

Wilbeth Road Center

866-898 WEST WILBETH ROAD, AKRON, OH 44314

FOR SALE

Office Building



PROPERTY DESCRIPTION

Discover a prime investment opportunity at 866-898 West Wilbeth Road in Akron, OH. This impressive 31,820 SF Warehouse Retail Plaza offers 6 units, making it an ideal addition to any investor's portfolio. With zoning for U-5 Ordinary Industry, this property provides flexibility for a range of business uses. Situated in the Kenmore neighborhood of Akron, this building presents a promising investment opportunity. Don't miss out on the chance to own a valuable piece of commercial real estate in this vibrant market.

PROPERTY HIGHLIGHTS

- 31,820 SF Warehouse Retail Plaza Building
- 6 units for versatile leasing options
- Zoned U-5 Ordinary Industry for flexible business use
- Prime location in Kenmore Akron neighborhood
- Convenient access to major highways including I-76, I-77, and US Route 224
- Ideal investment opportunity

LOCATION DESCRIPTION

Located in the Kenmore neighborhood next to Fastenal Distribution. Its convenient access to major highways including I-76, I-77, and US Route 224 ensures efficient transportation and distribution. Nearby areas include Firestone Park a 7-minute drive and Barberton a 10-minute drive.

OFFERING SUMMARY

Sale Price:	\$900,000
Number of Units:	6
Lot Size:	3.21 Acres
Building Size:	31,820 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	995	5,169
Total Population	761	2,463	12,008
Average HH Income	\$62,533	\$60,863	\$57,298



Patrick Craig
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OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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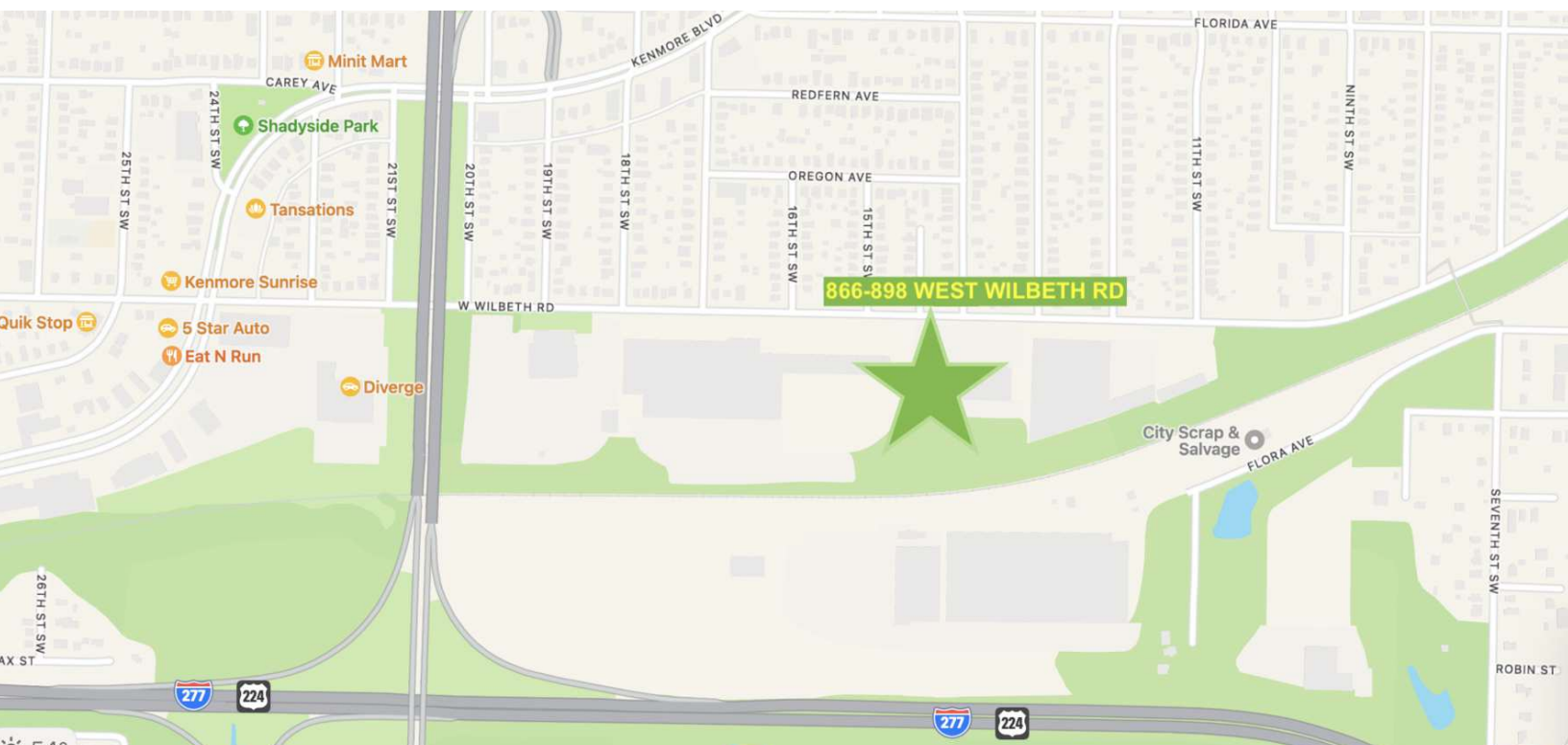
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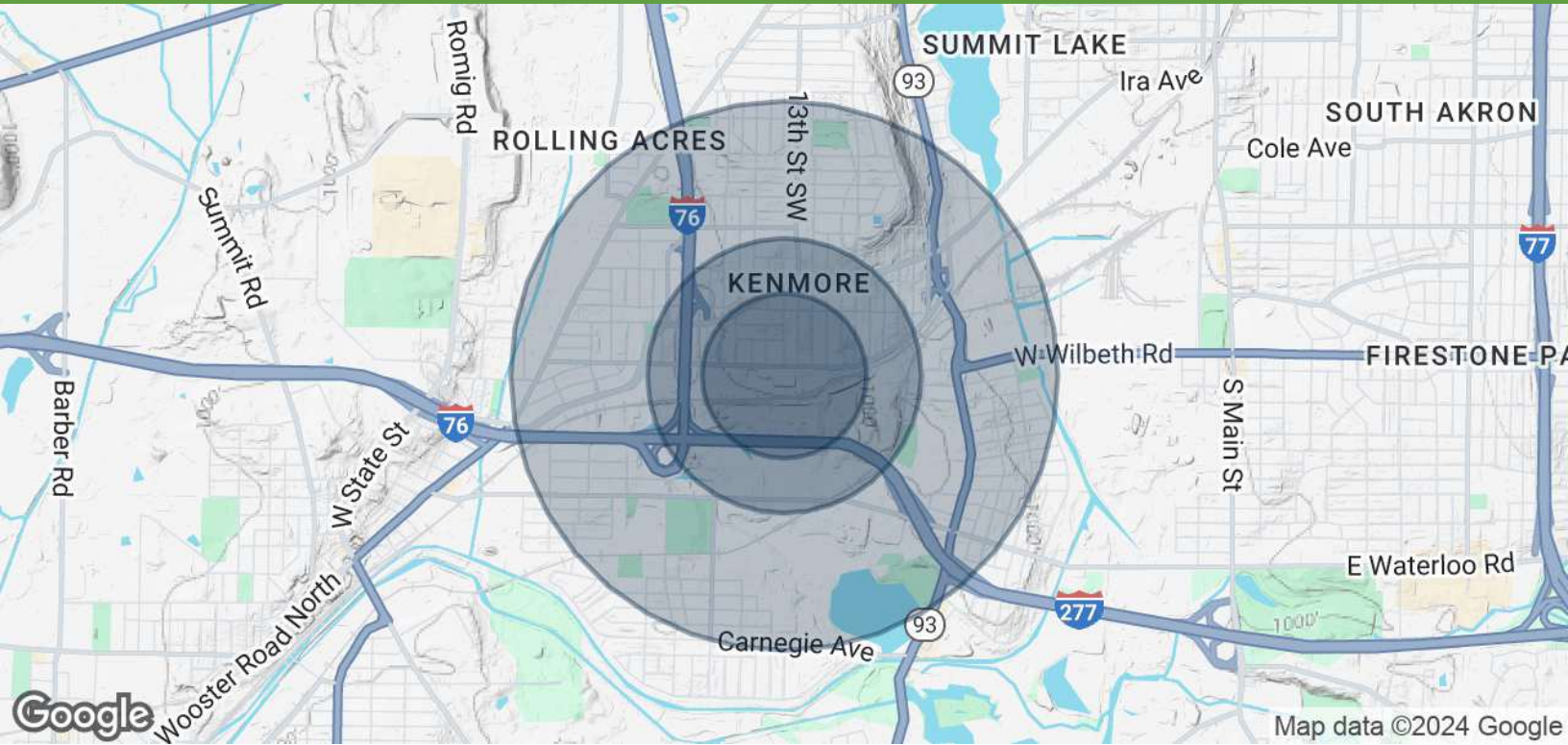
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	761	2,463	12,008
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	307	995	5,169
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$62,533	\$60,863	\$57,298
Average House Value	\$153,242	\$125,896	\$108,342

Demographics data derived from AlphaMap



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