

AVAILABLE
SALE OR
LEASE

CURRENTLY
LEASED
(MAY BE
PURCHASED WITH
SUITE 301)

Suite 301
3,706 SF

Suite 302
2,157 SF

SALE / LEASE
17 S. Main Street
17 SOUTH MAIN STREET
Akron, OH 44308

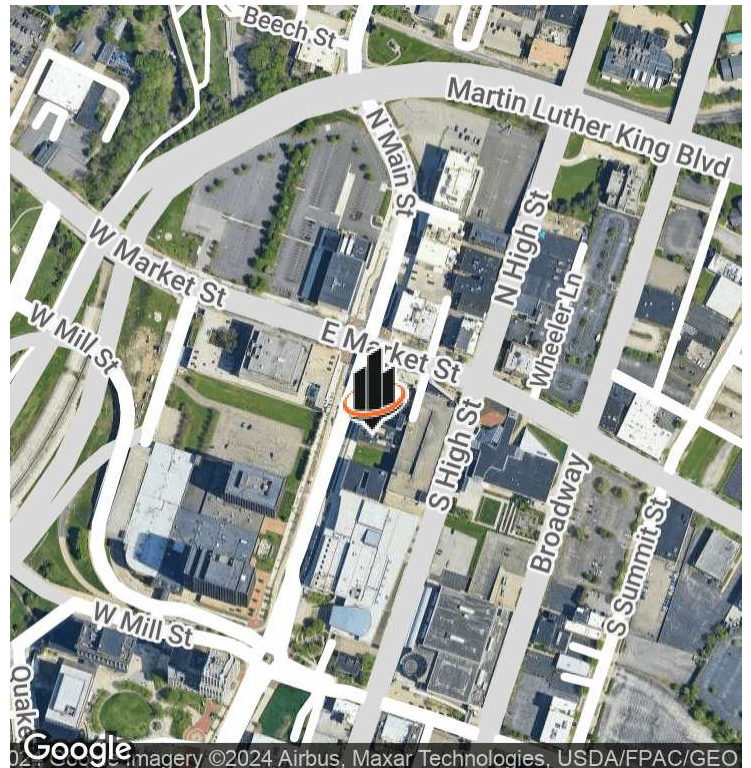
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PROPERTY SUMMARY



OFFERING SUMMARY

OFFICE CONDO 301/302	5,863 SF
SUITE 301 - 3,706 SF:	Available - Sale or Lease
SUITE 302 - 2,157 SF:	Leased - Available for Sale
SALE PRICE (301 & 302):	\$600,000
SALE PRICE (301 ONLY):	\$380,000
LEASE RATE	\$14.00 SF/yr
APN:	6859375 & 6859376
LOT SIZE:	0.1 Acres

PROPERTY DESCRIPTION

Prime Main Street office condo in Downtown Akron in the historic Nantucket Building. This 3rd floor office condo consists of 2 versatile units with great city views and dedicated covered parking.

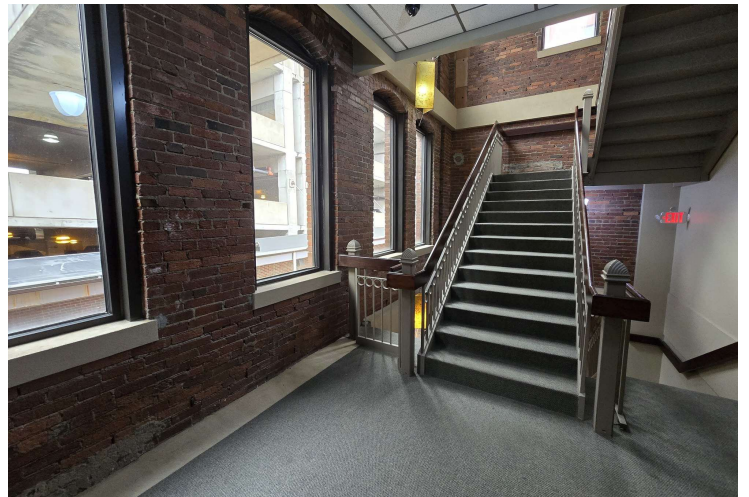
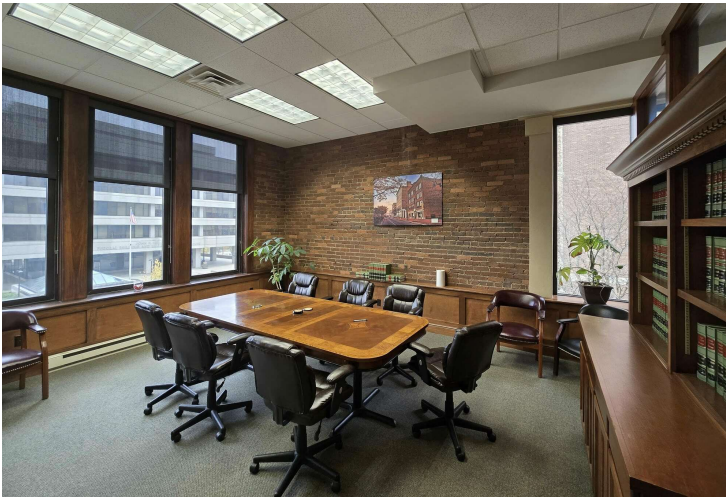
PROPERTY HIGHLIGHTS

- Office condo split into two suites for flexibility
- Lease or purchase Suite 301 or purchase entire condo
- Building equipped with elevator
- Dedicated parking in attached garage with covered walkway
- Lots of natural light and great views
- Prime downtown Akron location

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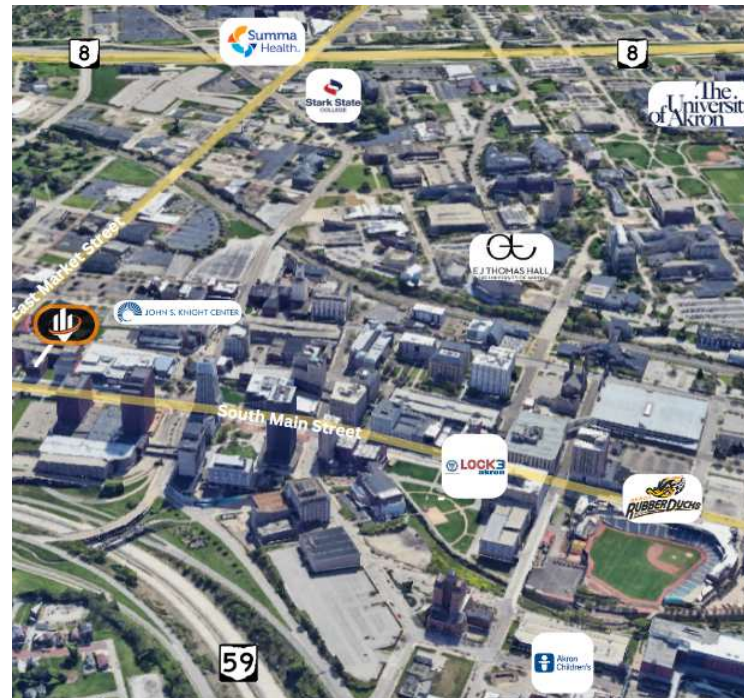
INTERIOR PHOTOS



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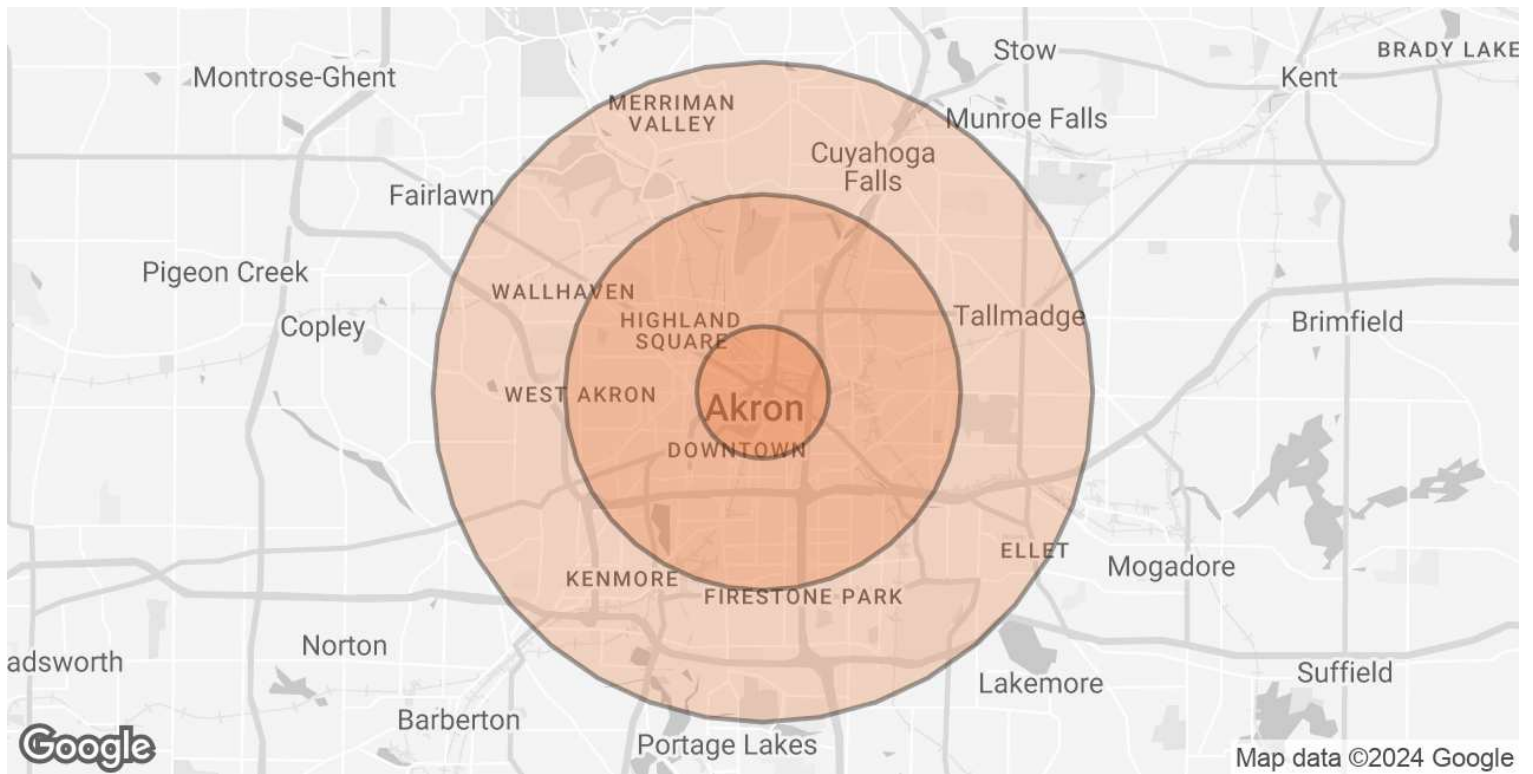
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,737	116,137	272,155
AVERAGE AGE	28.0	32.9	35.8
AVERAGE AGE (MALE)	27.2	32.5	34.7
AVERAGE AGE (FEMALE)	29.5	33.6	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,018	47,175	115,643
# OF PERSONS PER HH	2.9	2.5	2.4
AVERAGE HH INCOME	\$29,132	\$38,302	\$44,532
AVERAGE HOUSE VALUE	\$89,833	\$114,612	\$126,229

2020 American Community Survey (ACS)

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