



**SALE**

# 905 Miami St

**905 MIAMI ST**

Akron, OH 44311

**PRESENTED BY:**

**AARON DAVIS**

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**JOSEPH LEMMON**

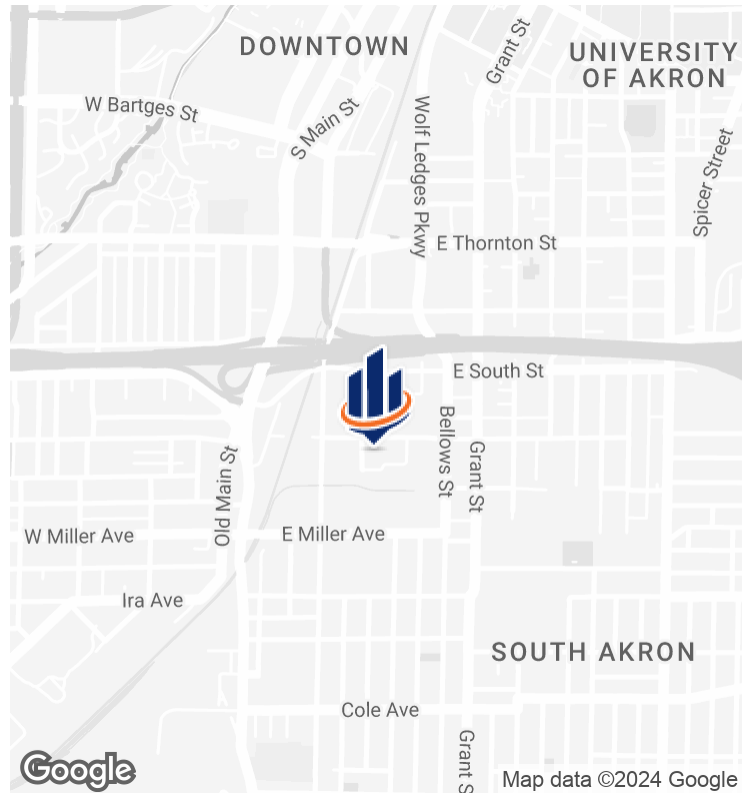
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$880,000
<b>BUILDING SIZE:</b>	28,098 SF
<b>LOT SIZE:</b>	3.29 Acres
<b>PRICE / SF:</b>	\$31.32
<b>YEAR BUILT:</b>	1915
<b>ZONING:</b>	U-5 Ordinary Industrial
<b>MARKET:</b>	Akron
<b>APN:</b>	6755357

## PROPERTY OVERVIEW

905 Miami Street in Akron, Ohio is a 27,712 SF building with 2,437 SF of office & 25,275 SF of warehouse sitting on 3.29 acres. The building has 2 docks, 3 grade level doors, 12'2"-15'5" clear heights, tons of laydown yard & ample parking. The property is zoned U-5 Ordinary Industrial and is in a Opportunity Zone. This property has superior highway access sitting just minutes from both I-76 & I-77.

## PROPERTY HIGHLIGHTS

- 12'2" - 15'5" Clear
- 2 docks & 3 grade level doors
- Opportunity Zone
- 3 phase 480 Volt power
- Superior highway access

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## ADDITIONAL PHOTOS



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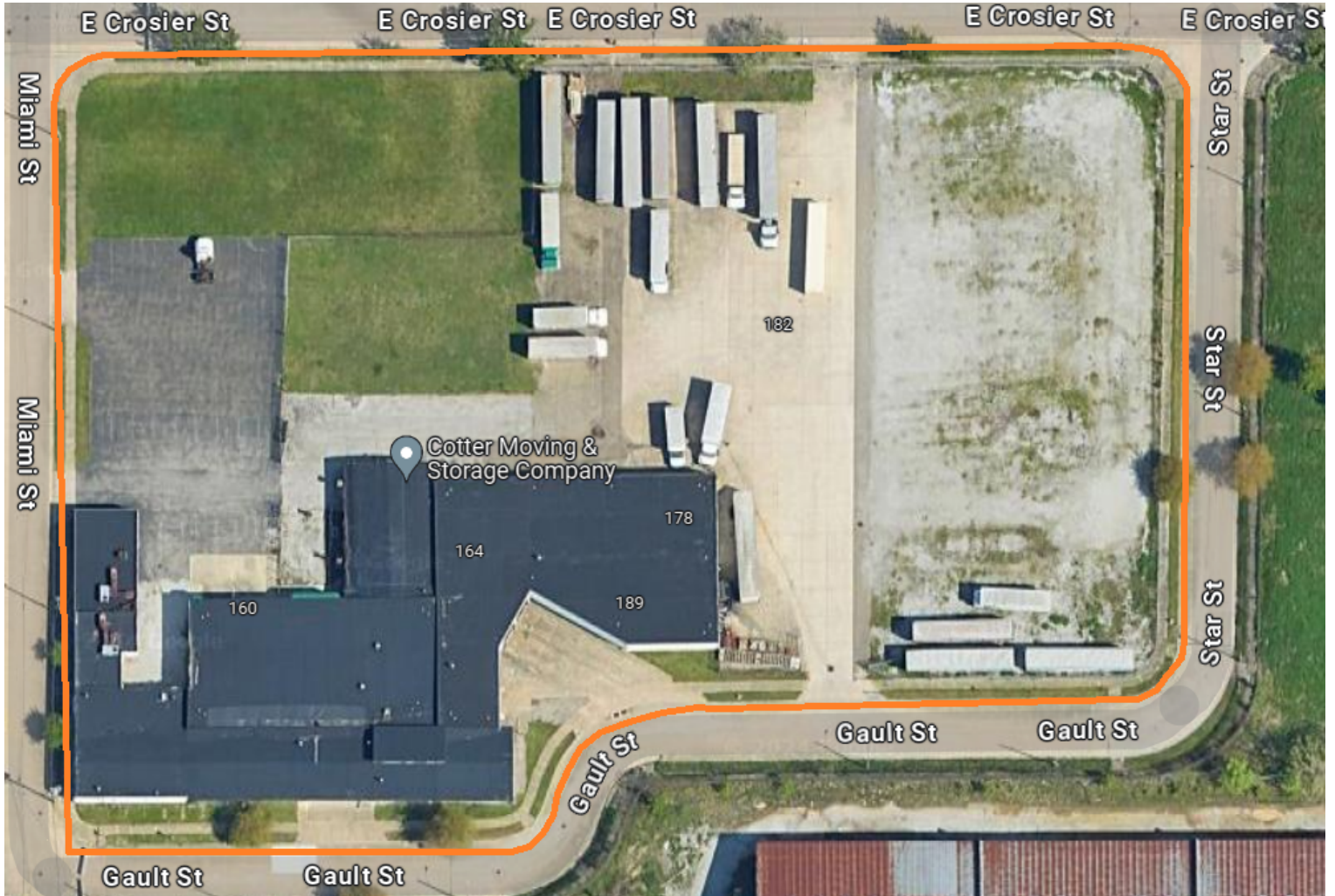


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# AERIAL OUTLINE



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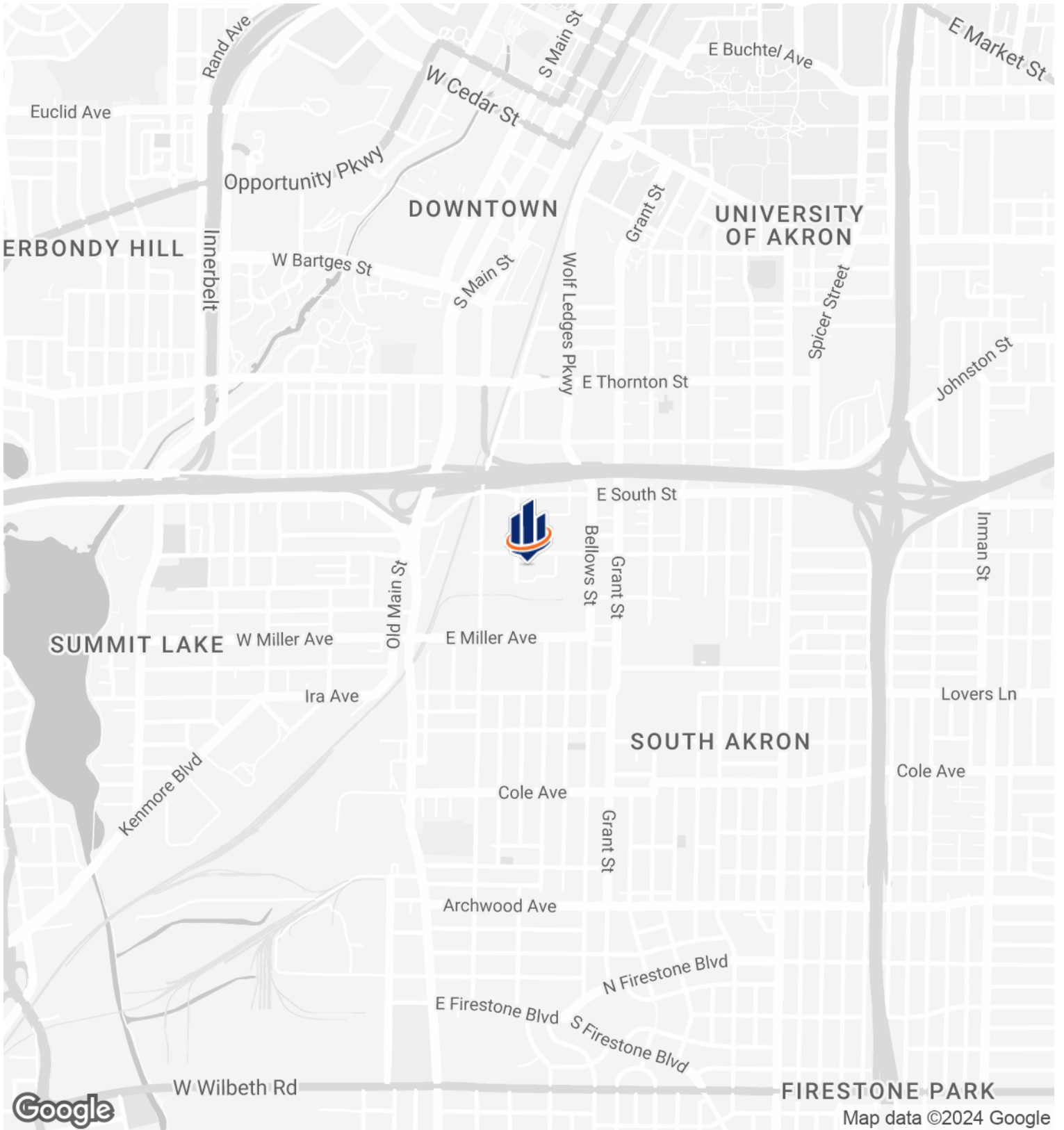
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# LOCATION MAP

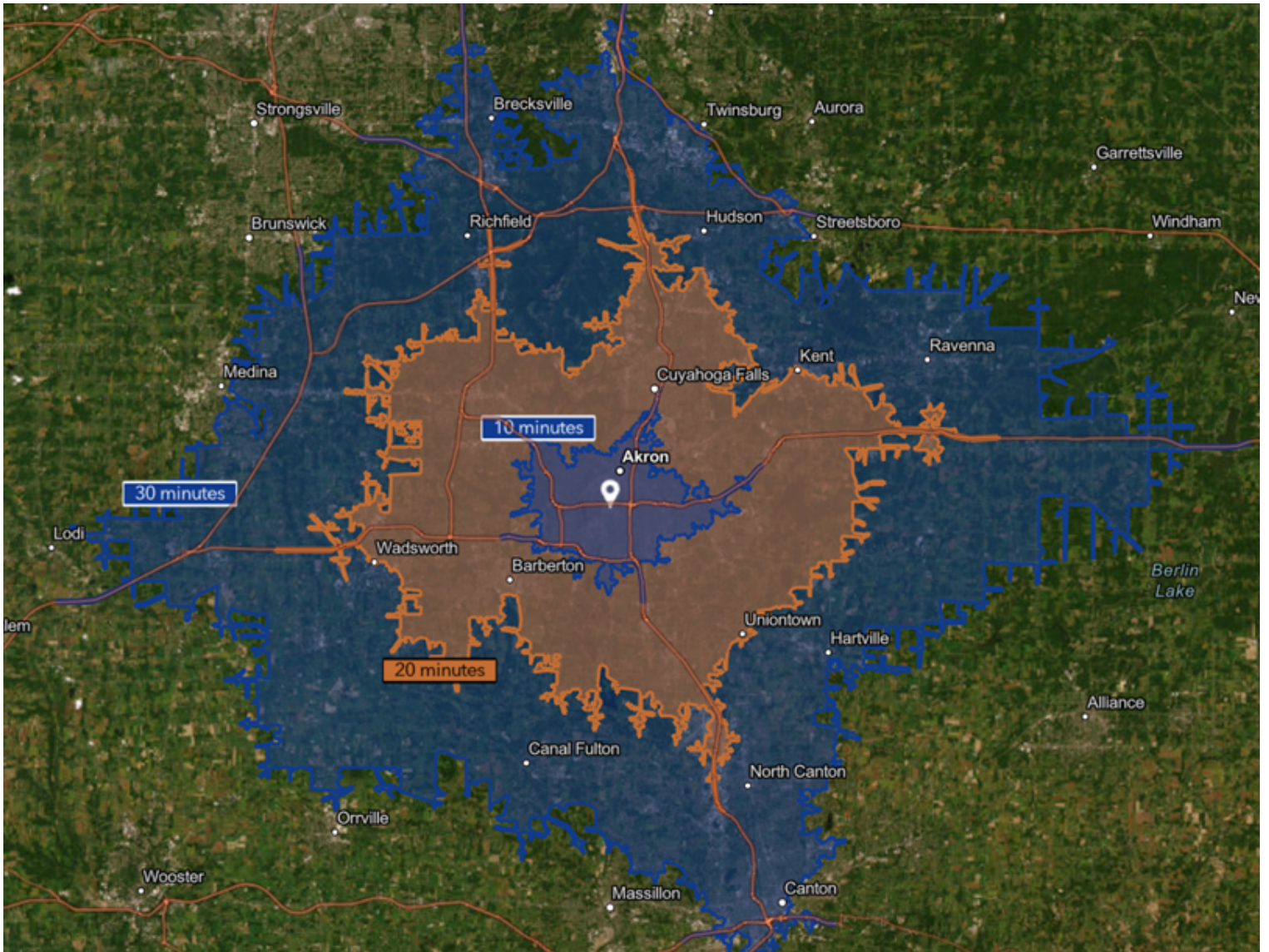


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# DRIVE TIME MAP



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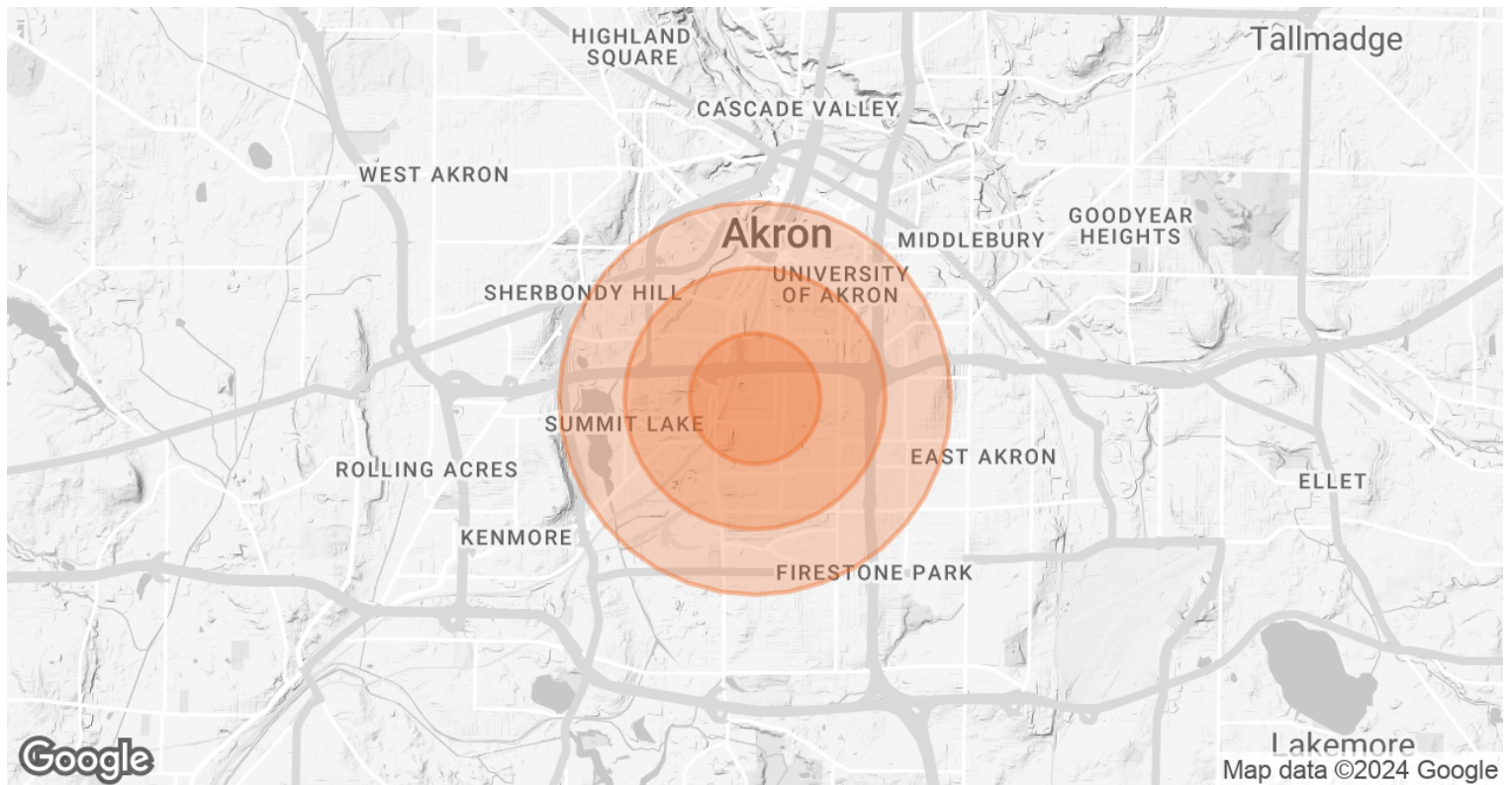
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
<b>TOTAL POPULATION</b>	2,363	14,529	31,268
<b>AVERAGE AGE</b>	31.0	31.2	31.0
<b>AVERAGE AGE (MALE)</b>	32.0	33.6	34.0
<b>AVERAGE AGE (FEMALE)</b>	28.7	29.6	29.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,039	6,684	14,134
<b># OF PERSONS PER HH</b>	2.3	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$32,542	\$30,457	\$34,740
<b>AVERAGE HOUSE VALUE</b>	\$31,691	\$50,164	\$53,537

\* Demographic data derived from 2020 ACS - US Census

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