

AccessPointe
Community Health Centers

Ascent 
AUDIOLOGY & HEARING

Barberton, OH 44203

**Medical Office Building
Investment Opportunity**

Offering Memorandum

8.25% Cap Rate | \$1,697,000 | Akron MSA | 90% Occupied MOB | \$101 PPF



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Point of Contact



Kyle Mackulak

VP & Associate Director

(310) 919-5835

kyle.mackulak@matthews.com

License No. 02055597 (CA)



Rahul Chhaged

SVP & Senior Director

(949) 432-4513

rahul.chhaged@matthews.com

License No. 01986299 (CA)



Michael Moreno

SVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)

Matthew Wallace

Broker of Record

License No. BRKP.2024002419 (OH)

Firm No. REC.2022007141 (OH)

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PROPERTY OVERVIEW

AxessPointe Community Health Centers
390 Robinson Ave, Barberton, OH 44203



EXECUTIVE SUMMARY



The Opportunity

Matthews™ is pleased to present the opportunity to acquire a multi tenant medical office building located at 390 Robinson Ave, Barberton, OH 44203. The property is anchored by AxessPointe Community Health Centers, a Federally Qualified Health Center that has operated at this location since 2014 and offers medical, dental, pharmacy, behavioral health, Medication-Assisted Treatment (MAT), and supportive services to the surrounding community. Ascent Audiology and Hearing provides complementary specialist care within the building, creating a true neighborhood health hub.

The asset offers investors stable in place cash flow backed by long standing healthcare providers, with clear upside through lease up of the remaining vacancy. The property is located within Anna Dean Professional Park less than one mile from Summa Health System Barberton Campus and approximately seven miles south of downtown Akron, benefiting from strong surrounding demographics and a dense, everyday needs trade area. This combination of durable tenancy, medical corridor location, and value add potential positions 390 Robinson Ave as an attractive medical office investment in the Akron metro.



INVESTMENT HIGHLIGHTS

- **Federally Qualified Health Center Anchor with Long Operating History:** The property is anchored by AxessPointe Community Health Centers which leases more than 12,200 square feet and represents roughly seventy two percent of the net rentable area. *AxessPointe is a Federally Qualified Health Center* serving Summit and Portage Counties with primary care, dental, behavioral health, pharmacy, women's health and other services across multiple locations including this Barberton clinic. The organization traces its roots to the mid nineteen nineties and now *cares for tens of thousands of patients annually*, reinforcing the importance of this site in their delivery network. *AxessPointe has operated in this building since February 2014 under a lease that runs through July 2029*, with two, 5-year extension options and fifteen percent rent increases at each option. This depth of tenancy and clear forward runway provide investors with a seasoned, clinic based health care tenant that has demonstrated long term commitment to the location.
- **Complementary Healthcare Tenancy and On-Site Pharmacy:** In addition to the AxessPointe clinic, the building is leased to *Ascent Audiology and Hearing, a full service audiology and hearing aid provider* occupying nearly 3,000 square feet. Ascent delivers hearing evaluations, device fitting and follow up care and is actively marketing to patients across the Barberton and south Akron area. *Within the AxessPointe space, there is also an AxessPointe branded pharmacy* at the property address, allowing patients to see a provider and fill prescriptions in the same building.
- **Clear Value Add Potential:** The only *vacancy in the building is an approximately 1,700 square foot suite, representing about 10% of the total building*. At the current average rental rate of roughly *\$17-\$18 dollars per square foot*, leasing this suite has the potential to add around thirty thousand dollars of additional annual base rent, with further upside depending on the use and lease structure.

Given the concentration of medical and senior housing users in the immediate area and the existing mix of tenants in the building, the vacant space is well positioned for complementary medical office users.



INVESTMENT HIGHLIGHTS



- **Modern Two-Story MOB within Anna Dean Professional Park:** Constructed in 2003, the two story, class B condominium *totals approximately 16,836* and offers a contemporary layout, elevator served upper floor and efficient suite configurations for health care providers. The property is *part of the Anna Dean Professional Park*, surrounded by medical offices, neighborhood retail and senior living. The site offers ample surface parking and prominent building and monument signage along Robinson Avenue, providing *strong visibility to daily commuters*.

Immediately *adjacent is The Village at Anna Dean, a mixed use development* with ground floor retail and medical space and roughly sixty units of affordable senior housing, further reinforcing the property as a daily destination for both residents and patients.

- **Strategic Location in Established Medical Corridor Near Full-Service Hospital:** The property sits *less than one mile from Summa Health System Barberton Campus*, a full-service community hospital that has served the region for more than a century and is part of the broader Summa Health system. The Barberton campus offers a twenty-four-hour emergency department with over thirty private treatment rooms and a fast track area, and approximately one hundred seventy-eight staffed beds.

This proximity to a major hospital and the broader Summa outpatient network *allows tenants at 390 Robinson Ave to coordinate care, refer patients and access the full spectrum of acute and specialty services*, a key advantage for primary care and audiology practices.



INVESTMENT HIGHLIGHTS

- **Dense Trade Area with Senior Demographics:** The property benefits from a five-mile population of more than one hundred thirteen thousand residents and an average household income above sixty thousand dollars, supporting a deep and diverse patient base. *The Village at Anna Dean and other nearby affordable and senior oriented housing communities create a particularly strong concentration of age qualified residents who tend to be heavy users of medical services.*
- **Accessible Akron Metro Location:** Located in Barberton approximately *seven miles south of downtown Akron*, the asset has convenient *access to State Route 619 and the greater Akron and Canton metros*. This positioning allows tenants to draw patients from a broad regional trade area, including Summit, Medina, Portage, Stark and Wayne Counties which are collectively served by the Summa Health system and multiple other health providers.
- **Hedge Against Economic Downturns:** Medical office properties have shown *resilience through recent real estate cycles*, supported by the essential nature of health care, an aging population and the need for in person clinical services that cannot be delivered remotely. Recent industry research shows that *medical office buildings have maintained occupancy levels around or above ninety percent* and demonstrated relatively stable rent growth, even as traditional offices and some retail categories faced higher volatility.

With a Federally Qualified Health Center anchor, complementary outpatient services, proximity to a full service hospital and a clear path to grow income through lease up of the final suite, 390 Robinson Ave offers investors a compelling combination of current yield and durable, health care driven demand.





Robinson Ave ± 11,000 VPD

Conservatory Dr

5th St SE



 **Barberton High School**
±1,421 Students

 **Barberton Middle School**
±776 Students

Norton Ave

malco
PRODUCTS, INC.


MERRYWEATHER
FOAM

619

Wooster Rd ±17,300 VPD

Marc's
Fresh Savings. Smart Living.

 **planet fitness**

AutoZone

 **Quest**
Diagnostics

+ **Summa Health System -
Barberton Campus**
±300 Beds

APC
VET Clinic

 **Summa**
Health

**Subject
Property**

 **CVS**
pharmacy

BWXT
BW Technologies, Inc.

Robinson Ave ±11,000 VPD

 **Barnett**
ORTHODONTICS

 **BARBERTON**
POST ACUTE

 **Foxglove Apartments**
±54 Units

 **SummaCare**

 **KinderCare**
LEARNING CENTERS

 **FAMILY**
DOLLAR

 **giant eagle**

 **Little Caesars**

 **CHIPOTLE**
MEXICAN GRILL

 **O'Reilly AUTO PARTS**
PROFESSIONAL PARTS PEOPLE

 **Hometown URGENT CARE**
& OCCUPATIONAL HEALTH
— Better Healthcare, For A Better Hometown —

BARBERTON POINTE
SENIOR LIVING

 **Quest**
Diagnostics

Google Earth

390 Robinson Ave
Barberton, OH 44203

±16,836 SF

GLA

2003

Year Built

±11,000

Vehicles Per Day (E Robinson Ave)

MG

Lease Type

\$100.80

Price/SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

AxessPointe Community Health Centers
390 Robinson Ave, Barberton, OH 44203



FINANCIAL SUMMARY

\$1,697,000

List Price

8.25%

Cap Rate

\$140,293

NOI

\$17.59

Rent/SF

Property Overview

Property Name	MOB - 390 Robinson Ave
Address	390 Robinson Ave, Barberton, OH 44203
Property Size	16,836
Year Built	2003
WALT	±3.50 Years
Occupancy	90%
Property Type	Medical Office Building
Ownership Type	Condo Fee Interest encumbered by a ground lease

Ground Lease Abstract

Ground Lease Commencement	1/1/2001
Ground Lease Expiration	12/31/2050
Ground Lease Options	Two 10 Year Options

Financial Overview

Income	Total	\$PSF
Rental Income	\$264,753	\$15.73
Reimbursement Revenue	\$1,588	\$0.09
Effective Gross Revenue	\$266,341	\$15.82
Expenses		
Condo Association Fees	\$61,000	\$3.62
General Maintenance	\$12,000	\$0.71
Property Tax	\$22,927	\$1.36
Property Management	\$10,659	\$0.63
Insurance	\$7,105	\$0.42
Cleaning Services	\$6,572	\$0.39
Utilities	\$5,784	\$0.34
Total Operating Expenses	\$126,047	\$7.49
Net Operating Income	\$140,293	\$8.33

RENT ROLL

Suite	Tenant Name	Lease Start	Lease End	Size (SF)	% of NRA	Contract Rental Rate		Rent/ SF	Rental Increases	Options Remaining	Term Remaining	Lease Structure
						Annual	Monthly					
A, E & F	AxessPointe	10/1/2022	7/31/2029	12,213	73%	\$210,678	\$17,556	\$17.25	15% in each option	Two, 5-Year	±3.47 Years	MG
B & D	Ascent Audiology & Hearing	9/27/2017	11/30/2029	2,923	17%	\$55,537	\$4,628	\$19.00	2.5% every other year	One, 5-Year	±3.80 Years	MG
C	Vacant			1,700	10%							
Occupied Totals				15,136	90%	\$266,215	\$22,185	\$17.59				
Vacant Totals				1,700	10%							
Total				15,136	90%	\$266,215	\$22,185	\$17.59				
WALT				±3.5 Years								



TENANT OVERVIEW



Year Founded
1995

Headquarters
Akron, OH

Annual Patients
20,000+

Locations
9

Tenant Overview

AxessPointe Community Health Centers is a well-established, mission-driven **Federally Qualified Health Center (FQHC)** operating comprehensive community healthcare facilities in underserved markets across Summit and Portage counties in Northeast Ohio. With origins dating back to 1995, AxessPointe (recently merged into Axess Family Services, Inc.) has built a **broad footprint providing affordable, integrated medical, dental, behavioral health, pharmacy, and preventive care services to diverse patient populations**, regardless of insurance status or ability to pay.



Year Founded
2024

Headquarters
Raveena, OH

Annual Patients
350,000+

Locations
9

Parent Company Overview

Axess Family Services (AFS) is a large nonprofit community service organization dedicated to improving health and wellbeing by connecting individuals and families to comprehensive healthcare and social support resources. **AFS is the parent company to AxessPoint Community Health Center**, and the organization's integrated model addresses a broad spectrum of needs, including **primary medical care, dental, optometry, behavioral health, substance use treatment, housing stability, supportive services, veteran support, and basic needs assistance**, under a unified, person-centered approach that emphasizes accessibility, compassion, and equity. AFS also **achieved national accreditation through the Council on Accreditation (COA) in 2025**.



Year Founded
1995

Headquarters
Barberton, OH

Locations
1

Tenant Overview

Ascent Audiology & Hearing is a locally operated hearing healthcare provider serving the Barberton, Ohio community with comprehensive audiology services and personalized patient care. The practice **offers diagnostic hearing evaluations, hearing aid fittings and programming, repairs, tinnitus management, and custom hearing protection solutions**. Positioned as a neighborhood medical services tenant, Ascent Audiology & Hearing benefits from **stable, appointment-based traffic and a recurring revenue model driven by follow-up care, device servicing, and long-term patient relationships**.

MARKET OVERVIEW

AxessPointe Community Health Centers
390 Robinson Ave, Barberton, OH 44203



BARBERTON, OH

26,500

Total Population

\$54,000

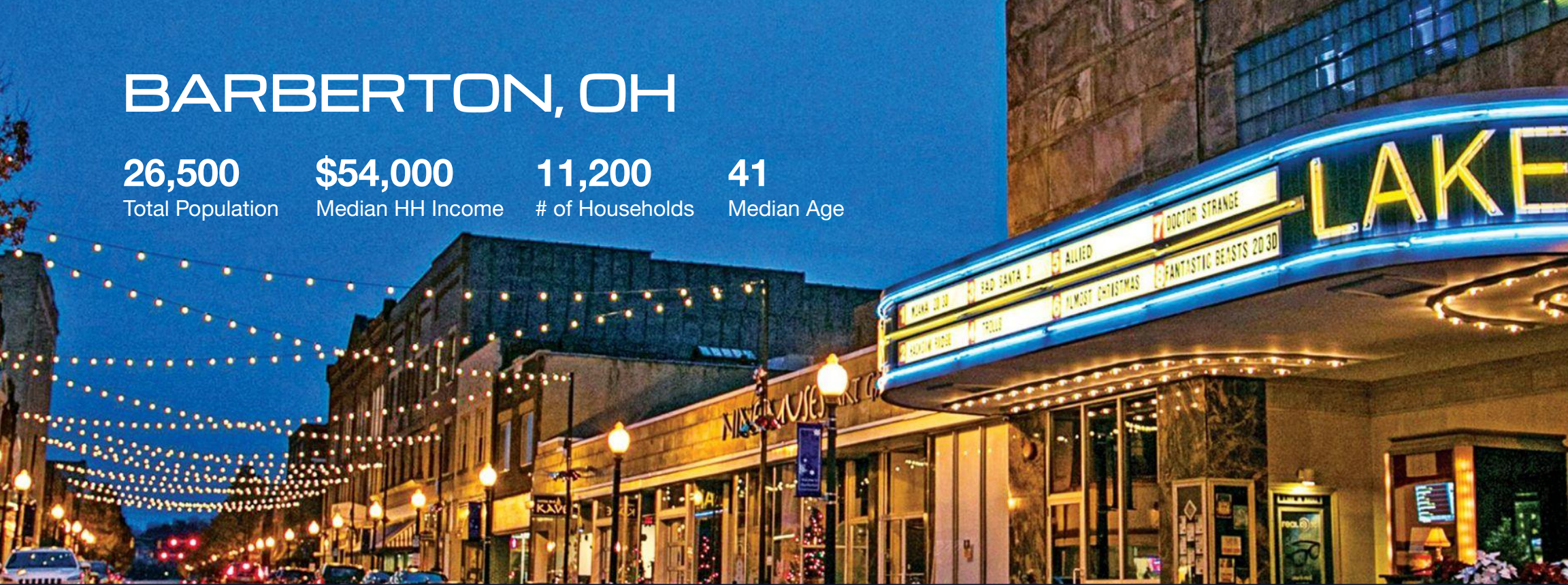
Median HH Income

11,200

of Households

41

Median Age



Local Market Overview

Barberton, Ohio is a historic Summit County community located just southwest of Akron, offering a balanced blend of small-city character and regional accessibility. Known as the “Magic City” for its rapid early growth, Barberton today maintains a stable residential base supported by healthcare, manufacturing, and regional service industries. Its proximity to Interstate 76 and State Route 21 provides efficient connectivity throughout the Akron-Canton corridor and into the greater Cleveland market, positioning the city within a well-established Northeast Ohio economic network. The presence of Barberton City Schools, neighborhood retail corridors, and medical facilities contributes to consistent local activity and daily traffic patterns.

The city’s identity is anchored by Lake Anna Park and a walkable downtown district that supports community-oriented events, local dining, and small businesses. Ongoing reinvestment efforts in infrastructure and commercial corridors continue to enhance usability and curb appeal. Barberton benefits from its relationship with nearby Akron’s employment centers while offering a more affordable and accessible environment for residents and businesses alike. This combination of regional connectivity and established neighborhood fabric supports long-term stability and sustained local demand.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	45,375	106,366	400,258

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	19,784	45,930	169,935

Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$64,241	\$66,064	\$76,349

AKRON, OH

190,000

Total Population

\$46,000

Median HH Income

83,000

of Households

36

Median Age

\$40.35B

Gross Domestic Product

MSA Overview

Akron, Ohio serves as a primary economic and institutional hub for Summit County and the broader Northeast Ohio region. Historically known for its legacy in rubber and polymer manufacturing, the city has evolved into a **diversified economy anchored by healthcare, advanced manufacturing, education, and professional services**.

Downtown Akron continues to benefit from reinvestment initiatives, adaptive reuse projects, and corporate office presence, while the **city's proximity to Interstate 77, Interstate 76, and State Route 8 provides efficient regional connectivity to Cleveland, Canton, and other Midwest markets**. This infrastructure supports both workforce mobility and commercial distribution throughout the corridor.

**The
University
of Akron**



Cleveland Clinic
Akron General



**Akron
Children's
Hospital**

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Point of Contact

Kyle Mackulak

VP & Associate Director

(310) 919-5835

kyle.mackulak@matthews.com

License No. 02055597 (CA)

Rahul Chhajed

SVP & Senior Director

(949) 432-4513

rahul.chhajed@matthews.com

License No. 01986299 (CA)

Michael Moreno

SVP & Senior Director

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michael.moreno@matthews.com

License No. 01982943 (CA)

Matthew Wallace | Broker of Record | Lic. No. BRKP.2024002419 (OH) | Firm No. REC.20220071 (OH)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 390 Robinson Ave, Barberton, OH, 44203 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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