

Century-Old Brick Building For Sale or Lease

1025 S BROADWAY STREET, AKRON, OHIO 44311

Overview

This beautifully maintained four-story solid brick flex building with a full lower-level is perfect for a variety of end-users. The building has heavy power (3 Phase/208 V/1200 Amps), a large electronic billboard visible from the highway, a full building sprinkler system, security system, new glass block windows, and three newer overhead doors. The building also has one passenger elevator that is accessible on all floors and one freight elevator that accesses the lower-level through the third floor. The building does produce income from the self-storage units that are currently being used on a few floors of the building.

The building is ideal for a data center user, distribution/warehouse user, machine shop, self-storage facility, warehouse storage, brewery and distillery, among many other uses. With four large overhead drive-in doors in the front of the building and interior dock spaces for unloading along with cool offices and creative spaces on the fourth floor, this building offers something for everyone.

To schedule a tour, contact Ed Jesson at (330) 760-4494.



Highlights

- Four-Story Brick Building with Lower Level
- Two Elevators
- Three Drive-In Doors with Interior Docks
- One Drive-In Door in Rear
- Parking Lot plus Plenty of Street Parking Available
- Electronic Billboard visible from I-76
- Fully Sprinklered Building
- Easy Access to Major Highways
- First Floor perfect for Distribution Operation
- Second Floor, Third Floor and Lower Level is all storage units
- Fourth Floor Offices with Mainly Open Floor Plans and Several Different Sizes
- Plenty of Natural Light on All Floors

Property Details

Sales Price

- \$2,000,000

Lease Rate

- \$6.50/SF/YR (MG)

Space Available

- 63,675 SF

Building Size

- 63,675 SF

Lot Size

- 0.51 Acres

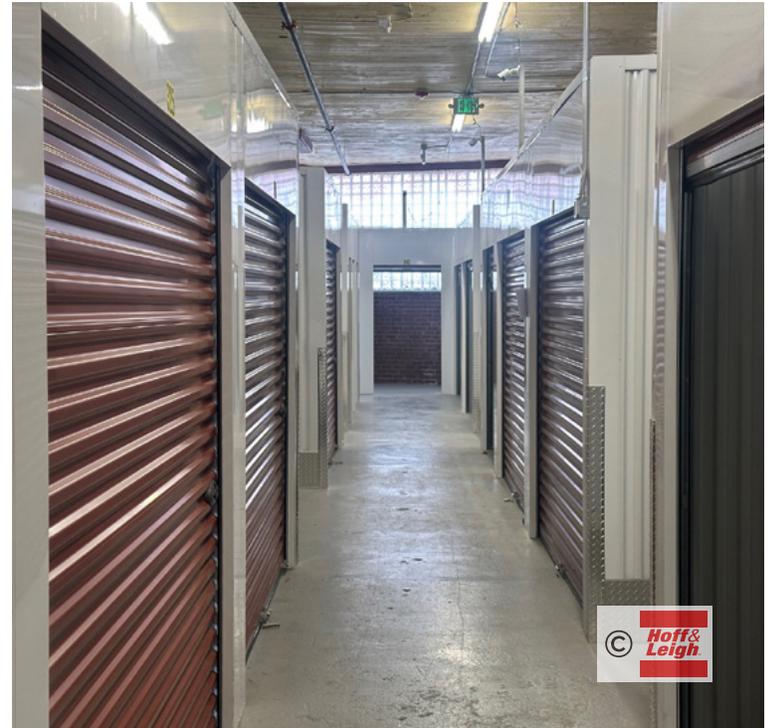
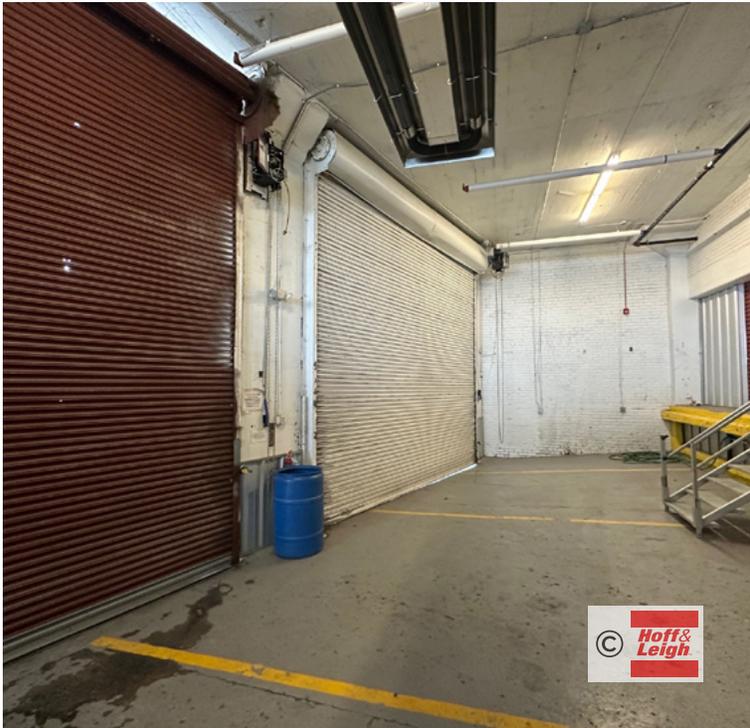
Zoning

- U-5 Ordinary Industry

Rev: March 3, 2026

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Ed Jesson

C: 330.760.4494

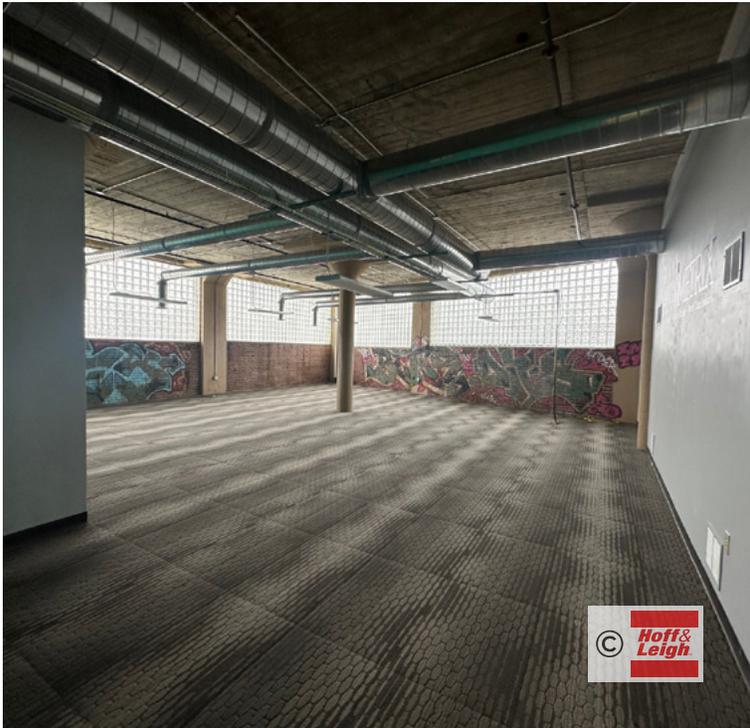
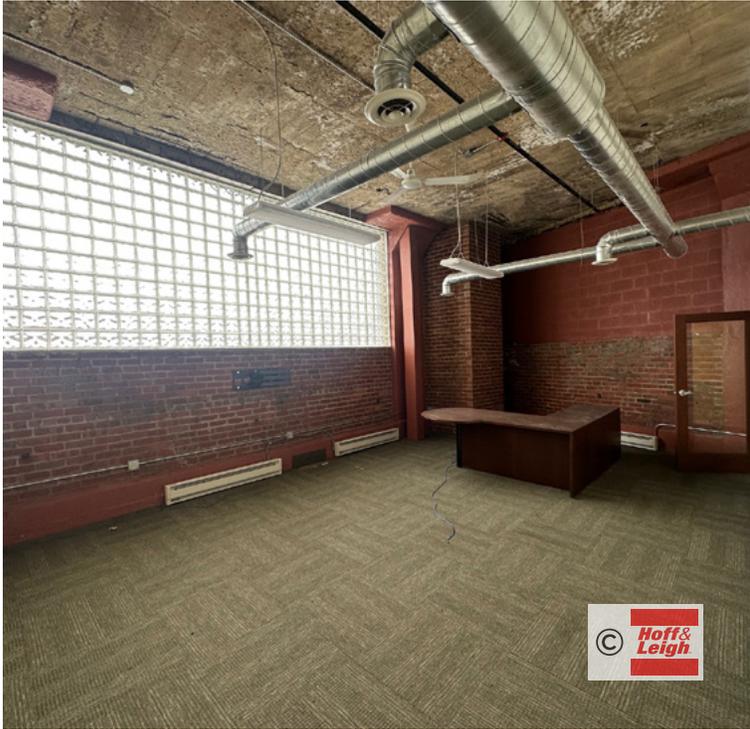
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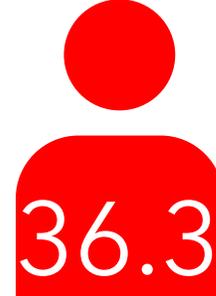
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DEMOGRAPHICS



96,596
Population



36.3
Median Age



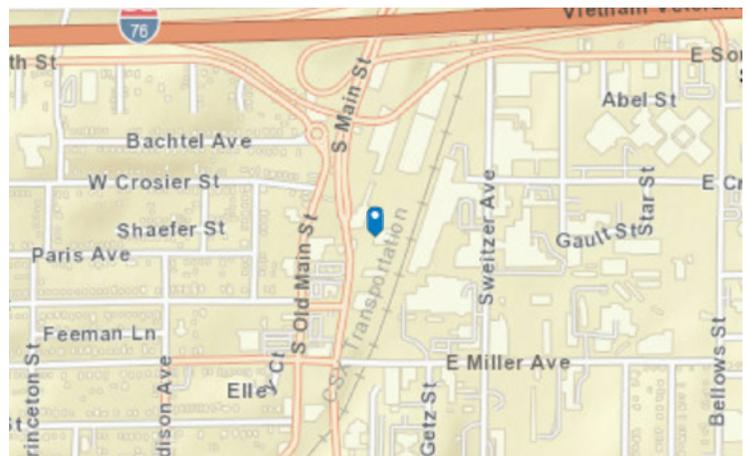
2.2
Average Household Size



\$40,986
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Crosier St	9,708	0.0
E Long St	8,770	0.0
W Crosier St	1,275	0.1
Getz St	2,635	0.2
S Main St	4,440	0.2



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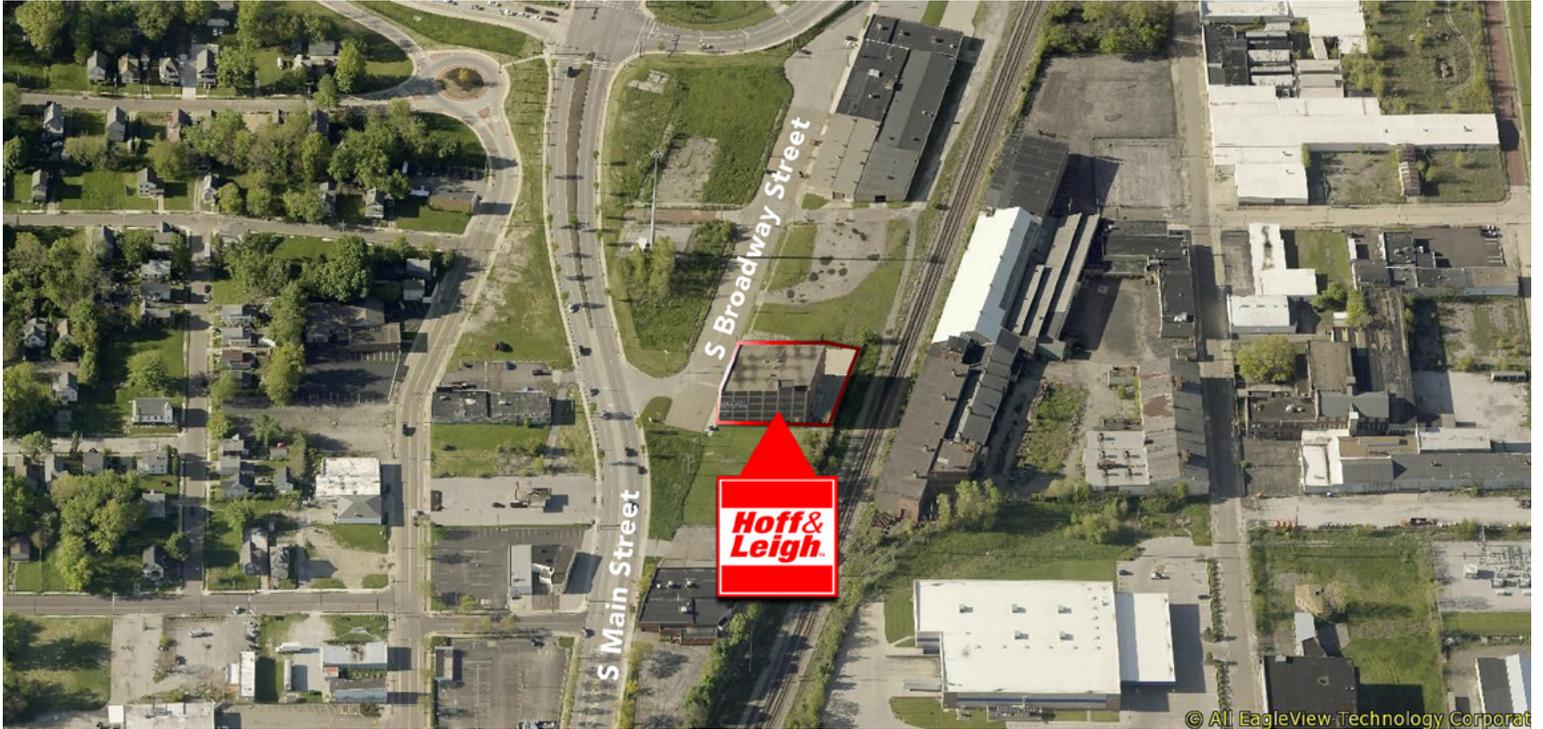
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