

RETAIL WAREHOUSE BUILDING FOR LEASE



FOR LEASE
1495 S MAIN ST
AKRON, OH 44301
LEASE RATE: \$3,836/MO



PROPERTY HIGHLIGHTS

- Available SF: 5,416
- Tenant pays: gas, electric, water & pro-rata share of snow plow
- **Warehouse Space:** 1,430 sf with 18' ceilings and a 10' drive in door
- **Office Space:** reception area, multiple office spaces, side rooms, two restrooms and fenced in yard parking
- Parking: 10 spaces
- Zoning: U-3 - Retail Business
- Signage: Monument
- Traffic Count: 20,000
- Highway Access: $\pm$ 1.5 miles to I-77



LISTING AGENTS

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PROPERTY OVERVIEW

Highly visible warehouse/office/retail space for lease. This property has 1430 sf of warehouse space with 18' ceilings, as well as a reception area, multiple office spaces and side rooms. There are two restrooms, a 10' drive in door, parking and fenced in yard as well. Ideal for a single retail tenant who needs a small showroom, office and storage.

LOCATION OVERVIEW

This warehouse/office building is minutes from I-76/I-77, I-277, SR-93 and SR-8, just south of downtown Akron. It is right along South Main Street adjacent to the Main Street Saloon, between Archwood Avenue, Mapledale Avenue and near Firestone Parkway.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,997	36,173	85,629
Total Population	9,667	83,918	196,196
Average HH Income	\$62,310	\$50,844	\$63,395

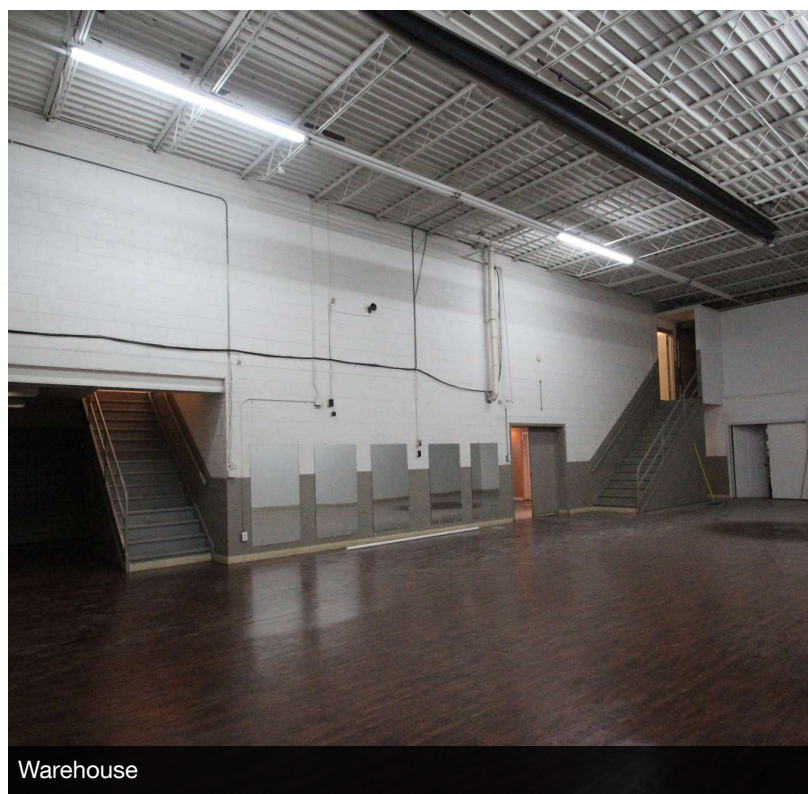
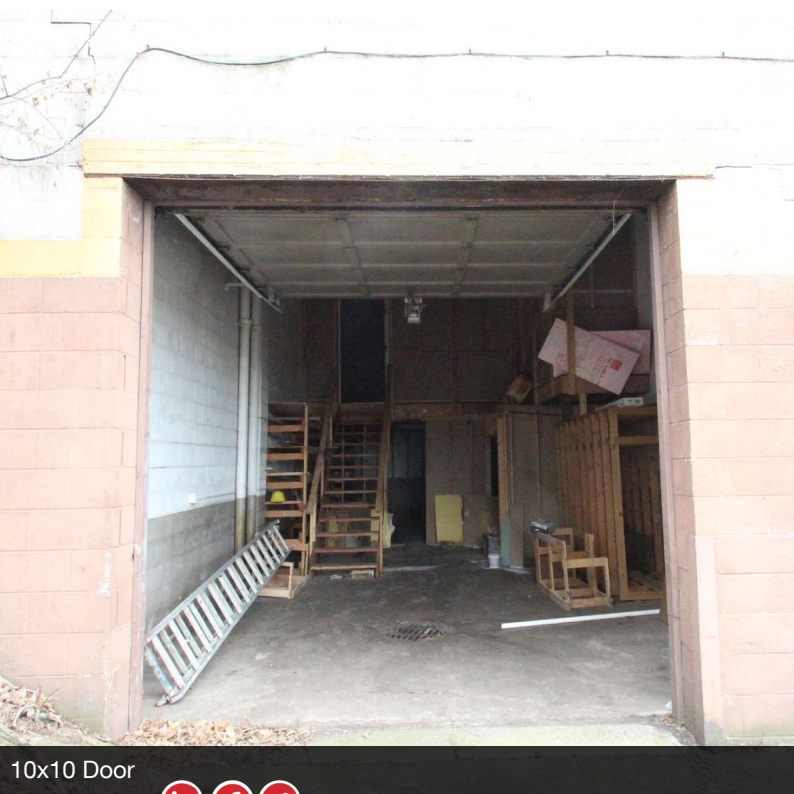
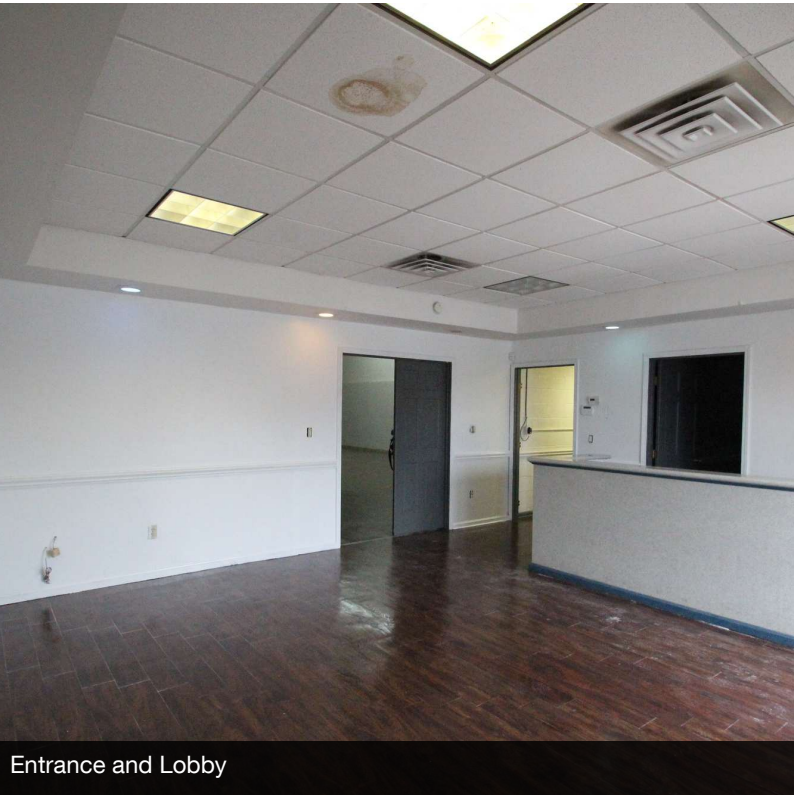
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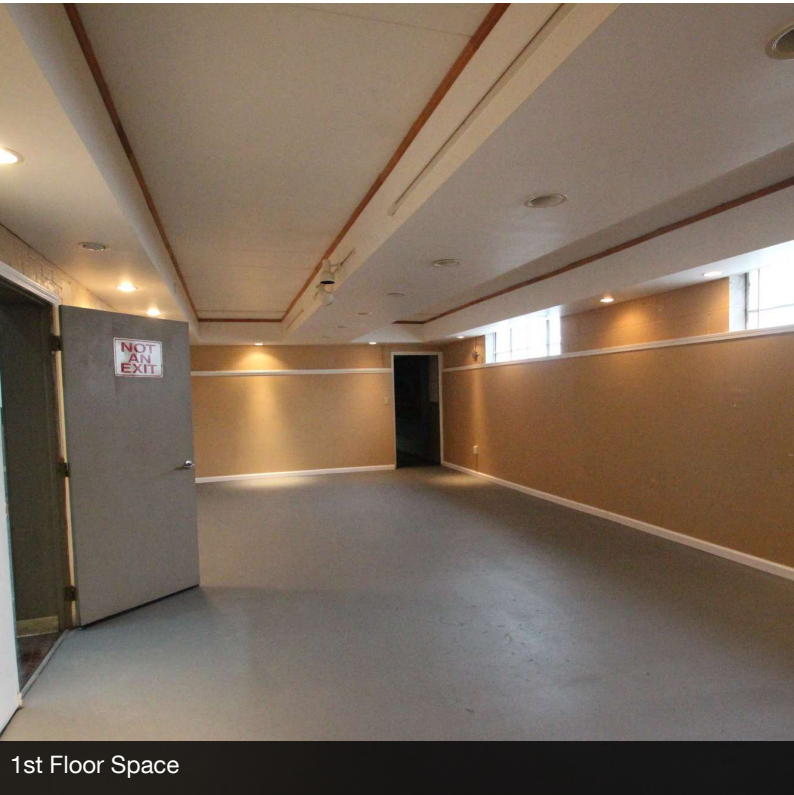
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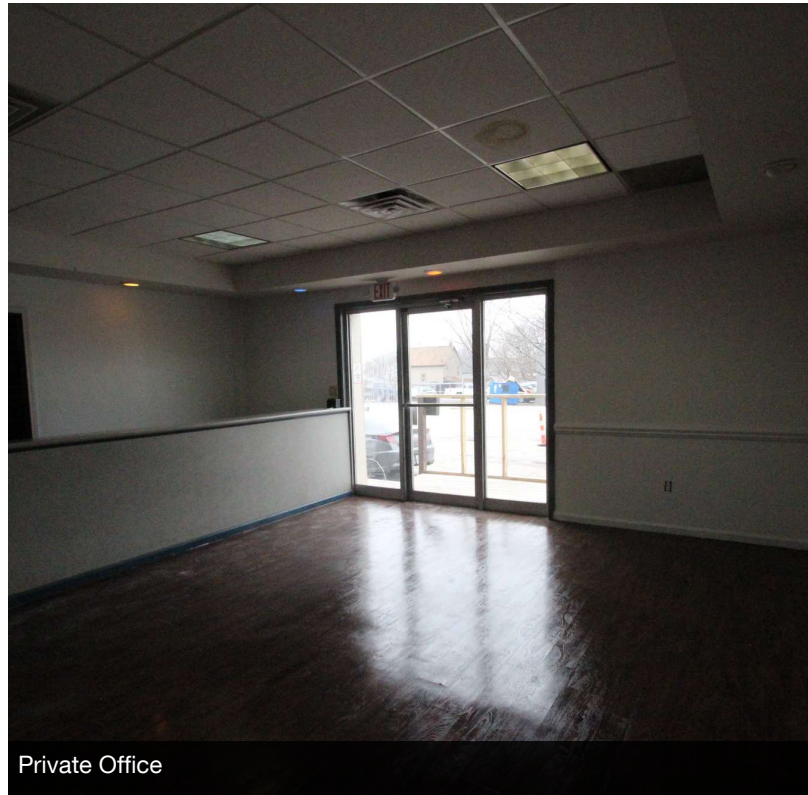
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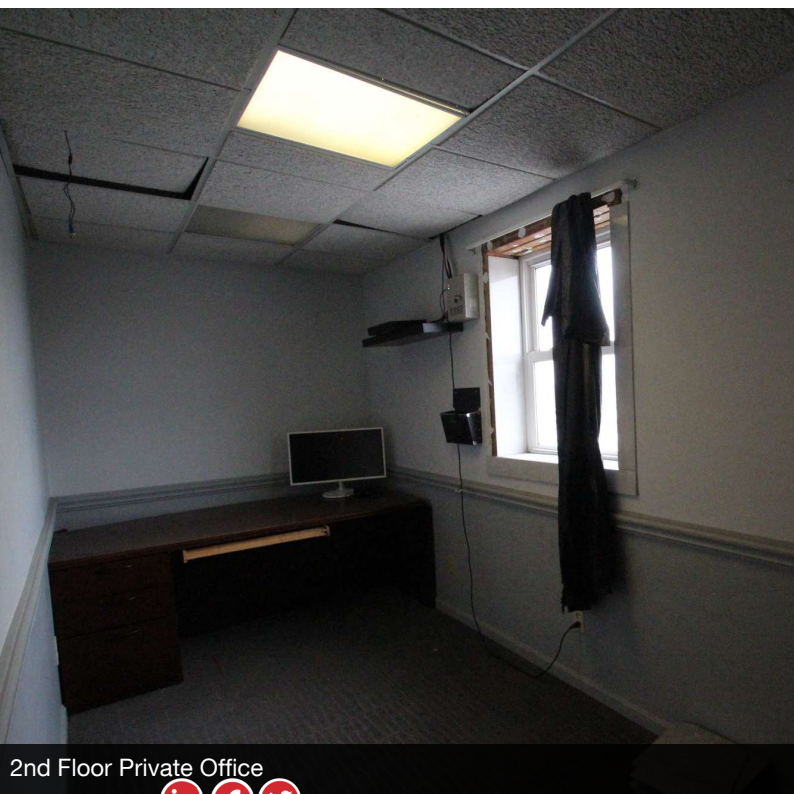
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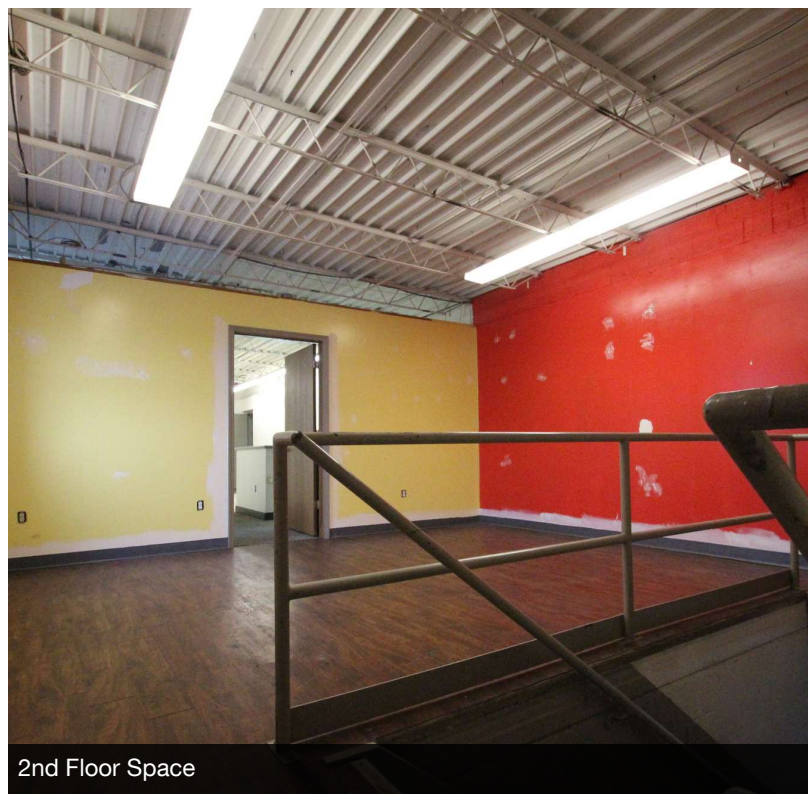
1st Floor Space



Private Office



2nd Floor Private Office



2nd Floor Space

