

LOWER LEVEL RETAIL SPACE FOR LEASE



**1698 MERRIMAN ROAD
AKRON, OH 44313**

LEASE RATE: \$3,623/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 3,344 SF
- Price per SF: \$13/SF
- Lower-level Retail Space Features Chairlift Accessibility, 2 Exterior Entrances to the Main Retail Area, Storage Area, 1 ADA-Compliant Restroom, and Direct Access to Employee Parking
- Tenant is Responsible for Utilities
- Signage Available on Marquee Board
- Front Customer Parking: 18+ Spaces
- Rear Employee Parking: 10+ Spaces
- Traffic Count: $\pm 16,230$
- Additional Tenants: Well Being Massage Studio & Health Store, Portal West Coffee, Akron Art Works, Cantina Pericos by Tulum, Akron Valley Brunch House, Chop It Up Salon, Ivy Spa, High & Tight Barber Shop, The Healing Brew, and House of Plants Florist



LISTING AGENTS

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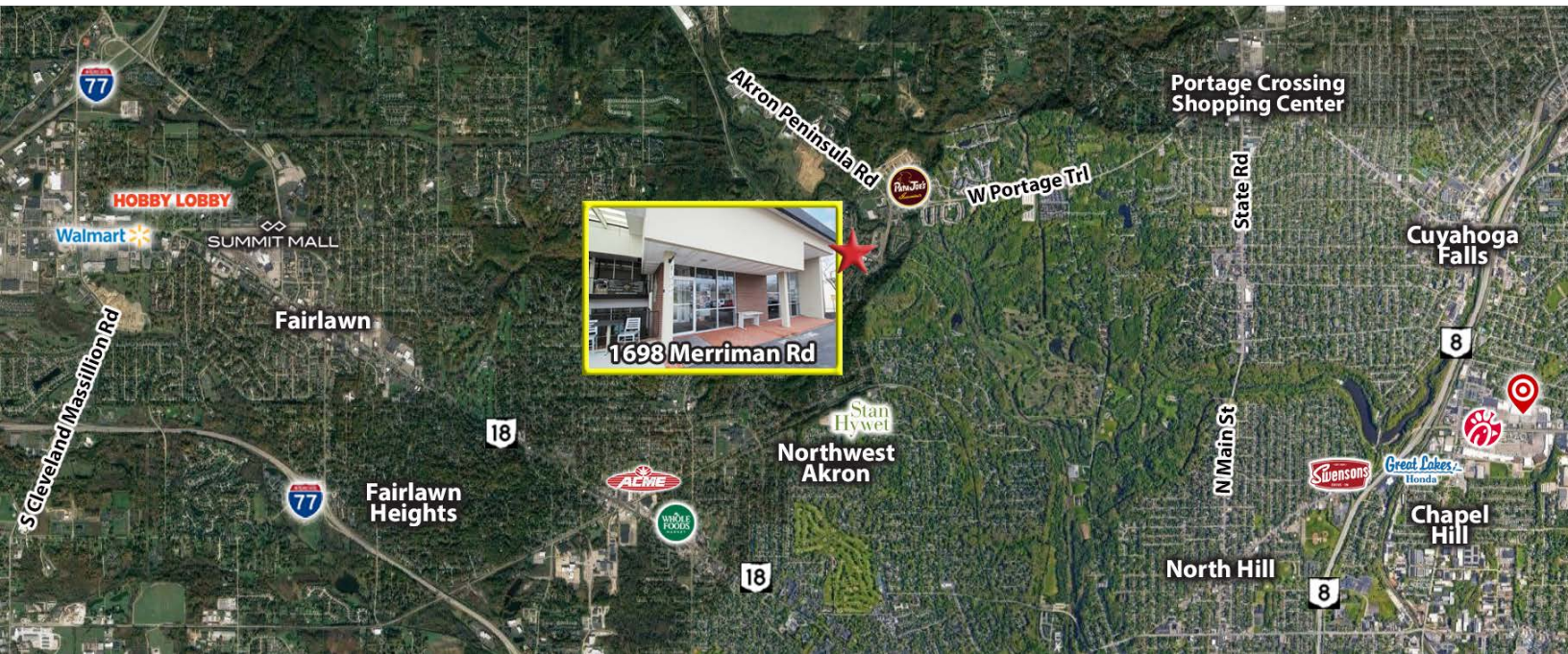


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PROPERTY OVERVIEW

Gerspacher Real Estate Group is excited to announce this 3,344 SF lower level retail space available within the Merriman Valley Plaza. This ADA accessible space features chairlift accessibility, two exterior entrances to the main retail area, storage area, 1 ADA-compliant restroom, and direct access to employee parking in the rear portion of the building. Ownership is willing to accommodate buildout with agreed length of term.

LOCATION OVERVIEW

The property is located in the heart of Akron's Merriman Valley—one of the city's most active and established retail corridors. The Merriman Valley area benefits from strong daily traffic, steady residential density, and close proximity to major neighborhoods including Merriman Hills, Fairlawn Heights, and Cuyahoga Falls. Surrounded by popular restaurants, service businesses, and outdoor attractions such as the Cuyahoga Valley National Park, the area draws consistent foot and vehicle traffic throughout the week. Easy access to Portage Path, Smith Rd, and Route 8 provides convenient connectivity for customers and employees alike.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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