460 SF property is a prime investment opportunity for office and office warehouse investors or owner user. Zoned U-5 Ordinary Industrial, it offers a versatile single-unit space for various business needs. Located just minutes from Downtown Akron and the University of Akron, it provides access to a skilled labor force and is near major highways including I-77, I-76, and US Route 224, ensuring excellent accessibility. The area is well-connected by public transportation and the property includes 55 surface parking spaces and 5 garaged parking spaces.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	1
Lot Size:	1.35 Acres
Building Size:	26,460 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	591	4,540
Total Population	390	1,557	10,750
Average HH Income	\$40,839	\$35,723	\$42,412



Patrick Craig

AGENT

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Name	1063 S. Main Street
Property Type	Office
Property Subtype	Office Warehouse
APN	67-60164
Building Size	26,460 SF
Lot Size	1.35 Acres
Building Class	B
Year Built	1937
Number of Floors	2
Average Floor Size	13,230 SF
Parking Spaces	55
Construction Status	Existing
Roof	Rubber single-ply
Number of Buildings	1

- **Prime Industrial Location:** 26,460 SF office warehouse situated in Akron's industrial hub on 1.35 acres.
- **Excellent Accessibility:** Direct access to major highways including I-76, I-77, and US Route 224 for efficient transportation and distribution.
- **Close to Downtown Akron:** Minutes from downtown, offering access to a skilled labor force and various amenities.
- **Proximity to Airports:** Conveniently near Akron-Canton Airport and Akron Fulton Airport enhancing logistics capabilities.
- **Nearby Points of Interest:** Close to downtown Akron's business district and the University of Akron.
- **Strategic Market Advantage:** Ideally positioned for businesses aiming to serve the Northeast Ohio market.
- **Key Distribution Hub:** Located in Northeast Ohio, a crucial area for distribution and logistics.



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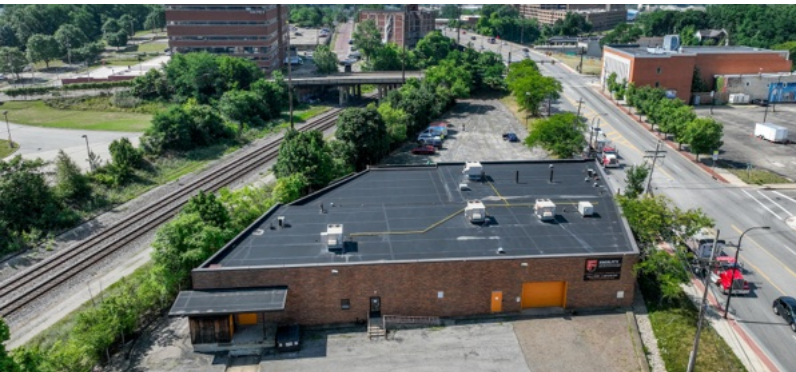
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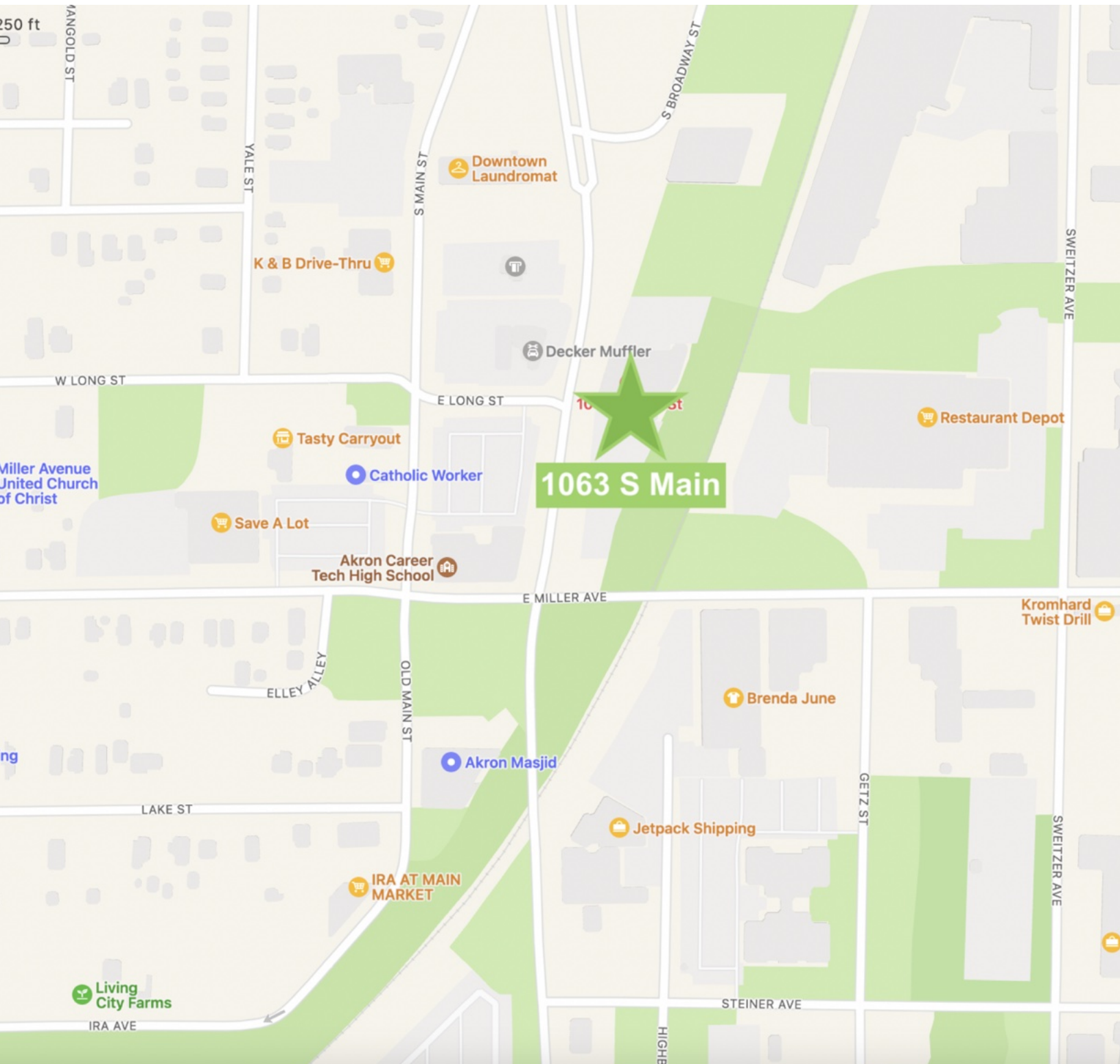
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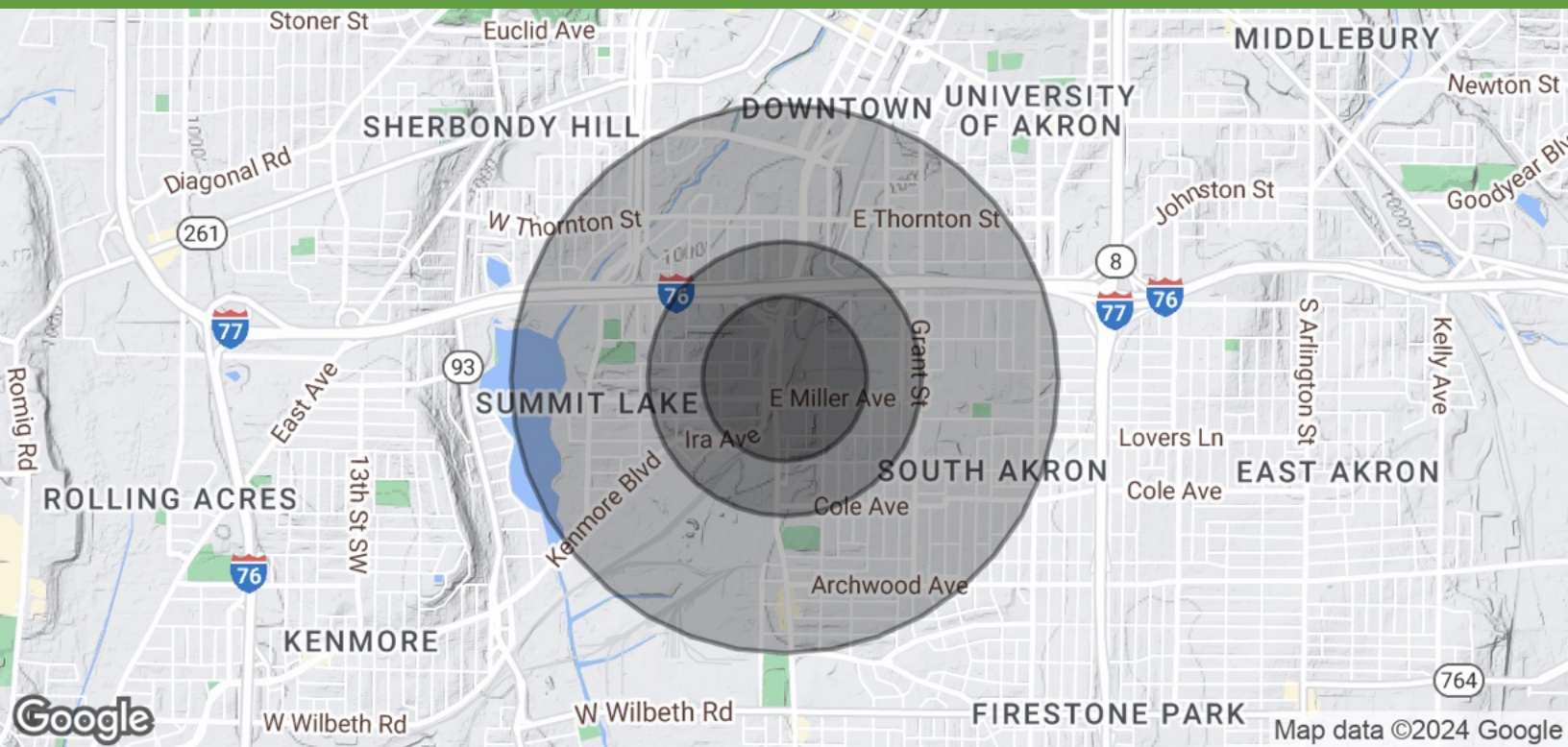
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	390	1,557	10,750
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	150	591	4,540
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$40,839	\$35,723	\$42,412
Average House Value	\$87,434	\$84,910	\$96,049

Demographics data derived from AlphaMap



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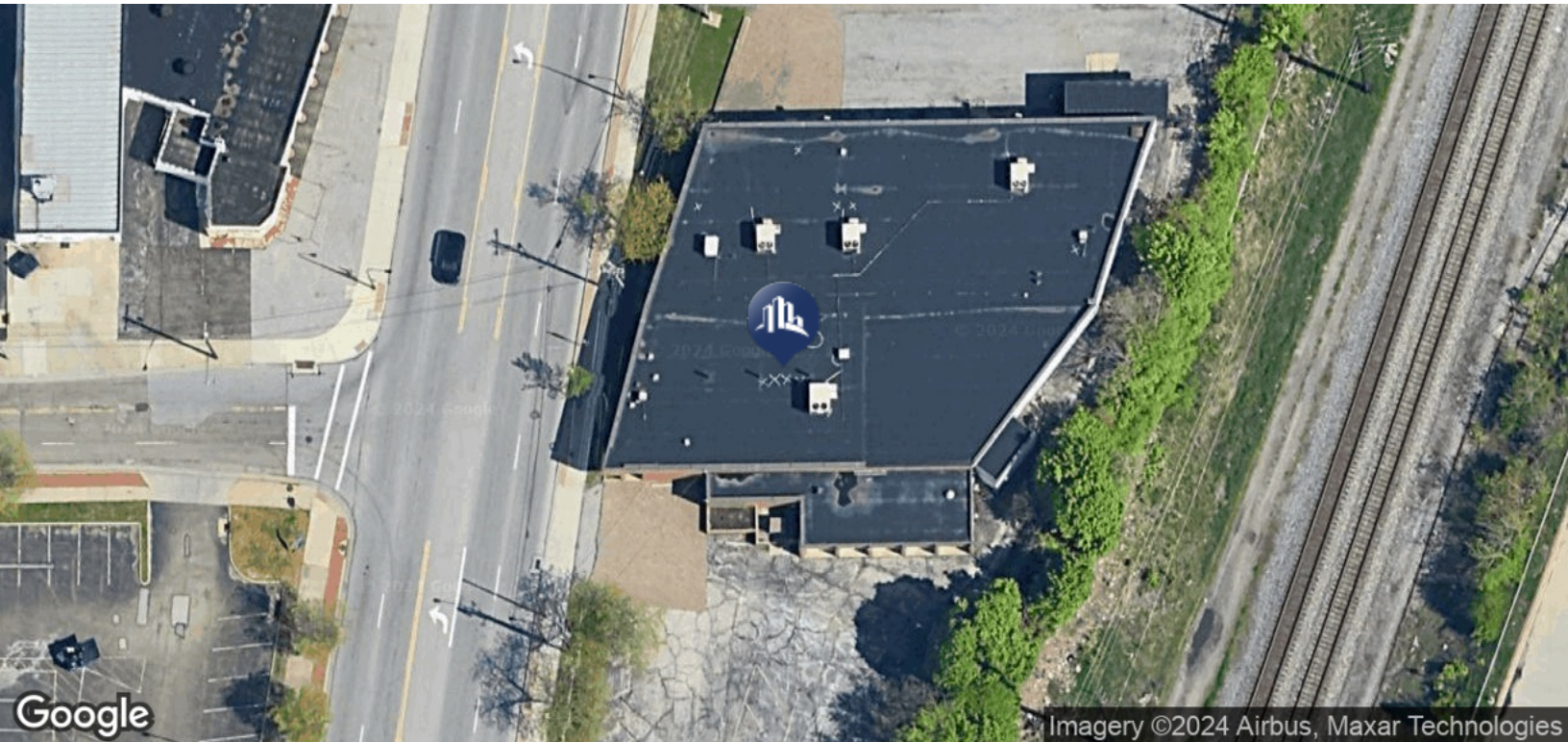
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