



3415-3427 Manchester Rd.  
Akron, OH 44319

## Property Details

- Total Size: 8,800 SF
- Best Use: Warehouse
- Lease Rate PSF: \$6.00 Gross
- Lease Term: 3-5 Years
- Zoning: C-1 Commercial
- Ceiling Height: 11 feet
- Drive-In Door: (1) 10' x 10'
- Power: 200 amps / 120 volt / 1 phase
- Renovated: 2023
- Restrooms: 2
- Available: Immediate
- Interchange / Distance: I-277/224 / 1.2 Miles



For more information:

**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

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## Property Notes

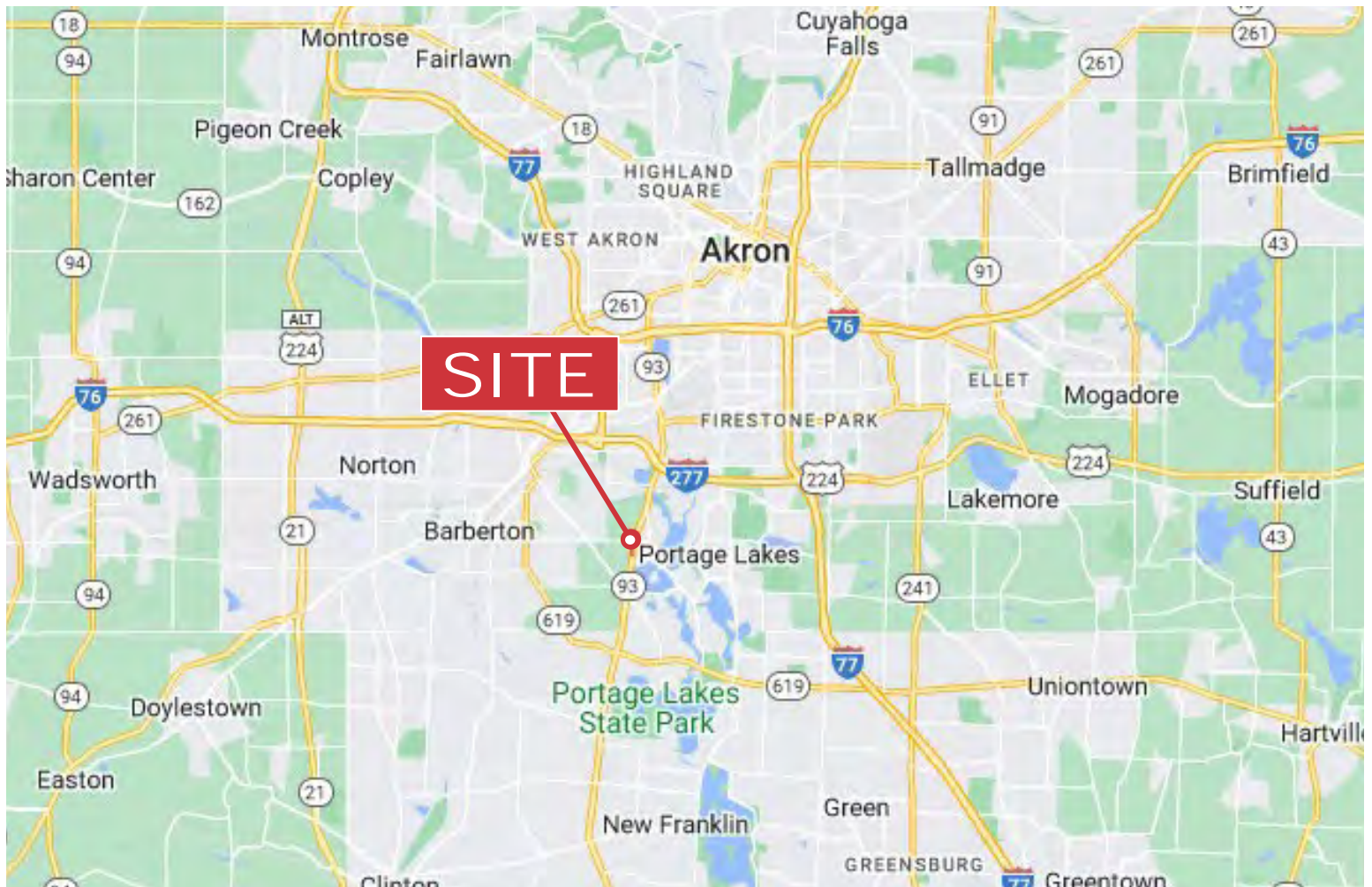
Opportunity to Lease 8,800 sq ft of warehouse space (office area TBD) in the Portage Lakes area. Located on Manchester Road just south of I-277/224. Unit has (1) 10 x 10 OH Door access, as well as a large fenced/outdoor storage area. Has potential for 1 or 2 restrooms and small kitchenette. Clean space ready for quick occupancy. Contact Bob or Scott Raskow.

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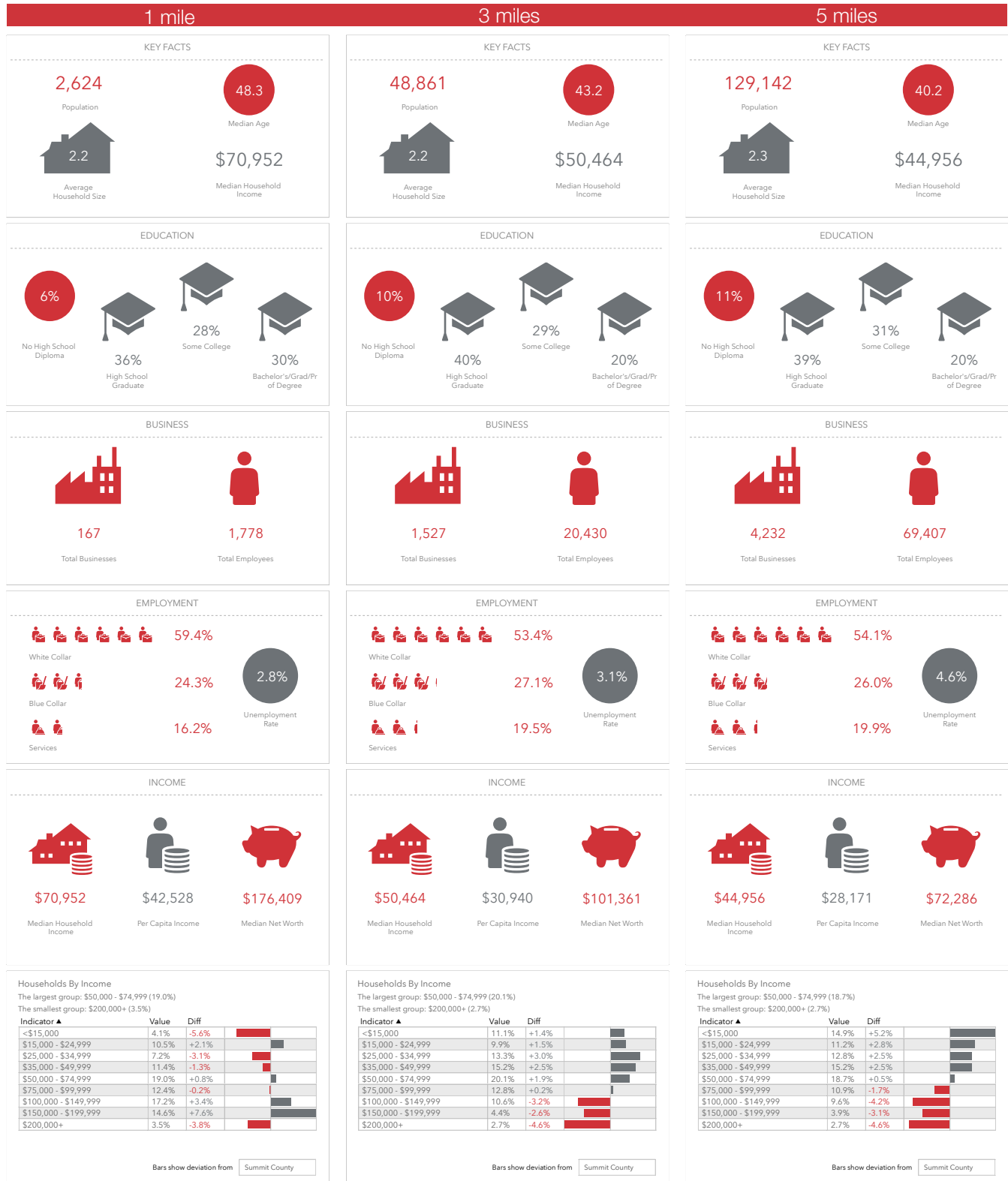
Demographics	1 Mile	3 Miles	5 Miles
Population:	2,624	48,861	129,142
Households:	1,207	21,753	55,689
Median Age:	48.3	43.2	40.2
Average HH Income:	\$110,272	\$82,546	\$77,950
Traffic Count:	14,722 Manchester Rd @ Proehl Ave		

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**Property Details**

<b>SPACE AVAILABLE:</b>	8,800 SF
<b>ZONING:</b>	C-1 Commercial (Coventry Twp)
<b>RENOVATED:</b>	2023
<b>HIGHEST AND BEST USE:</b>	Warehouse
<b>SINGLE OR MULTI-TENANT:</b>	Multi-Tenant
<b>RESTROOMS:</b>	2
<b>POWER:</b>	200 amps / 120 volt / 1 phase
<b>DRIVE-IN DOOR:</b>	(1) 10' x 10'

**Lease Details**

<b>LEASE RATE:</b>	\$6.00 PSF Gross (\$4,400/month)
<b>LEASE TERM:</b>	3 - 5 Years

**Location Details**

<b>INTERCHANGE:</b>	I-277 / SR-224
<b>DISTANCE:</b>	1.2 Miles
<b>BUS AVAILABLE:</b>	Yes

Located on Manchester Road near Portage Lakes Drive intersection and 0.28 miles from Robinson Avenue intersection

**Notes**

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