

1,150 SF OFFICE SPACE AVAILABLE FOR LEASE



2656 SOUTH ARLINGTON ROAD  
AKRON, OH 44319

LEASE RATE: \$875/MO + ELECTRIC & GAS



## PROPERTY HIGHLIGHTS

- Available: 1,150 SF
- Price per SF: \$9.13/SF
- **Suite D:** First floor suite with a foyer, reception area, several private offices, a large open conference area, and restrooms
- Utilities: Tenant pays electric and gas
- Signage: Available on the door
- Parking: ±30 spaces
- Zoning: Commercial
- Traffic Count: ±17,000
- Nearest Highway: 0.8 miles to I-77 South at Arlington Street interchange



## LISTING AGENTS

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## PROPERTY OVERVIEW

Affordable ground-floor office space is available for lease in a highly accessible location near the I-77 and S. Arlington Road interchange in Akron. Suite D offers 1,150 SF and features a welcoming foyer, reception area, several private offices, a spacious open conference area, and restrooms. The property provides ample parking, and tenants are responsible for rent plus gas and electric only. With excellent visibility from I-77 and a location diagonally across from a busy retail center, this space offers both convenience and strong exposure for your business.

## LOCATION OVERVIEW

Located on S. Arlington Road in Akron, Ohio, just north of Killian Road and .8 miles from Interstate 77. The property is diagonally across the street from a busy retail corridor with anchors like Home Depot and Walmart.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,254	34,278	131,054
Total Units	1,017	16,458	61,726
Median Income	\$84,555	\$70,472	\$61,379

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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