

FOR LEASE

1340 Home Avenue Suite E

1340 HOME AVENUE SUITE E

Akron, OH 44310

PRESENTED BY:

GRAYDON FOX

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OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	2,500 SF
LEASE RATE:	\$7.50 PSF (NNN)
CAM CHARGE:	\$1.10 PSF
MONTHLY RENT:	\$1,791.67
YEAR BUILT:	1974
ZONING:	Industrial
APN:	6751867

PROPERTY OVERVIEW

The Subject Property is a 2,500 SF Industrial flex unit. The property is located in Akron in close proximity to Route 8 and State Route 261. The warehouse is approximately 1,500 SF with a dock door, 3 phase power, 16' ceilings, and a mezzanine level for storage above the office.

The office layout features a reception area, 3 private offices, and two restrooms. The space is ideally suited for a storage or light manufacturing use but the dock lends itself to a distribution use as well. The adjacent 5,000 SF unit is available so there is potential for a 7,500 SF unit combining the two.

PROPERTY HIGHLIGHTS

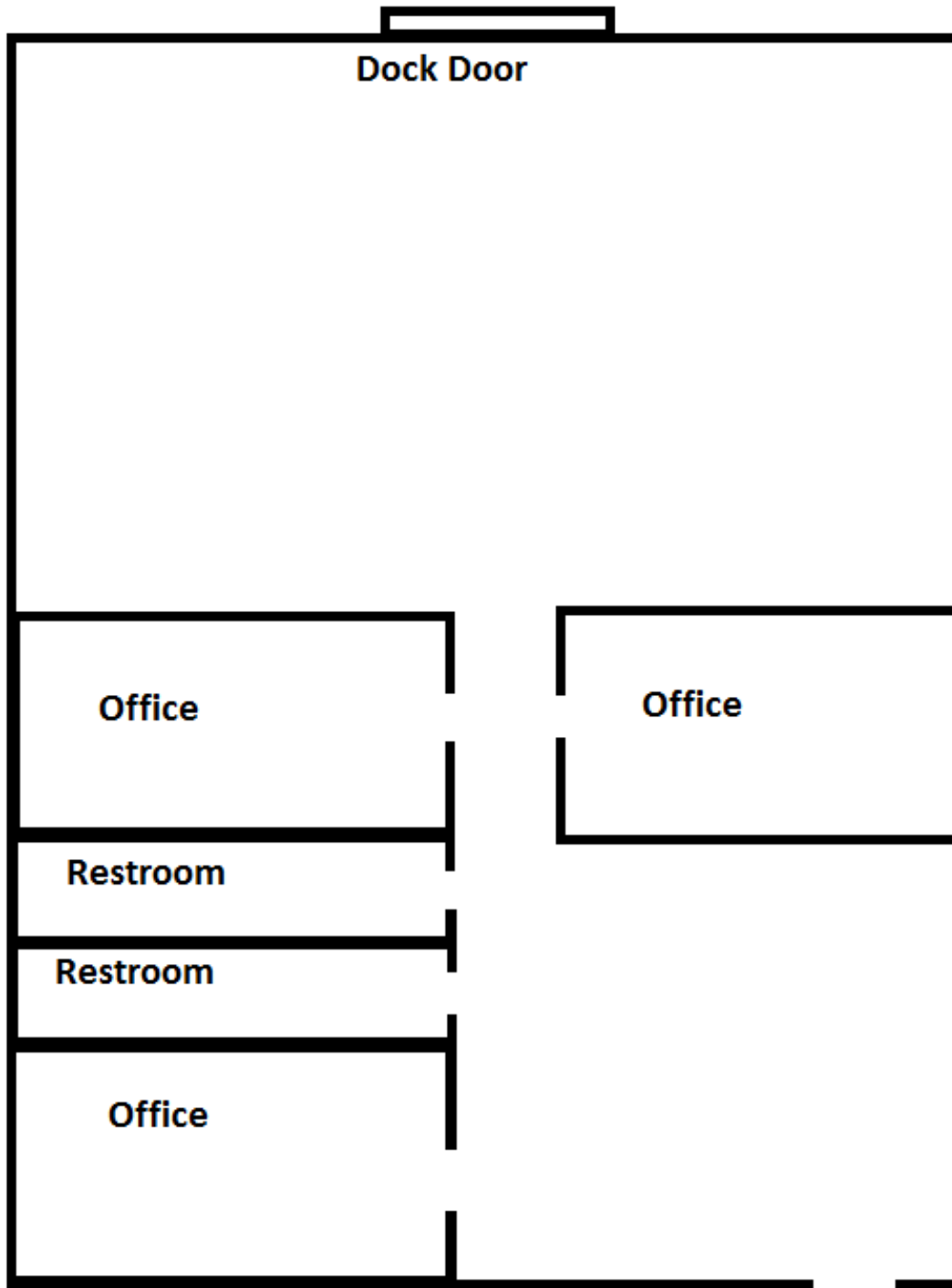
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FLOORPLAN



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ADDITIONAL PHOTOS



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LOCATION MAP



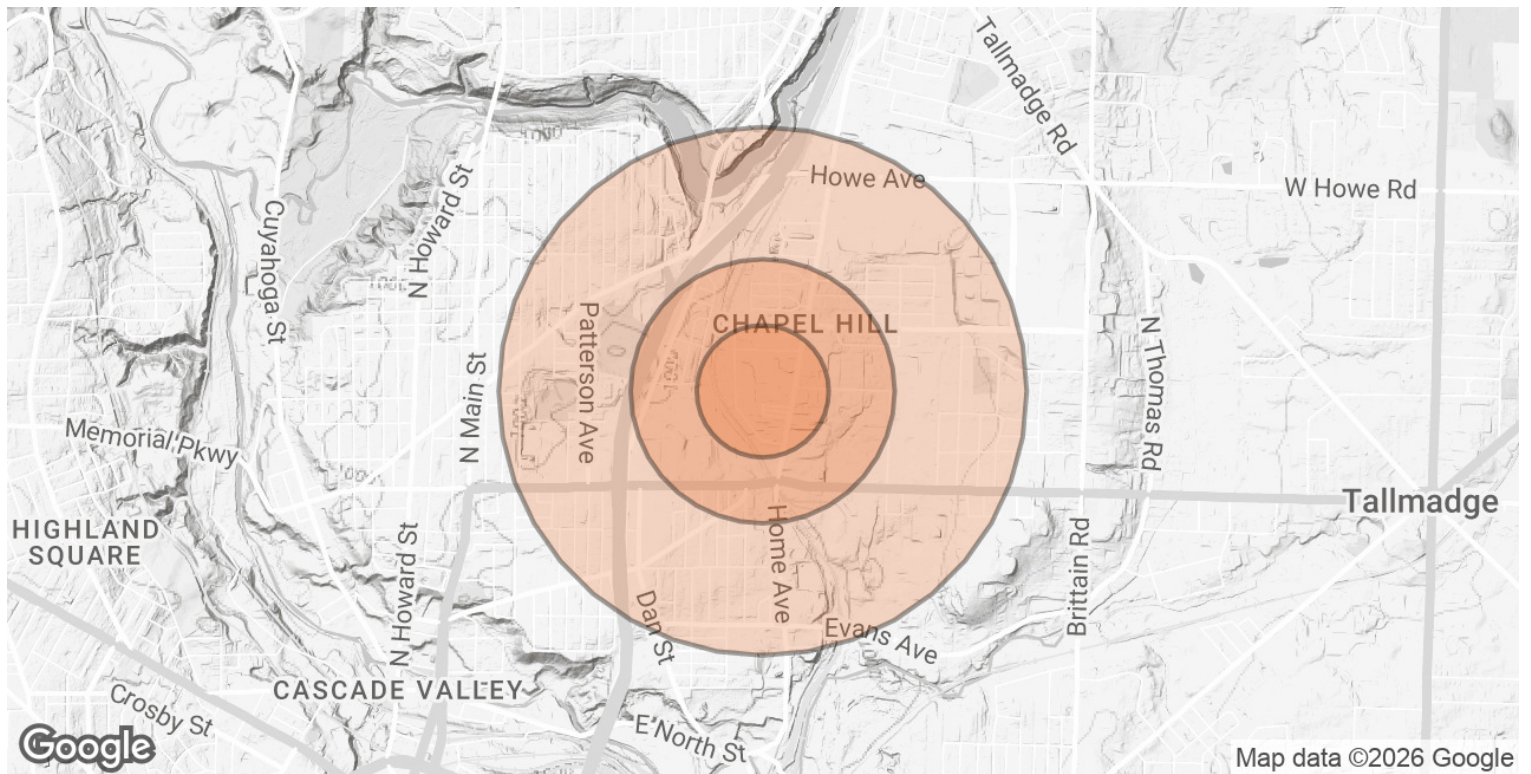
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	743	2,529	11,714
AVERAGE AGE	34.1	36.1	36.6
AVERAGE AGE (MALE)	31.0	32.0	33.4
AVERAGE AGE (FEMALE)	38.2	39.4	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	288	1,009	5,170
# OF PERSONS PER HH	2.6	2.5	2.3
AVERAGE HH INCOME	\$49,824	\$44,801	\$43,932
AVERAGE HOUSE VALUE	\$79,276	\$82,896	\$80,960

2020 American Community Survey (ACS)

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