

## WON'T LAST

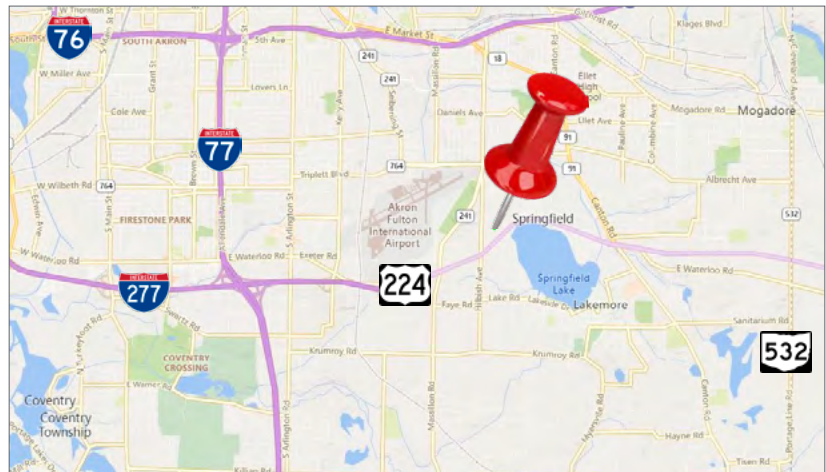


2215 E. Waterloo Rd.  
Akron, OH 44312

UNITS 405-406  
Retail/Office Condo

### Property Features

- Property Type: Flex
- Total Space: 5,400 SF
- 4,200 SF main level; 1,200 SF upstairs
- Drive-In Doors: (1) 12'x12'
- Zoning: C-2; Community Commercial
- Located near former Goodyear Blimp Dock
- Easy access to/from I-77 & I-76
- Quiet location
- Lease Rate: \$8.50 PSF NNN



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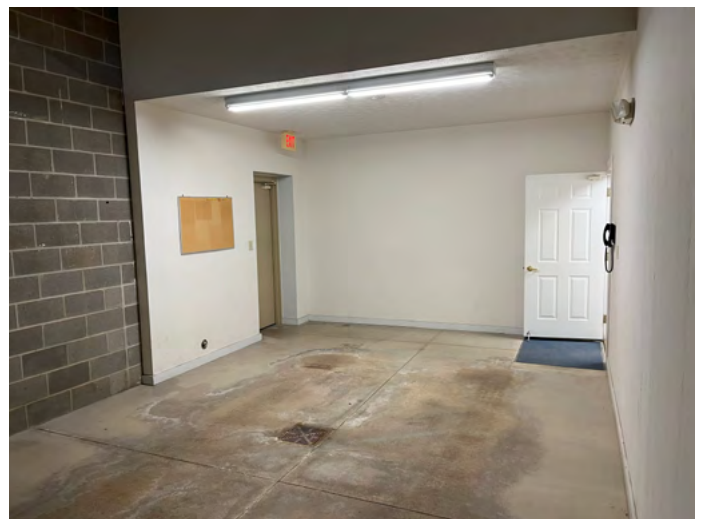
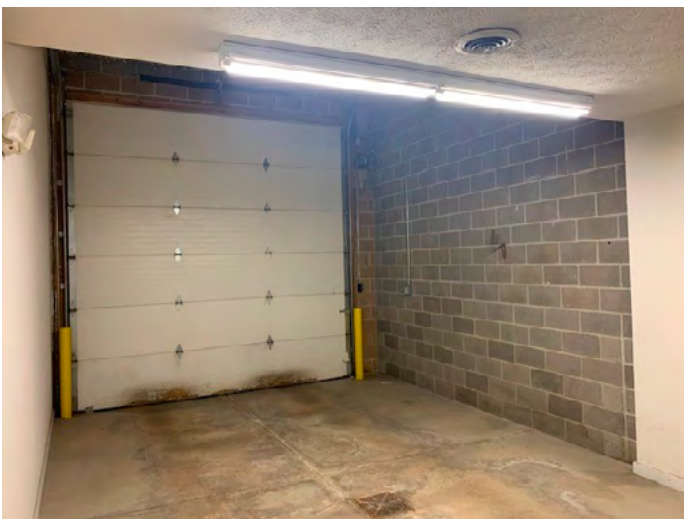
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FOR LEASE



## SUITES 405-406

5,400 SF Total  
4,200 SF Main Level  
1,200 SF Upper Level  
*(5 offices, 3 restrooms on 2 floors)*  
1 Owner/Manager Garage (12'x12')  
1 Drive-In Door (12'x12')  
14'-18' Ceiling Height



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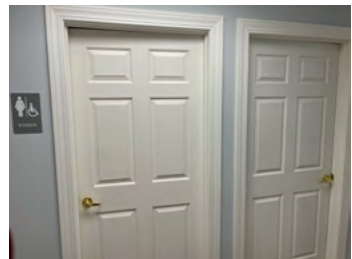
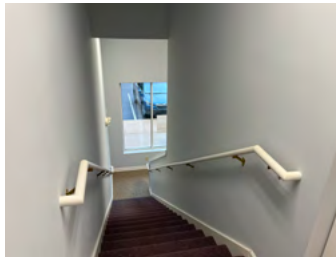
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Demographics	1 Mile	3 Miles	5 Miles
Population:	3,388	59,964	151,299
Households:	1,397	25,159	61,189
Median Age:	41.8	40	38.7
Average HH Income:	\$58,703	\$57,393	\$60,682
Traffic Count:	21,528 E. Waterloo Rd. 4,499 Hilbish Ave.		

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FOR LEASE

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HIGHEST/BEST USE:	Flex
TOTAL SPACE AVAILABLE:	5,400 SF
MAIN LEVEL:	4,200 SF
UPPER LEVEL:	1,200 SF
LEASE RATE:	\$8.50 SF NNN
ZONING:	C-2 Community Commercial
RESTROOMS:	3 Total (one is upstairs)
YEAR BUILT:	2002
CEILING HEIGHT:	14' - 18'
GL DOORS:	(2) 12' x 12'
GAS:	Dominion
ELECTRIC:	First Energy
POWER:	220v
INTERCHANGE / DISTANCE:	Entrance is on Rt. 224 (E. Waterloo Road)

COMMENTS: Retail/Office Condominium in a quiet location with great access to interstate. Zoned C-2 Community Commercial District. Two units are currently combined for a single user with a total of 5,400 SF including 4,200 SF on Main Level with a 12' x 12' drive-in door, (2) restrooms downstairs and (1) restroom upstairs and 1,200 SF Upper Level with (1) drive-in door.

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