

SALE

3113 Mogadore

3113 MOGADORE RD

Akron, OH 44312

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business or investment for success with this exceptional industrial/flex property in Akron, OH. Boasting 14,560 SF of versatile space, this U-5 zoned facility features a steel roof and a perfect blend of office and warehouse areas, designed to support a wide range of operations. Strategically positioned with over 425 feet of Mogadore Road frontage and dual curb cuts, the site combines visibility with seamless accessibility.

PROPERTY HIGHLIGHTS

- Fire alarm, security system, and comprehensive camera coverage
- Modern amenities such as LED lighting, updated restrooms and kitchen area
- Multiple large drive-in doors and a four-bay garage with 19ft clear heights
- Easy access to I-76, I-77, and SR-224

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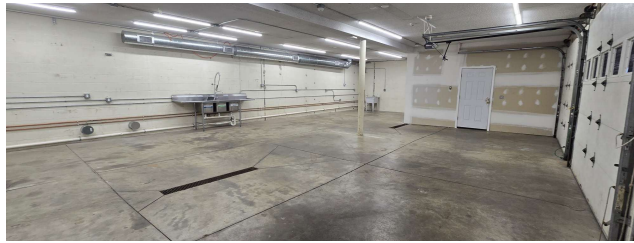
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PROPERTY SUMMARY

SALE PRICE:	\$1,240,000
NUMBER OF UNITS:	1
BUILDING SIZE:	14,560 SF
WAREHOUSE SF:	9,027 SF
OFFICE SF:	5,533 SF
ACREAGE:	9.345 ACRES
ELECTRICAL:	120/240 volt, Single-Phase, 400 amps
APN	6707021, 7100030, 7100066, 7101438

ADDITIONAL PHOTOS



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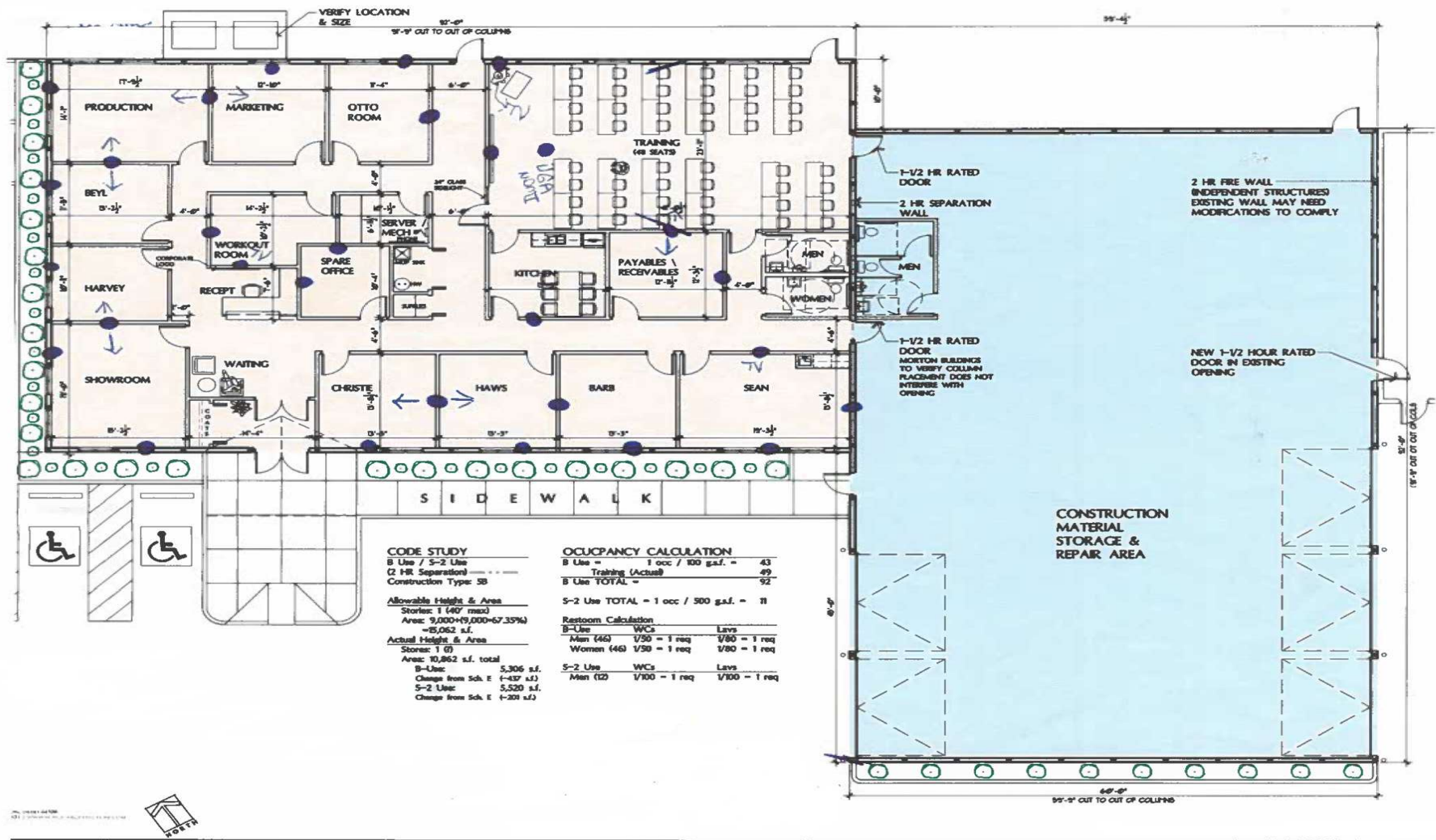
SITE PLANS



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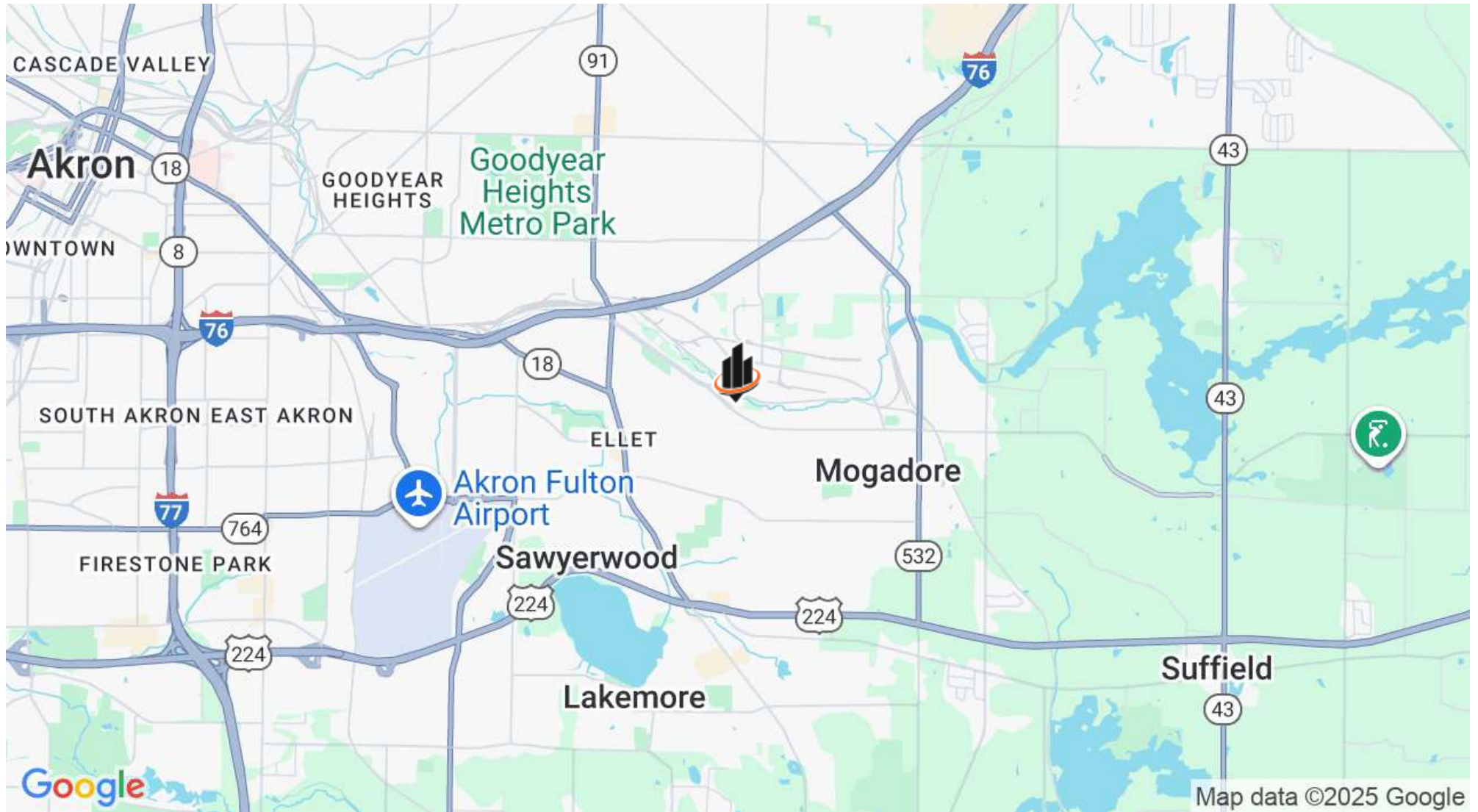
SPACE PLAN



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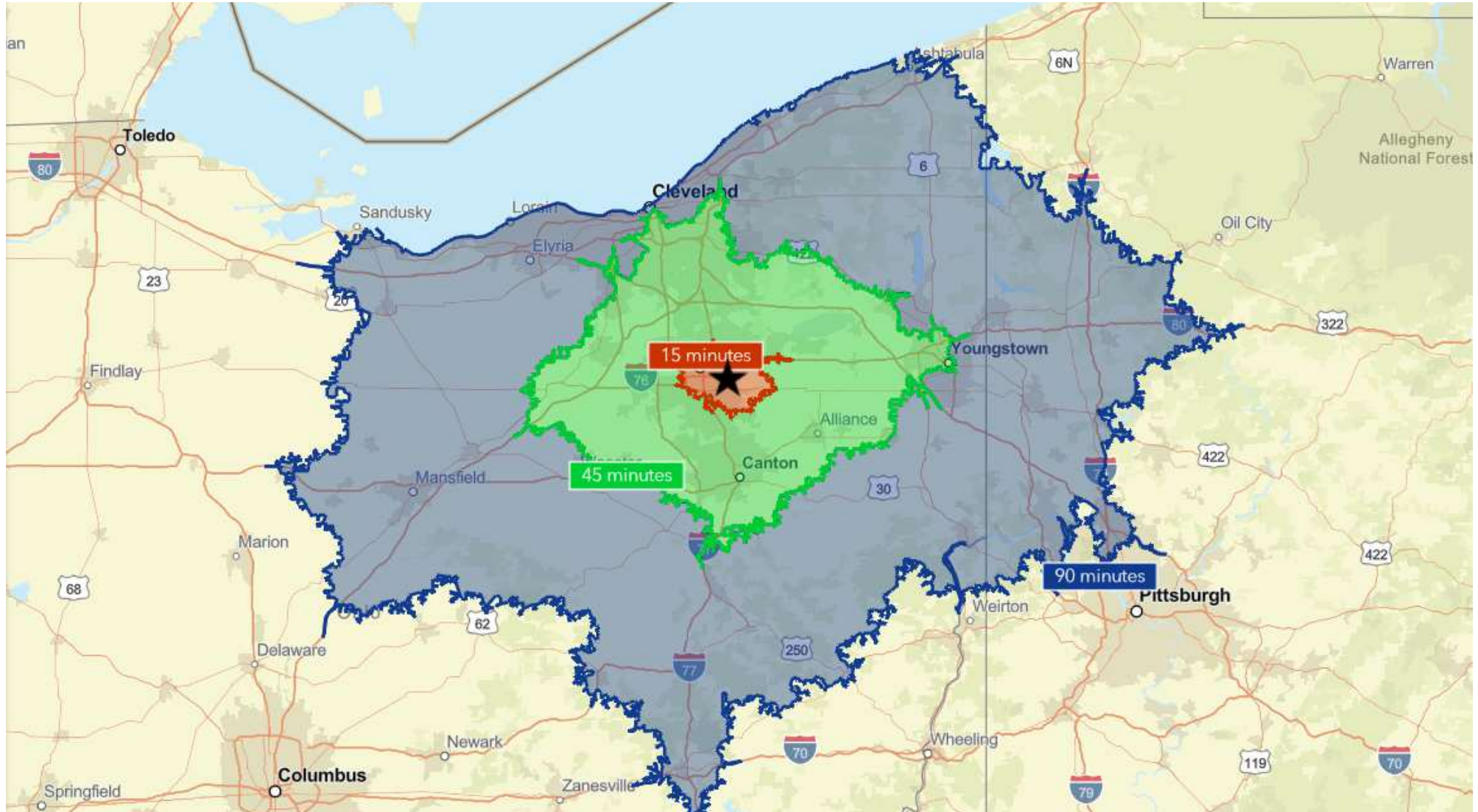
LOCATION MAP



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DRIVE TIME



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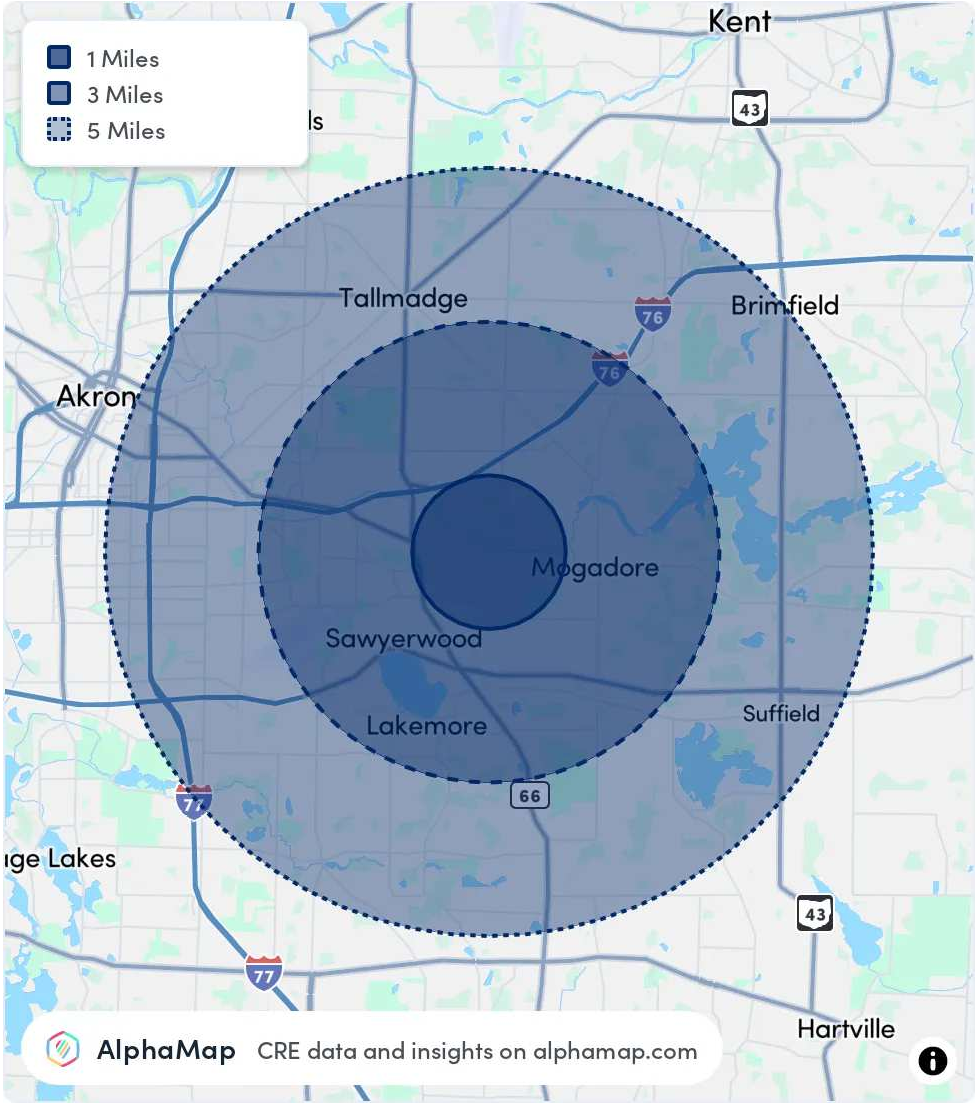
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,004	48,258	122,533
AVERAGE AGE	42	43	41
AVERAGE AGE (MALE)	41	42	40
AVERAGE AGE (FEMALE)	43	44	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,150	21,293	52,407
PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$69,361	\$75,204	\$70,961
AVERAGE HOUSE VALUE	\$138,420	\$162,253	\$161,261
PER CAPITA INCOME	\$31,527	\$32,697	\$30,852

Map and demographics data derived from AlphaMap



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