

FOR LEASE

# NEW OWNERSHIP!

## PRIME DOWNTOWN AKRON RETAIL

## 22 EXCHANGE APARTMENTS & RETAIL

---

349-379 S. MAIN STREET

Akron, OH 44308

**PRESENTED BY:**

**NICHOLE BOOKER, PHD**

C: 330.475.5500

nichole.booker@svn.com



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$12-14 SF/yr
<b>AVAILABLE SF:</b>	1,200-9,140 SF
<b>PROPERTY:</b>	22 Exchange
<b>LEASE:</b>	NNN
<b>TI:</b>	Available
<b>YEAR BUILT:</b>	2009
<b>RENOVATED:</b>	2021 & 2022

## PROPERTY OVERVIEW

New Ownership! Prime retail space on Main Street in downtown Akron now available for lease. Ground level retail units are part of “22 Exchange”, currently being converted to 236 market rate apartments. 22 Exchange is located in the attractive, walkable historic Main-Exchange District and surrounded by hundreds of additional apartment units and thousands of downtown employees within just a couple blocks (and growing). Aggressive lease rates, attractive TI packages, and collaborative new ownership.

## HIGHLIGHTS

- 22 Exchange = 236 market rate apts. + street level retail (3 units available)
- Turn-key or conversion [generous TI for strong tenants/proven concepts]
- Two units with covered outdoor patios
- Some FFE in units previously occupied (Brubaker's & Main-Exchange end-cap)
- 22,000 VPD on E. Exchange Street & 15,000 VPD on S. Main Street
- Over 625 new apartments units and over 600 student housing beds within 2 blocks
- Join existing national and regional retailers on the block: Jimmy Johns, Insomnia Cookies, Walgreens, Muggswigz and Subway
- PRIORITY TENANTS: C-Stores, General Stores, Grocery, Fitness, Health/Wellness and similar uses. All uses seriously considered.

NICHOLE BOOKER, PHD  
C: 330.475.5500  
nichole.booker@svn.com

## COMPLETE HIGHLIGHTS



**NICHOLE BOOKER, PHD**  
C: 330.475.5500  
nichole.booker@svn.com

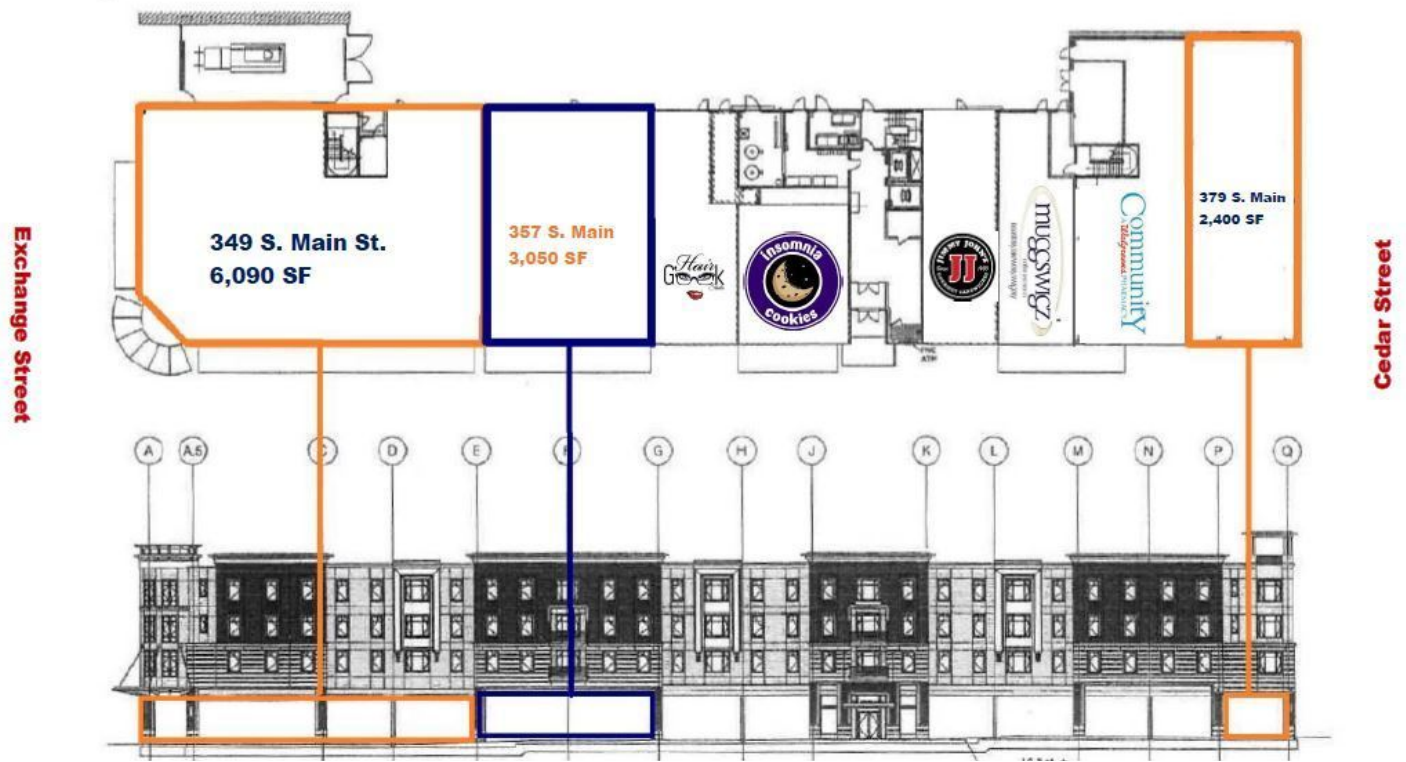
## BUILDING INFORMATION

<b>TENANCY</b>	Multiple
<b>APARTMENTS</b>	236 Market Rate
<b>RETAIL</b>	9 Units
<b>AVAILABLE RETAIL</b>	3 Units
<b>AVAILABLE SF</b>	1,200-9,140 SF

## PROPERTY HIGHLIGHTS

- Over 2,300 residential units/apartments in downtown + hundreds more planned 2021
- Over 60,000+ daytime population within 1 mile
- Within 1.5 miles of 6 of Akron's largest employers
- Close proximity to downtown amenities such as, Lock 3, Canal Park Stadium, Akron Civic Theater, Canal Place, Towpath Trail, and many retail, restaurant & entertainment venues
- One block from Canal Park- home of the Akron RubberDucks, AA affiliate of the Cleveland Indians
- Major city infrastructure investments along Main St (new roads, curbs, sewer/utilities, streetscapes, lighting)
- Growing residential and business population as companies locate headquarters or open offices downtown Akron and new residential development continues in response to demand outpacing supply
- Surrounded by premier major medical systems: Akron Children's Hospital, Summa Health, and Cleveland Clinic Akron General
- Walking distance from The University of Akron (25,000 students); Stark State College Akron campus (5,000 students) nearby
- 22 Exchange "face lift" coming summer 2021 - fresh paint and aesthetic exterior updates to exterior
- Access to market/promo to 22 Exchange apartment tenants

## LEASE SPACES

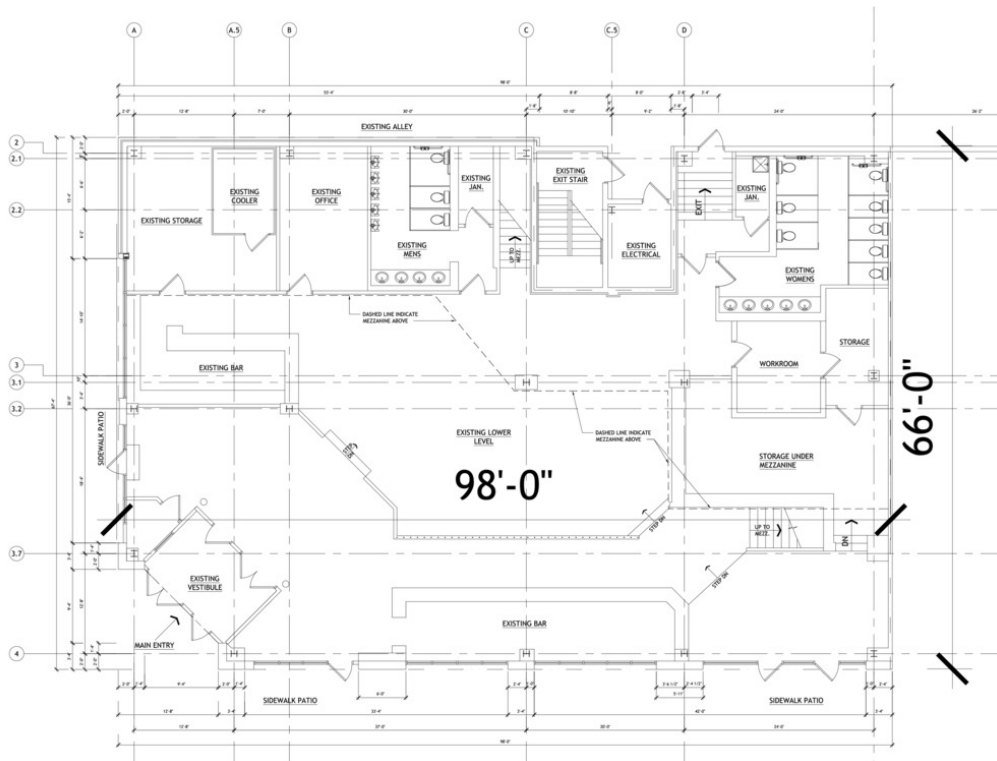


## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
357 S. Main Street	Available	1,500 - 9,140 SF
349 S. Main Street	Available	1,200 - 6,090 SF
379 S. Main Street	Available	1,000 - 2,400 SF
20 E. Exchange St.	Pig Out Pizza	2,093 SF
365 S. Main St.	Hair Geek	1,454 SF
367 S. Main St.	Insomnia Cookies	1,496 SF
371 S. Main St	Jimmy Johns	1,447 SF
373 S. Main St.	Muggswigz	1,617 SF
375 S. Main St.	Walgreens Community Pharmacy	1,820 SF

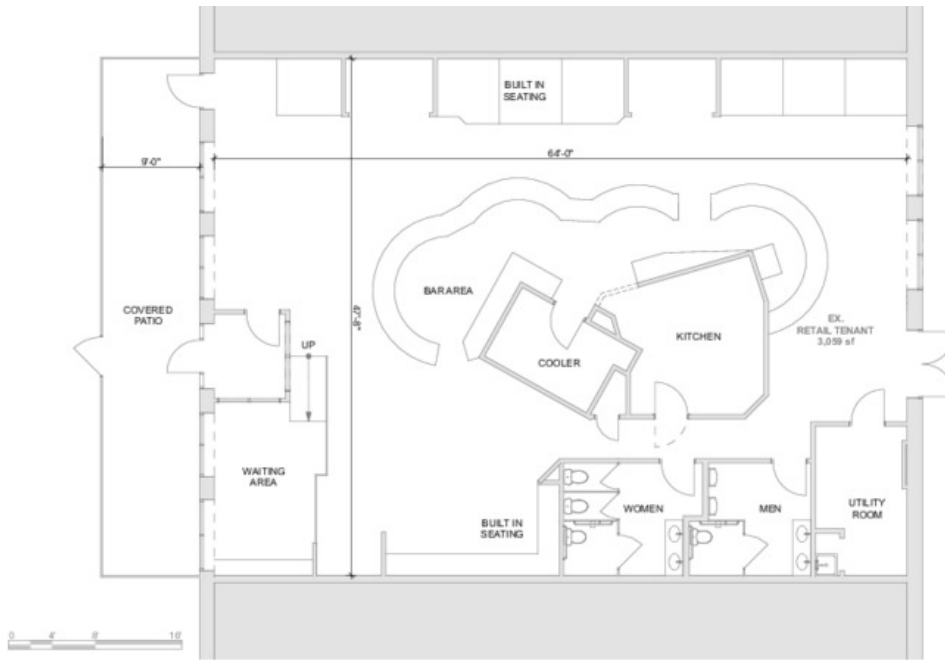
NICHOLE BOOKER, PHD  
 C: 330.475.5500  
 nichole.booker@svn.com

# 349 S. MAIN [UNIT 101] - EXCHANGE/MAIN ENDCAP



NICHOLE BOOKER, PHD  
C: 330.475.5500  
nichole.booker@svn.com

357 S. MAIN [UNIT 102] - PREVIOUSLY BRUBAKER'S



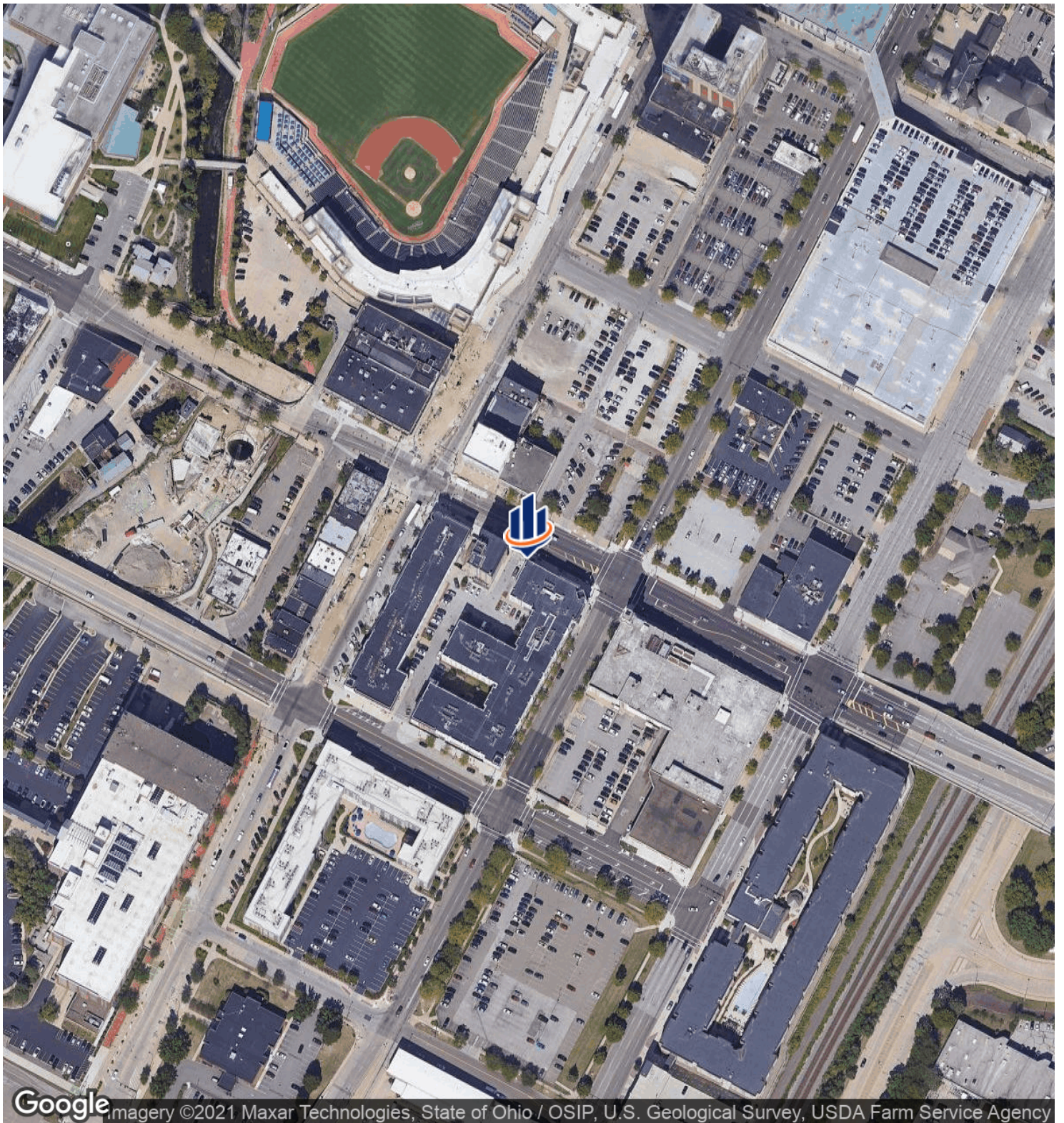
NICHOLE BOOKER, PHD  
C: 330.475.5500  
nichole.booker@svn.com

# 379 S. MAIN (UNIT 109) - CEDAR ENDCAP



NICHOLE BOOKER, PHD  
C: 330.475.5500  
nichole.booker@svn.com

## AERIAL MAP



NICHOLE BOOKER, PHD  
C: 330.475.5500  
nichole.booker@svn.com

RETAILER MAP



NICHOLE BOOKER, PHD  
 C: 330.475.5500  
 nichole.booker@svn.com

DT AKRON - PARKS, ENTERTAINMENT, EDUCATION, HOSPITALS



NICHOLE BOOKER, PHD  
 C: 330.475.5500  
 nichole.booker@svn.com



# WHY DOWNTOWN AKRON?

BUSINESS ATTRACTION / DOWNTOWN AKRON PARTNERSHIP



Downtown Akron is a growing hub of vibrancy, value and opportunity

**50,000**

Employees in downtown

**17 million**

People live within a 150 mile radius of Akron

**3.7 million**

Annual visitors in downtown

**400**

Polymer related companies in the area

**5th**

Largest city in Ohio

**\$1.2 billion**

in public and private investment  
over the past five years

**197,846**

Estimated population of Akron



updated June 2019

## ATTRACTIONS AND TOURISM

**Cultural center:** Downtown Akron is the hub for arts, culture and entertainment in Summit County. The Akron Art Museum, Akron Artwalk, Akron Zoo, Akron RubberDucks, Nightlight Cinema, dining, night life and the Akron Civic Theatre are just a few of the offerings available.

**The Towpath Trail:** The Ohio and Erie Canal Towpath Trail, a 110 mile bike and hike amenity, winds through downtown with multiple opportunities to explore the city and connect to neighboring Summit Metro Parks and Cuyahoga Valley National Park.

**Cuyahoga Valley National Park (CVNP):** Downtown Akron is uniquely positioned as a gateway to the Cuyahoga Valley National Park. The Conservancy for CVNP and Countryside Conservancy connects local farmers to businesses in the district to create a destination for independent retail.

## RESIDENTIAL

**Affordable living:** The cost of living and doing business in Akron ranks below the national average. In 2015, Akron was ranked by Trulia as the most affordable city in the US. In a similar report by Forbes that same year, Akron ranked at 15th most affordable city and #1 for affordable housing.

**Accessibility:** Downtown Akron is located midway between New York and Chicago along one of the largest interstate highways in the nation and offers easy access to both a regional and international airport. A robust roadway system allows for 10-20 minute commutes to and from downtown.

## EDUCATION

**The University of Akron:** Downtown is home to more than 20,000 students representing 32 US states and 44 foreign countries, featuring a culturally diverse population from a broad economic spectrum.

**Stark State College Akron:** The opening of this college in 2019 added a new education and workforce training center to the downtown landscape.

## DEVELOPMENT AND GROWTH

**Retail market:** Three million people live within a 45-minute drive of the center of the city and a market potential of 17 million people live within a day's drive of Akron.

**Residential Development:** Market and research analysis indicates that downtown Akron can support approx. 1,500 units of specific, market-targeted housing over the next 10 years. The area is experiencing a resurgence and is building additional residential units to meet the demand. As an Opportunity Zone, the central business district is well positioned among diverse close-in neighborhoods.

**Clean and safe:** A special improvement district provides cleaning and safety ambassador services seven days a week to enhance the hospitality and welcoming experience in the district.

**Return on investment:** Recent studies show investment in downtown Akron provides a high level of return per dollar invested.

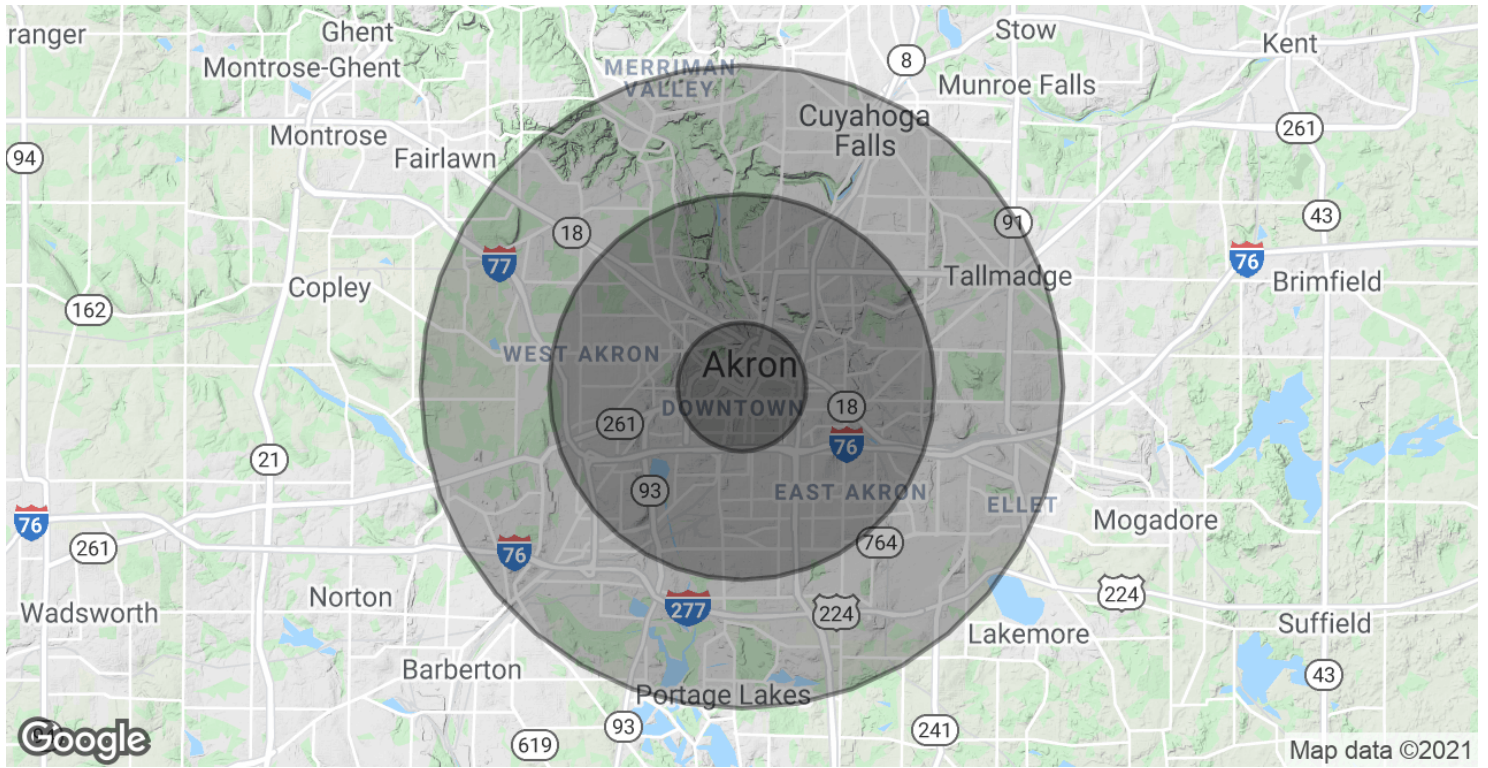
**Hospitality development:** Downtown anchor business and convention activity can support an additional 500-600 rooms in the district.

**Innovation & Entrepreneurship:** Downtown Akron fosters innovation and entrepreneurship. Founded in Jan. 2019, Bounce Innovation Hub is the first innovation hub in Northeast Ohio. Retail cultivator Northside Marketplace is an urban market offering small retail businesses the tools, resources and exposure to grow their business.

**Health systems:** Three major hospital systems provide a world class healthcare network and a biomedical corridor that creates an incubator for innovation.

**Corporate presence:** **FirstEnergy**, headquartered in Akron, includes one of the nation's largest investor-owned electric systems. **GOJO**, the leading global producer and marketer of skin health and hygiene solutions, also makes its home in downtown Akron.

## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,847	118,567	261,452
AVERAGE AGE	27.7	33.1	35.8
AVERAGE AGE (MALE)	26.5	32.6	34.8
AVERAGE AGE (FEMALE)	30.2	33.7	36.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,161	47,963	110,352
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$25,094	\$37,871	\$43,833
AVERAGE HOUSE VALUE	\$92,247	\$104,926	\$124,646

\* Demographic data derived from 2010 US Census

NICHOLE BOOKER, PHD  
 C: 330.475.5500  
 nichole.booker@svn.com