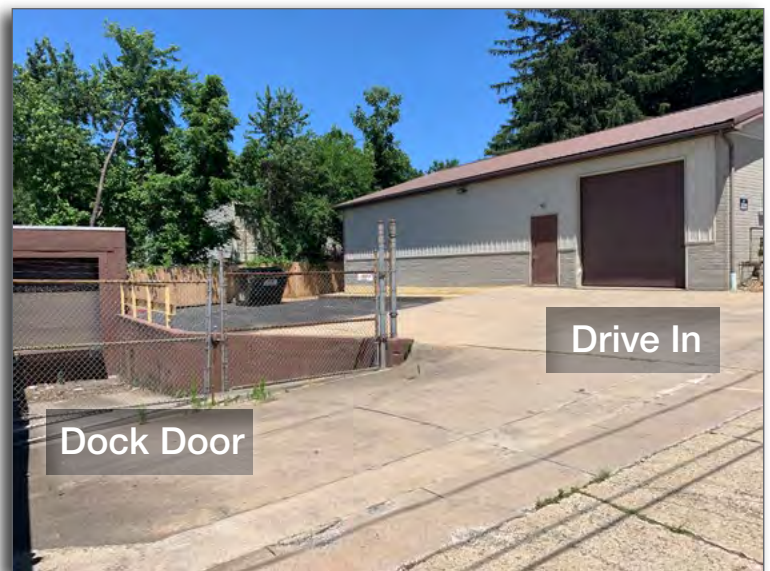


1447 S. Main St.

Akron, Ohio 44301

Property Features

- Two structures on one property
- 8,179 RSF
- Clean Warehouse and Office
- Renovated in 2000
- Electrical upgrades - new LED lighting throughout
- Conveyor belt services the large basement storage area
- Zoning permits Retail, Office, Service Commercial
- Lease rate: \$4,150/month plus NNN
- Sale price: \$549,000



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BUILDING 1

WAREHOUSE

- 2,195 SF
- 12' ceilings
- Overhead door
- Dock

OFFICE

- 3,784 SF
- Three half baths
- Spacious kitchenette
- Conference room
- Private office areas
- Open cubicle area



BUILDING 2

- Freestanding
- 2,200 SF warehouse
- 12 foot clear
- Overhead door



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NAIPleasant Valley

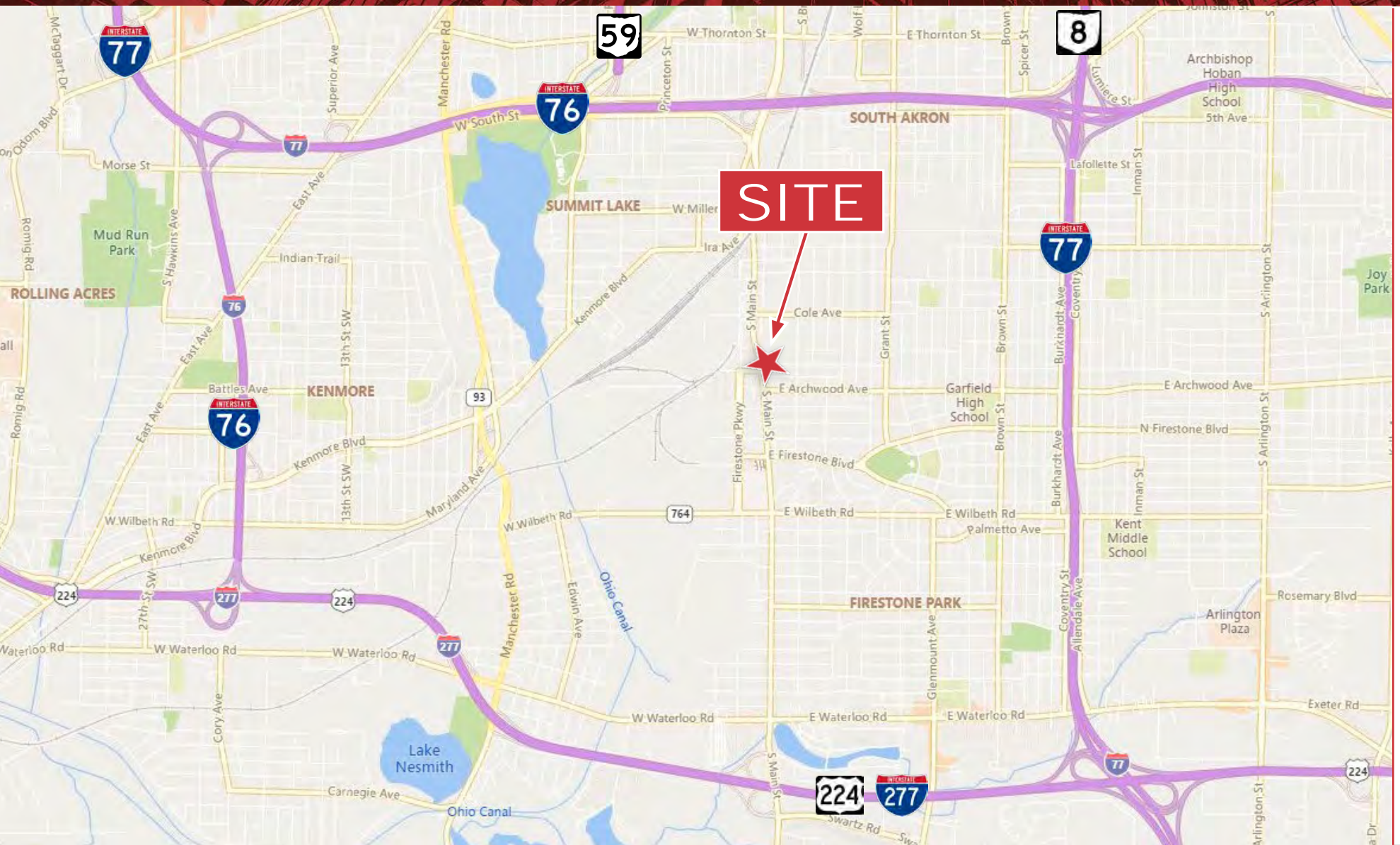
For Sale or Lease
8,179 SF
Warehouse/Office



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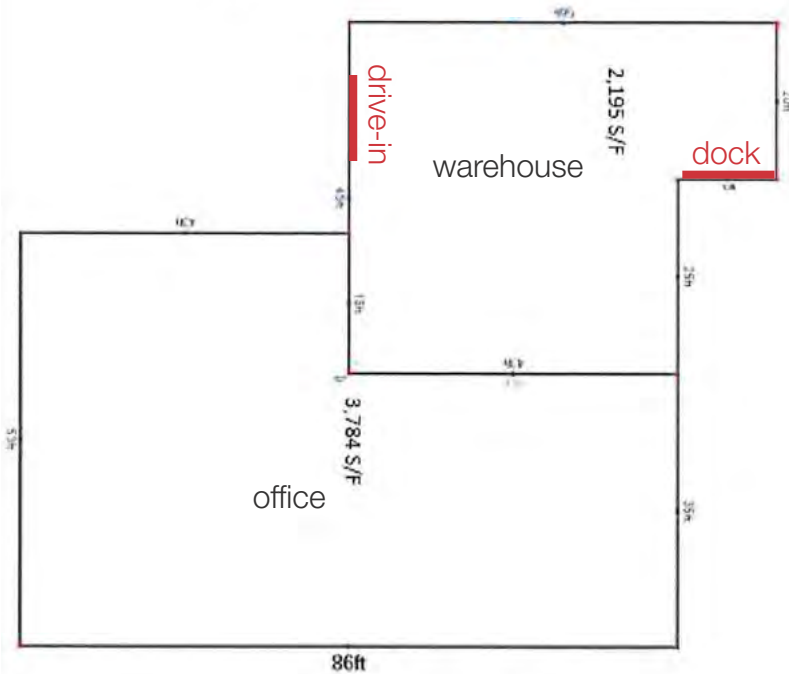
Centrally Located to Major Interstates

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Floorplans | Demographics | Aerial



Demographics	1 Mile	3 Miles	5 Miles
Population:	11,715	94,848	208,172
Households:	4,259	38,089	87,087
Median Age:	35.8	34.4	38.5
Average HH Income:	\$51,051	\$42,746	\$53,893
Traffic Count:	13,985 S. Main St. near Cole Ave.		



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1 mile

3 miles

5 miles

KEY FACTS

11,715

Population



2.6

Average Household Size

35.8

Median Age

\$38,522

Median Household Income

KEY FACTS

94,848

Population



2.4

Average Household Size

34.4

Median Age

\$32,210

Median Household Income

KEY FACTS

208,172

Population



2.3

Average Household Size

38.5

Median Age

\$38,783

Median Household Income

EDUCATION

15%

No High School Diploma



35%

High School Graduate



35%

Some College



16%

Bachelor's/Grad/Pr of Degree

EDUCATION

14%

No High School Diploma



38%

High School Graduate



34%

Some College



14%

Bachelor's/Grad/Pr of Degree

EDUCATION

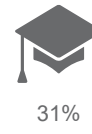
13%

No High School Diploma



36%

High School Graduate



31%

Some College



20%

Bachelor's/Grad/Pr of Degree

BUSINESS



301

Total Businesses



6,185

Total Employees

BUSINESS



3,310

Total Businesses



79,359

Total Employees

BUSINESS



6,543

Total Businesses



134,274

Total Employees

EMPLOYMENT



61%

White Collar



25%

Blue Collar



14%

Services

10.7%

Unemployment Rate

EMPLOYMENT



60%

White Collar



25%

Blue Collar



15%

Services

10.0%

Unemployment Rate

EMPLOYMENT



61%

White Collar



25%

Blue Collar



14%

Services

7.6%

Unemployment Rate

INCOME



\$38,522

Median Household Income



\$19,343

Per Capita Income



\$36,515

Median Net Worth

INCOME



\$32,210

Median Household Income



\$17,386

Per Capita Income



\$14,650

Median Net Worth

INCOME



\$38,783

Median Household Income



\$22,609

Per Capita Income



\$42,361

Median Net Worth

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