

BUILD TO SUIT LEASE

80K - 100K SF Build To Suit Warehouse Development

E. CROSIER ST & BELLOWS ST

Akron, OH 44311

PRESENTED BY:

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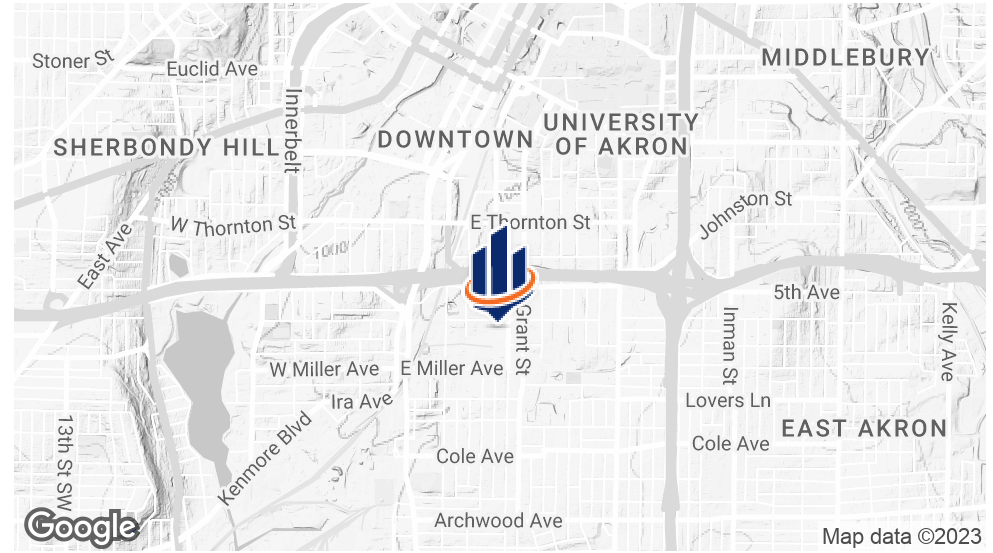
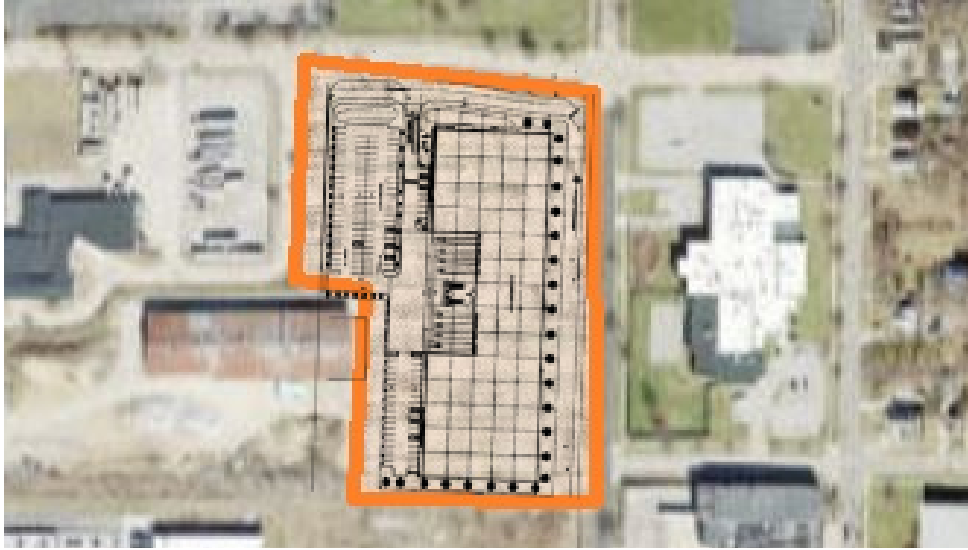
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OH #2022005836



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
PROPOSED BLDG:	80,000 - 100,000 SF
RENTABLE SF:	Negotiable
LOT SIZE:	5.208 Acres
MARKET:	Akron
SUBMARKET:	Cleveland
APN:	6764078

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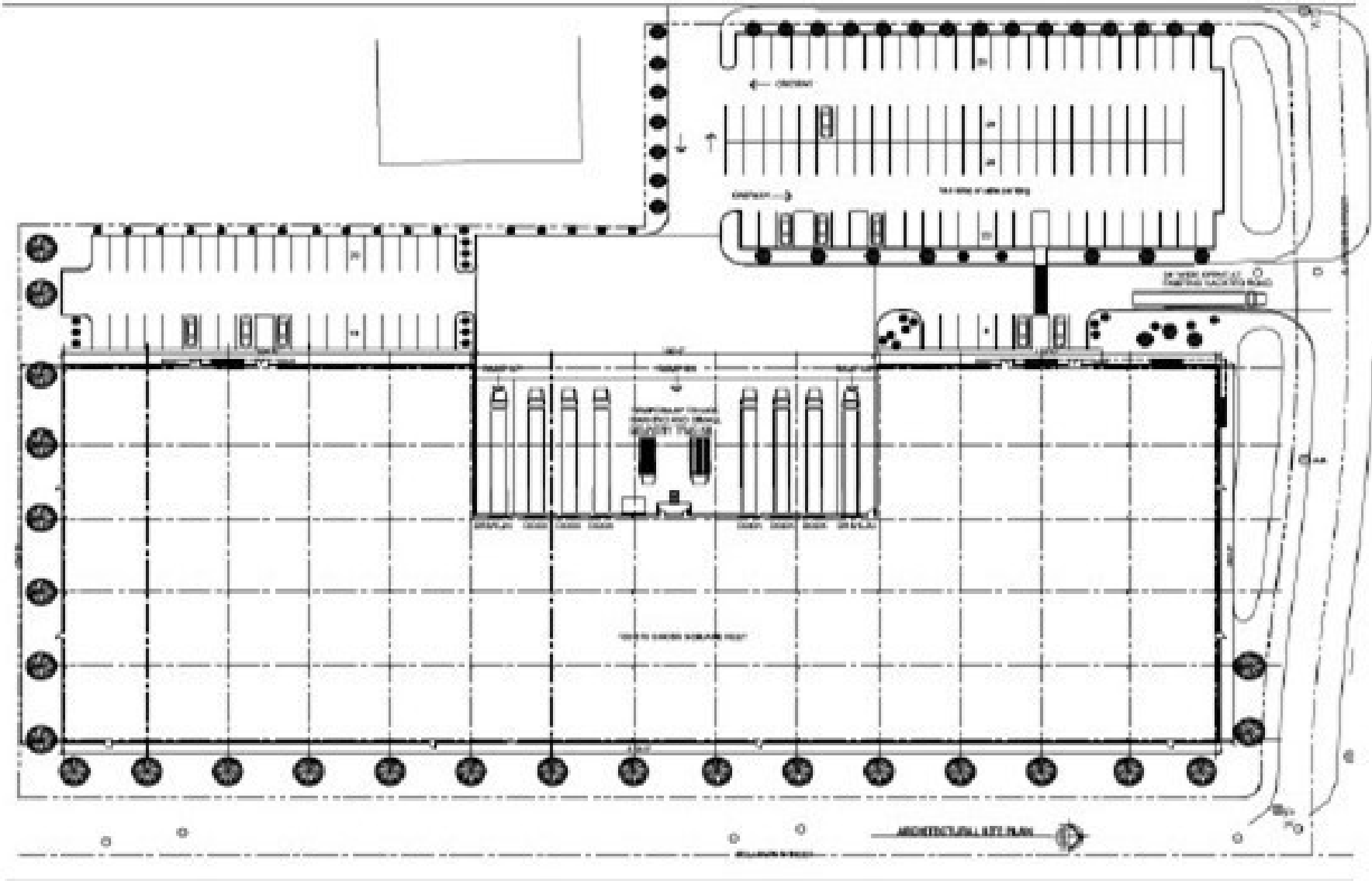
PROPERTY OVERVIEW

Proposed 80,000-100,000 SF industrial building will be constructed. Will include 20'-30' clear ceiling heights, dock doors & overhead doors, flex office space and can be built to suit various uses & sizes. Located on the corner of E. Crosier Street & Bellows Street in Akron, Ohio 44311. Minutes from recently renovated Downtown Akron. Property sits just 0.7 miles from Interstate 76, 1.7 miles from State Route 8 & 1.7 miles from the Interstate 76/Interstate 77/Route 8 interchange.

PROPERTY HIGHLIGHTS

- Available For Lease - Build To Suit
- Ground Breaking Can Start ASAP
- Great Highway Access for Distribution
- Existing Sewer & Power
- Fenced & Secure Site
- Customizable To Your Needs

SITE PLAN



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BUILDING RENDERINGS



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INDUSTRIES IN THE AREA



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DEMOGRAPHICS MAP & REPORT

POPULATION

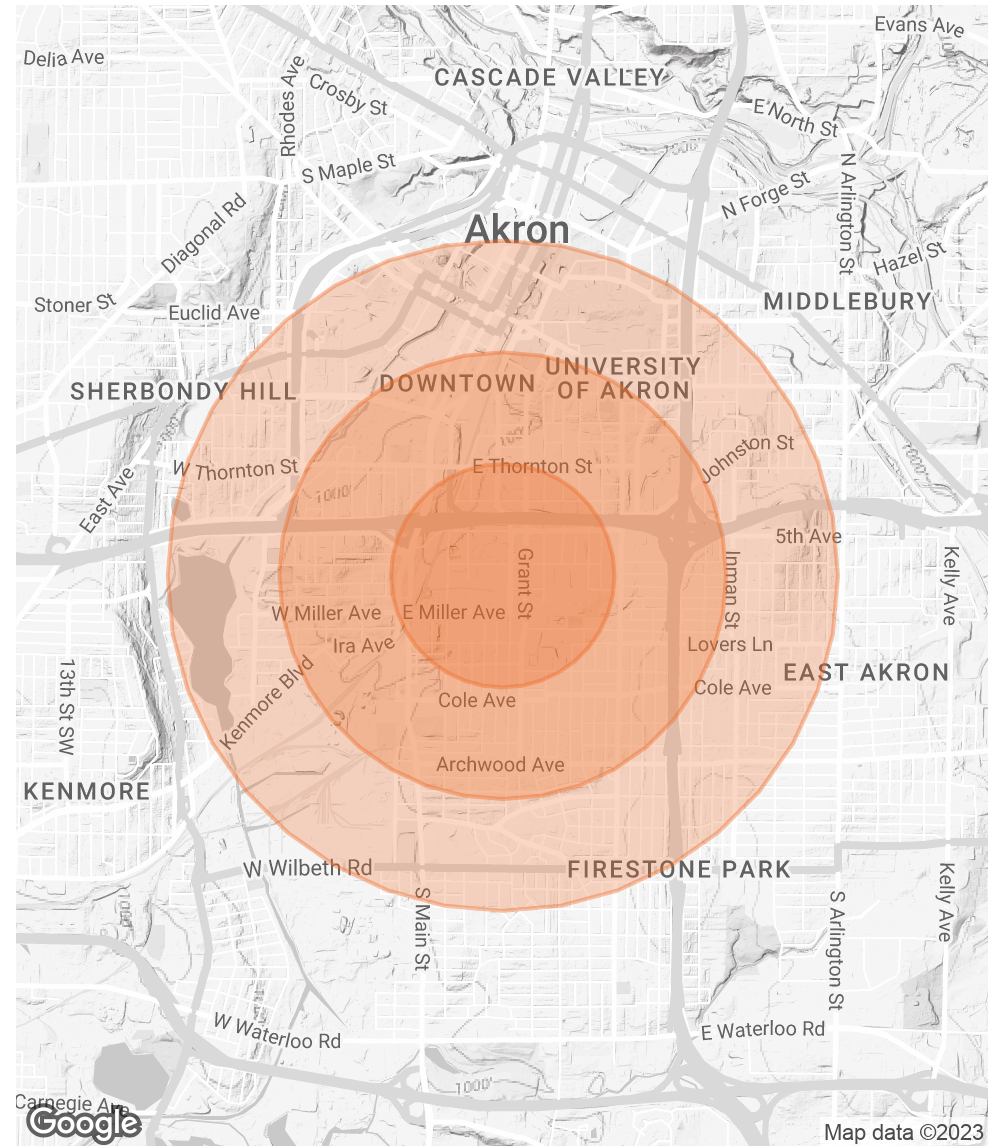
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,492	14,462	29,741
AVERAGE AGE	31.5	30.6	30.7
AVERAGE AGE (MALE)	32.4	33.2	33.8
AVERAGE AGE (FEMALE)	29.6	29.2	29.4

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,171	6,584	13,331
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$31,851	\$31,420	\$35,148
AVERAGE HOUSE VALUE	\$199,731	\$105,611	\$89,895

* Demographic data derived from 2020 ACS - US Census



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