

312 N. Cleveland Massillon Road

FOR LEASE

312 N. CLEVELAND MASSILLON ROAD, AKRON, OH 44333

Office Building



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Akron, OH - a 5,008 SF office building nestled in the coveted Fairlawn area. This well-maintained property, built in 1989, offers a single unit and is zoned B-3 for Office, Research, and Limited Business use. With its strategic location and versatile zoning, this property presents a lucrative prospect for office building investors seeking a solid asset in a thriving business district. Don't miss out on the chance to capitalize on this remarkable real estate offering.

This offering presents a flexible office ownership opportunity ideal for an owner-user seeking an office suite within a single professional office building. The available space spans two floors and, while not contiguous, functions seamlessly as an integrated upstairs/downstairs layout—well-suited for organizations that benefit from natural separation between departments, client-facing and back-office operations, or executive and administrative uses.

The interiors are in clean, professional condition and feature a practical blend of private offices, open work areas, conference and meeting space, and supporting areas.



Steve Masica
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LOCATION DESCRIPTION

312 N. Cleveland Massillon Rd is located on the west side of N. Cleveland Massillon Road in the Fairlawn/Bath commercial corridor. Embassy Parkway is immediately to the west/southwest of the site, providing direct connectivity into the office and hotel district. The I-77 / West Market (SR-18) interchange lies to the southwest, delivering fast regional access. The property sits east/northeast of the Springside Drive retail concentration. Major medical/professional users, restaurants, hotels, and retail amenities cluster along the Rt 18 commercial corridor and toward the freeway.

OFFERING SUMMARY

Sale Price:	\$485,000
Lease Rate:	\$14.25 SF/yr (MG)
Number of Units:	1
Available SF:	5,008 SF
Building Size:	5,008 SF

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Each office independently owned and operated.

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- Flexible owner-user office opportunity
- Two-floor layout functioning as a single integrated suite
- Ideal for client-facing / back-office separation
- Clean, professional interiors with neutral finishes
- Mix of private offices, open areas, and conference space
- Secondary floor suited for executive or specialty offices
- Supports headquarters plus overflow/admin use
- Efficient layout with built-in operational flexibility
- Well-maintained space with minimal upfront capital needs
- Long-term ownership solution offering control and adaptability
- Asking Rate: \$14.25 PSF Modified Gross (predictable occupancy costs; base rent includes standard operating expenses).
- Single-Tenant, Full-Building Suite: Entire building is one leased suite for a single user—strong identity and control.



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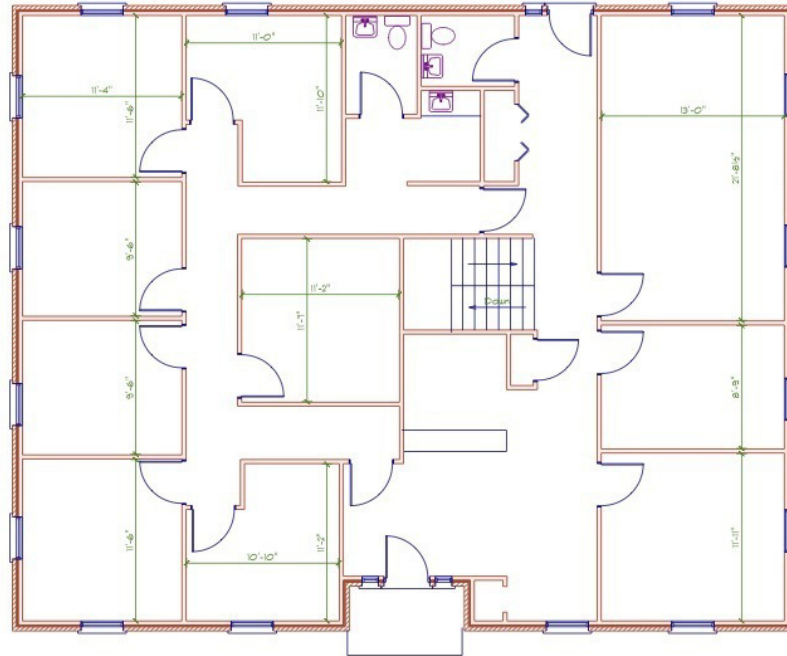
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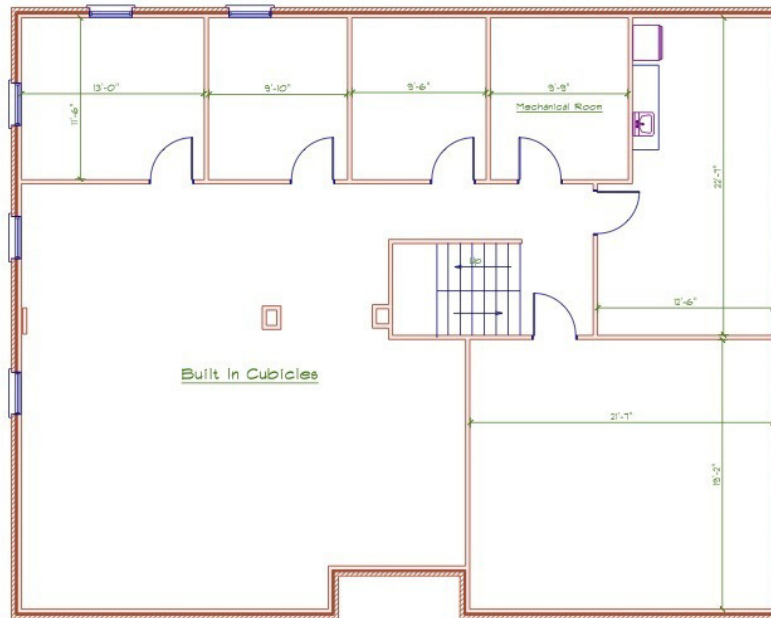
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Main Floor



Lower Level



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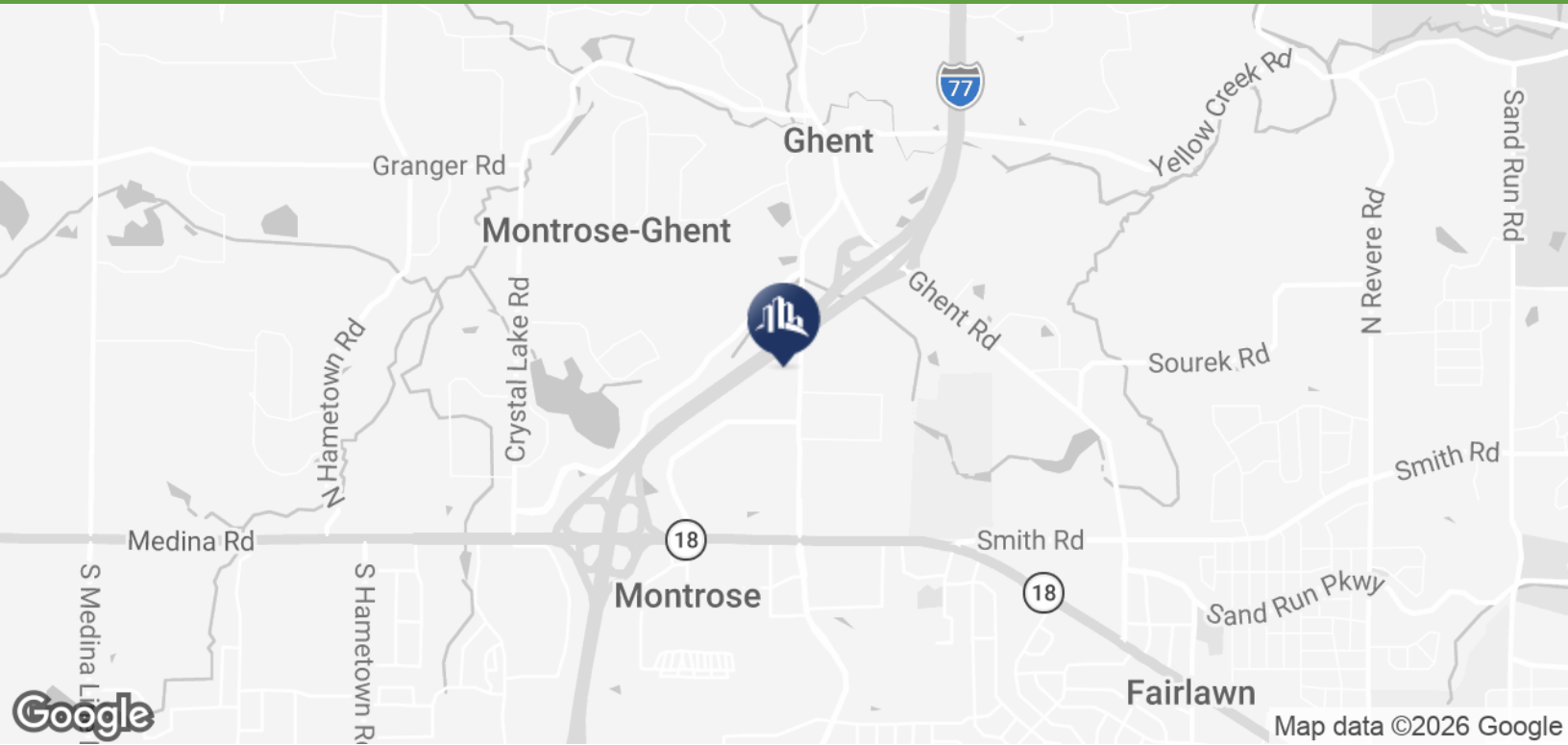
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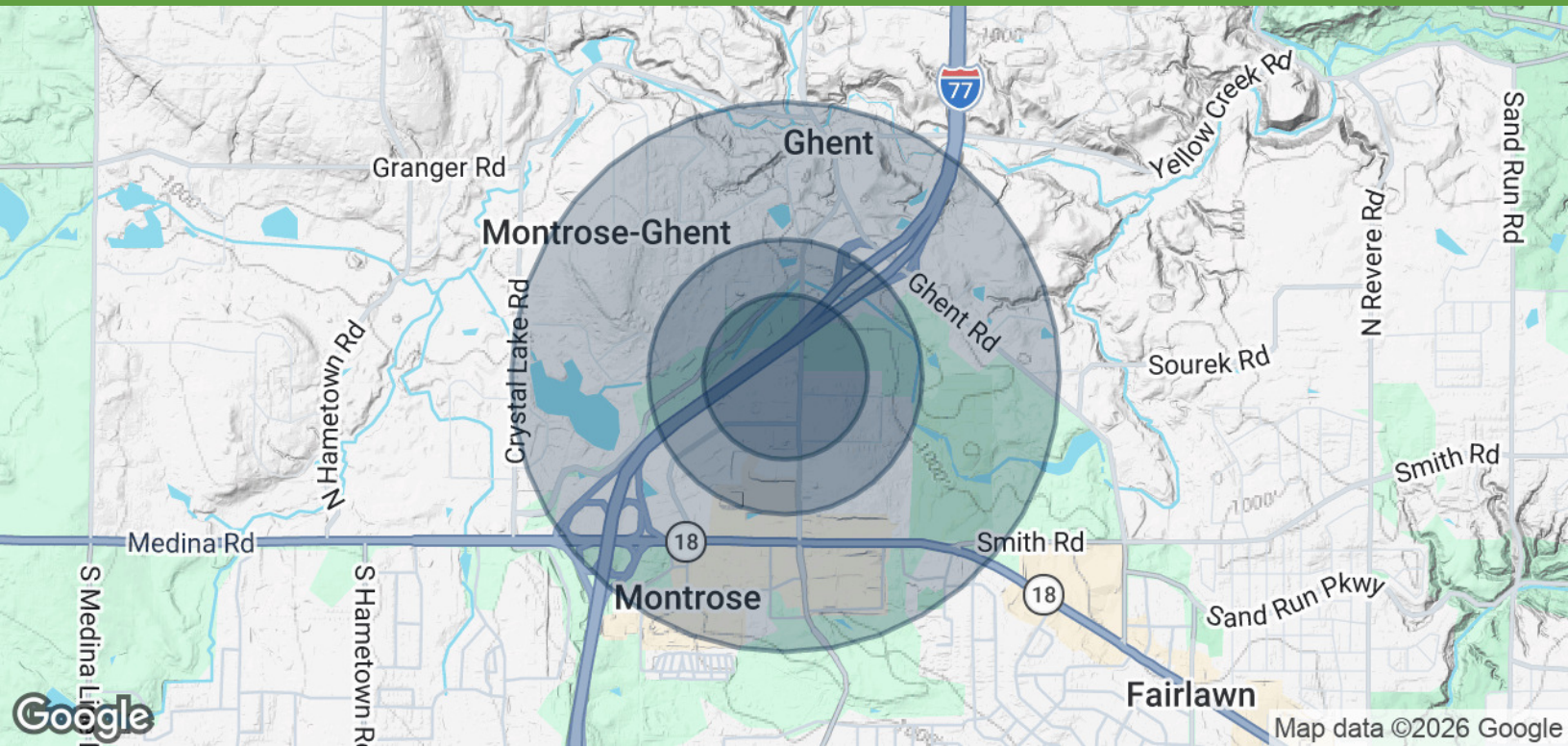
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	314	2,150
Average Age	61	58	53
Average Age (Male)	54	52	50
Average Age (Female)	65	61	55

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,294	\$158,826	\$183,135
Average House Value	\$326,401	\$389,503	\$449,421

Demographics data derived from AlphaMap



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