

70,000 SF to 91,000 SF Industrial / Warehouse at **Firestone Industrial Park**
Can Increase SF with 2nd Story Office



120 Cole Ave. Ext.
Akron, Ohio

Property Features

- Located at Firestone Parkway and Cole Avenue Extension
- Strategically located just minutes from downtown Akron, I-76, I-77 & SR-8
- 70,000 to 91,000 SF
- 4.41 Acres
- Dock doors w/dock seals: 9'x10'
- Drive-in Doors: 12'x14'
- Clear Height: 32' +/-
- ESFR Sprinklers
- Power: Build-to-suit
- Potential rail access
- Economic incentive package available
- Build-to-suit potential 1 or 2 story office space
- Located in a Qualified Opportunity Zone

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120 Cole Avenue Extension Akron, Ohio

PHOTOS



[Click for Aerial Tour](#)

**PHASE I
LEASED**

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120 Cole Avenue Extension Akron, Ohio

DEVELOPMENT



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120 Cole Avenue Extension Akron, Ohio **PHASE I - LEASED**

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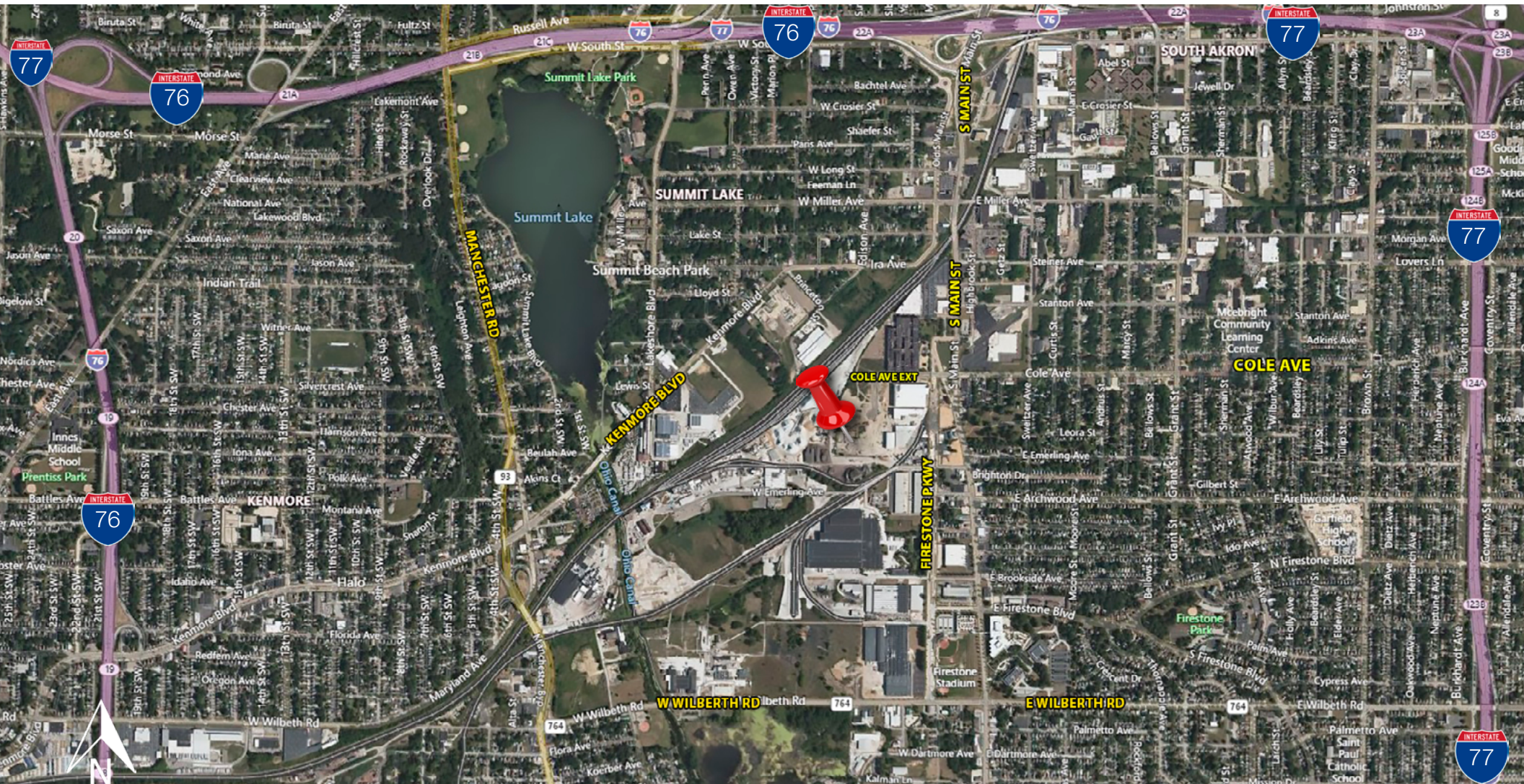
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120 Cole Avenue Extension Akron, Ohio PHASE II

LOCATION AERIAL



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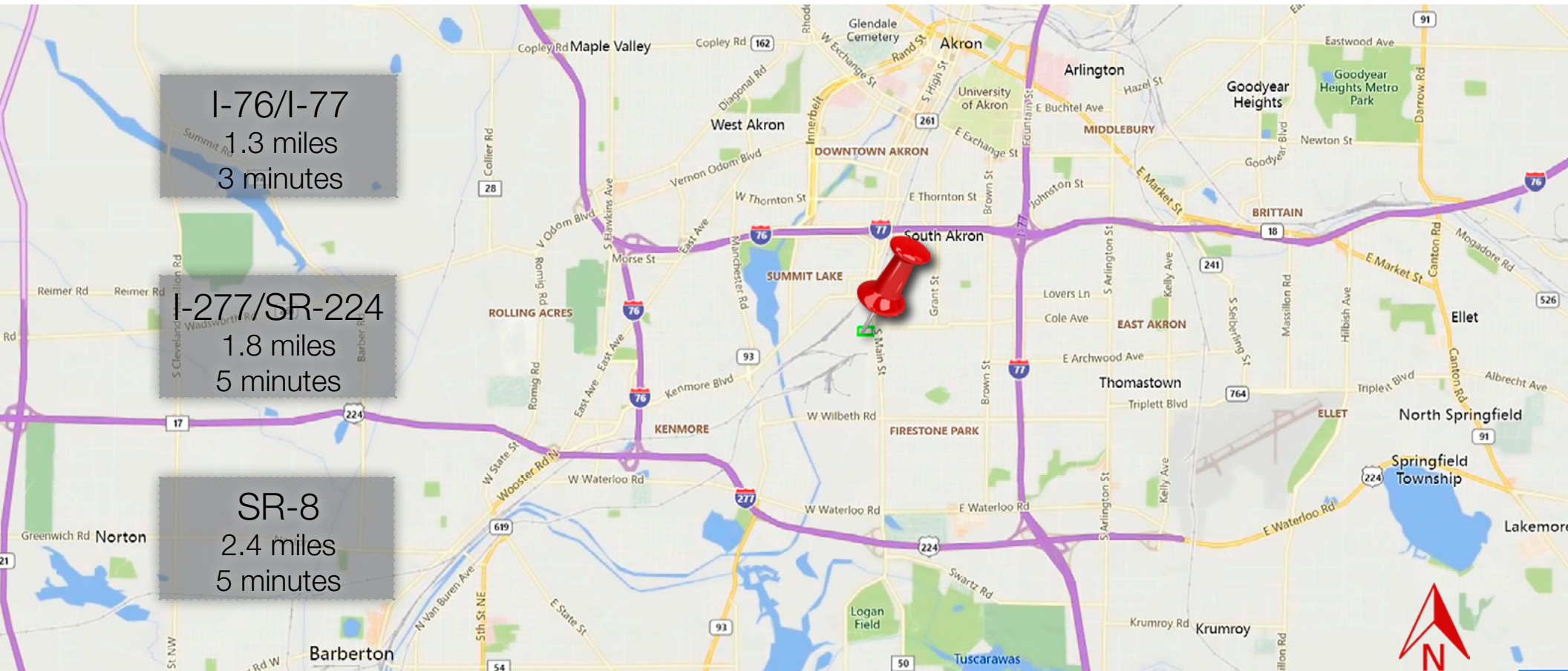
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120 Cole Avenue Extension Akron, Ohio

LOCATION MAP



120 Cole Avenue Extension Akron, Ohio

1 MILE DEMOGRAPHICS

KEY FACTS

10,928

Population



2.7

Average
Household Size

33.7

Median Age

\$33,890

Median Household
Income

EDUCATION

18%

No High School
Diploma



35%

High School
Graduate



33%

Some College



14%

Bachelor's/Grad/Pr
of Degree

BUSINESS



307

Total Businesses



6,014

Total Employees

EMPLOYMENT



57%

White Collar



28%

Blue Collar



15%

Services

22.8%

Unemployment
Rate

INCOME



\$33,890

Median Household
Income



\$17,303

Per Capita Income



\$14,160

Median Net Worth

Households By Income

The largest group: <\$15,000 (23.3%)

The smallest group: \$150,000 - \$199,999 (1.5%)

Indicator ▲	Value	Diff
<\$15,000	23.3%	+13.2%
\$15,000 - \$24,999	15.4%	+5.8%
\$25,000 - \$34,999	12.4%	+3.6%
\$35,000 - \$49,999	15.8%	+2.8%
\$50,000 - \$74,999	15.4%	-2.4%
\$75,000 - \$99,999	10.6%	-3.9%
\$100,000 - \$149,999	4.1%	-11.3%
\$150,000 - \$199,999	1.5%	-4%
\$200,000+	1.5%	-3.9%

Bars show deviation from Summit County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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120 Cole Avenue Extension Akron, Ohio

5 MILE DEMOGRAPHICS

KEY FACTS

209,181

Population



2.3

Average
Household Size

38.1

Median Age

\$41,067

Median Household
Income

EDUCATION

13%

No High School
Diploma



35%

High School
Graduate



31%

Some College



21%

Bachelor's/Grad/Pr
of Degree

BUSINESS



6,659

Total Businesses



133,058

Total Employees

EMPLOYMENT



60%

White Collar



25%

Blue Collar



15%

Services

18.3%

Unemployment
Rate

INCOME



\$41,067

Median Household
Income



\$23,218

Per Capita Income



\$29,177

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff		
<\$15,000	17.3%	+7.2%		
\$15,000 - \$24,999	13.5%	+3.9%		
\$25,000 - \$34,999	11.9%	+3.1%		
\$35,000 - \$49,999	15.1%	+2.1%		
\$50,000 - \$74,999	17.7%	-0.1%		
\$75,000 - \$99,999	12%	-2.5%		
\$100,000 - \$149,999	8.9%	-6.5%		
\$150,000 - \$199,999	2.1%	-3.4%		
\$200,000+	1.6%	-3.8%		

Bars show deviation from Summit County

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120 Cole Avenue Extension Akron, Ohio

10 MILE DEMOGRAPHICS

KEY FACTS

464,151

Population



2.3

Average
Household Size

41.3

Median Age

\$54,737

Median Household
Income

EDUCATION

9%

No High School
Diploma



32%

High School
Graduate



30%

Some College



30%

Bachelor's/Grad/Pr
of Degree

BUSINESS



14,730

Total Businesses



242,980

Total Employees

EMPLOYMENT



65%

White Collar



22%

Blue Collar



12%

Services

15.8%

Unemployment
Rate

INCOME



\$54,737

Median Household
Income



\$30,379

Per Capita Income



\$83,633

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$200,000+ (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	11.3%	+1.2%	
\$15,000 - \$24,999	10.5%	+0.9%	
\$25,000 - \$34,999	9.6%	+0.8%	
\$35,000 - \$49,999	13.8%	+0.8%	
\$50,000 - \$74,999	18.6%	+0.8%	
\$75,000 - \$99,999	14.3%	-0.2%	
\$100,000 - \$149,999	14%	-1.4%	
\$150,000 - \$199,999	4.2%	-1.3%	
\$200,000+	3.7%	-1.7%	

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