

**FOR LEASE**

# WEST WATERLOO INDUSTRIAL

**925-927 W WATERLOO RD**

Akron, OH 44314

**PRESENTED BY:**

**AARON DAVIS**

C: 330.221.7297

aaron.davis@svn.com

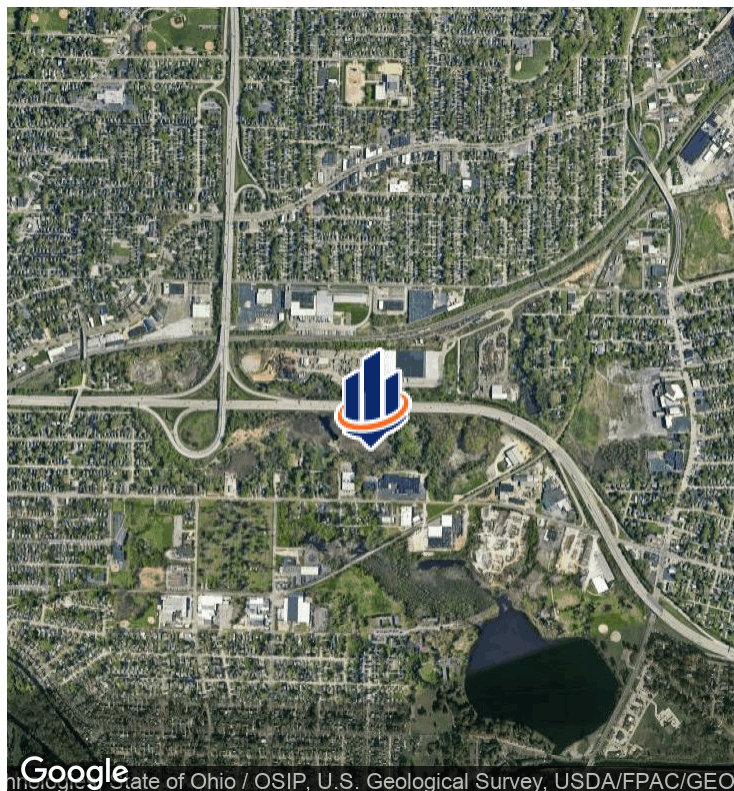
**BRIAN FOSTER**

C: 216.327.1787

brian.foster@svn.com



## PROPERTY SUMMARY



### OFFERING SUMMARY

|                |                       |
|----------------|-----------------------|
| AVAILABLE:     | 2/1/2024              |
| LEASE RATE:    | \$6.75 (NNN)          |
| BUILDING SIZE: | 16,000 SF             |
| AVAILABLE SF:  | 4,000-8,000 SF        |
| LOT SIZE:      | 8.211 Acres           |
| YEAR BUILT:    | 1973                  |
| ZONING:        | U-5 Ordinary Industry |
| APN:           | 6704296               |

### PROPERTY OVERVIEW

The Subject Property is approx. 4,000-8,000 SF warehouse centrally located in Akron, Ohio. Two office fronts approximately 420 S/F each. Access to I-77, I-76, I-277 and SR-224 giving superior access to Cleveland, Akron, and Canton markets.

### PROPERTY HIGHLIGHTS

- 15'7" Ceiling Clear Height.
- One 12' Dock Door.
- One 8' Dock Door.
- 100 AMP, 240V.

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## ADDITIONAL PHOTOS



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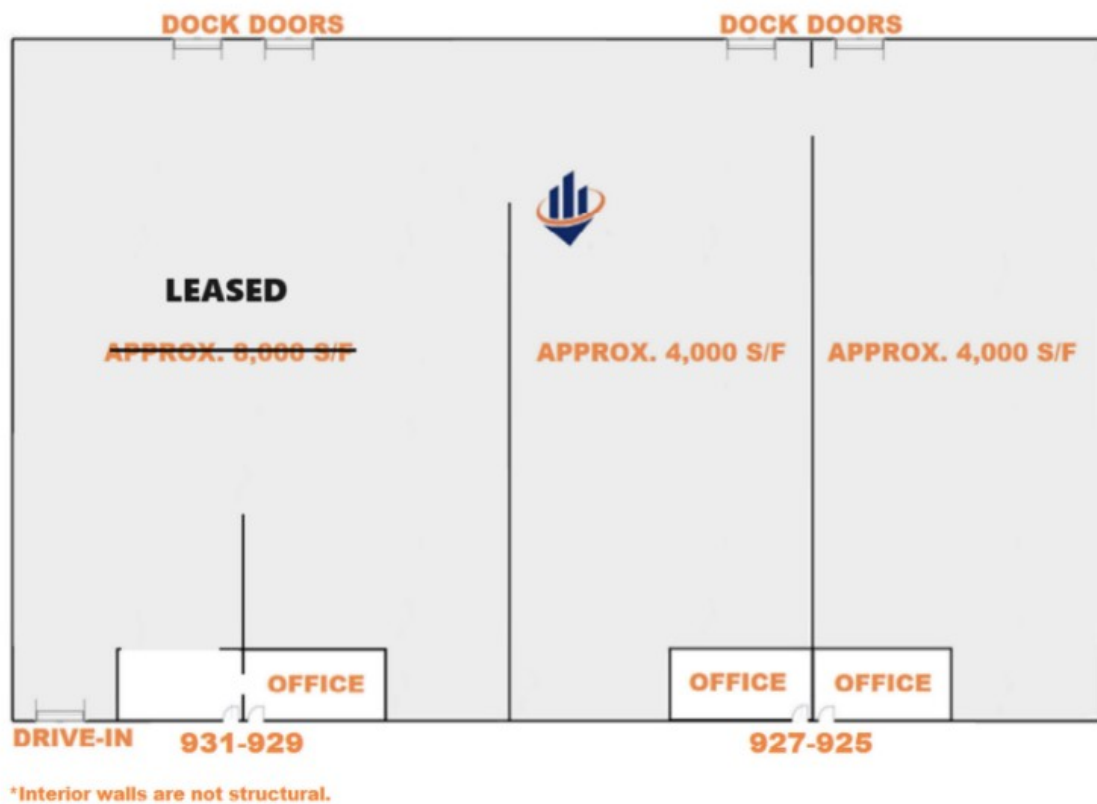
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## FLOOR PLAN



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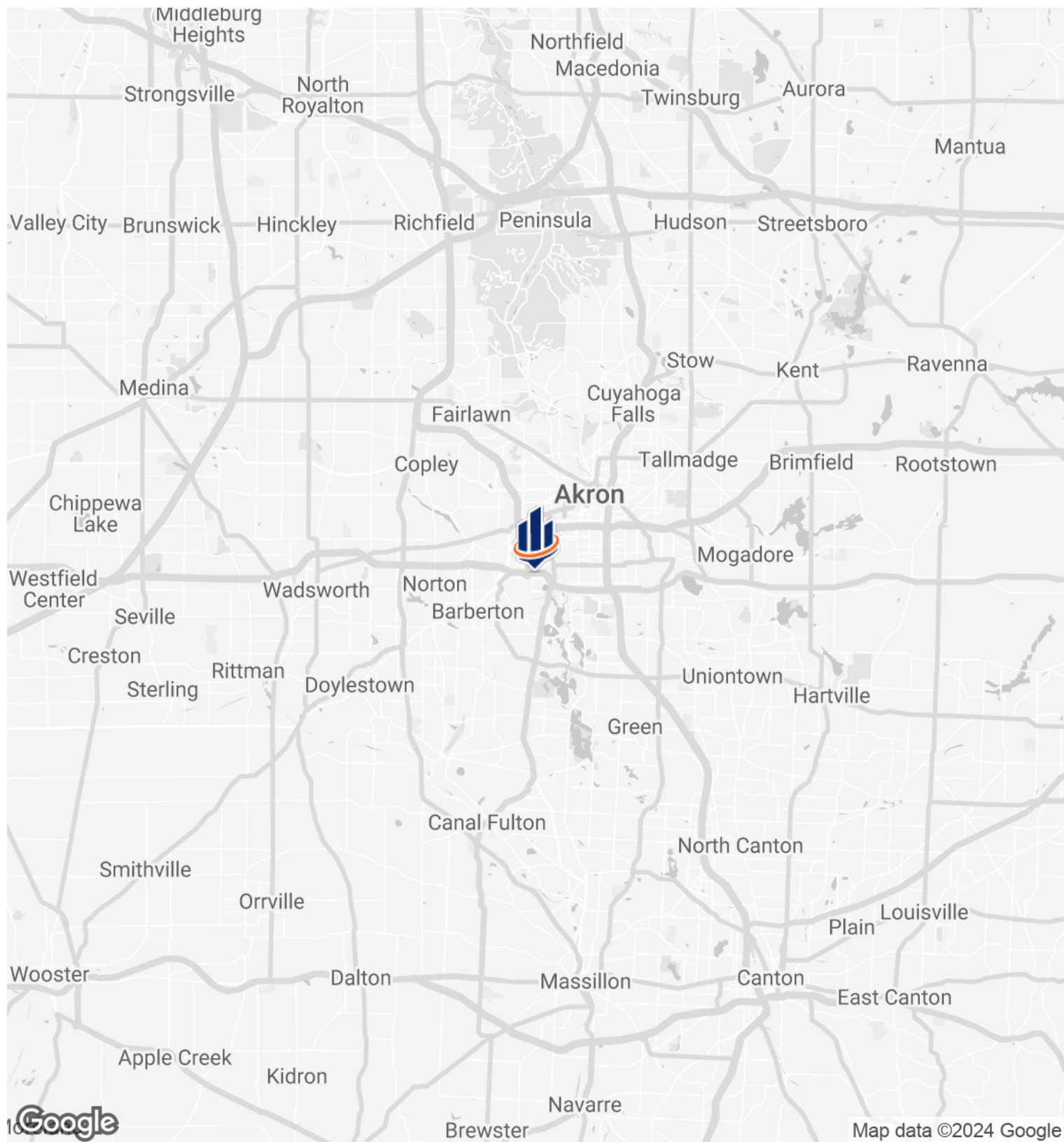
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## LOCATION MAP



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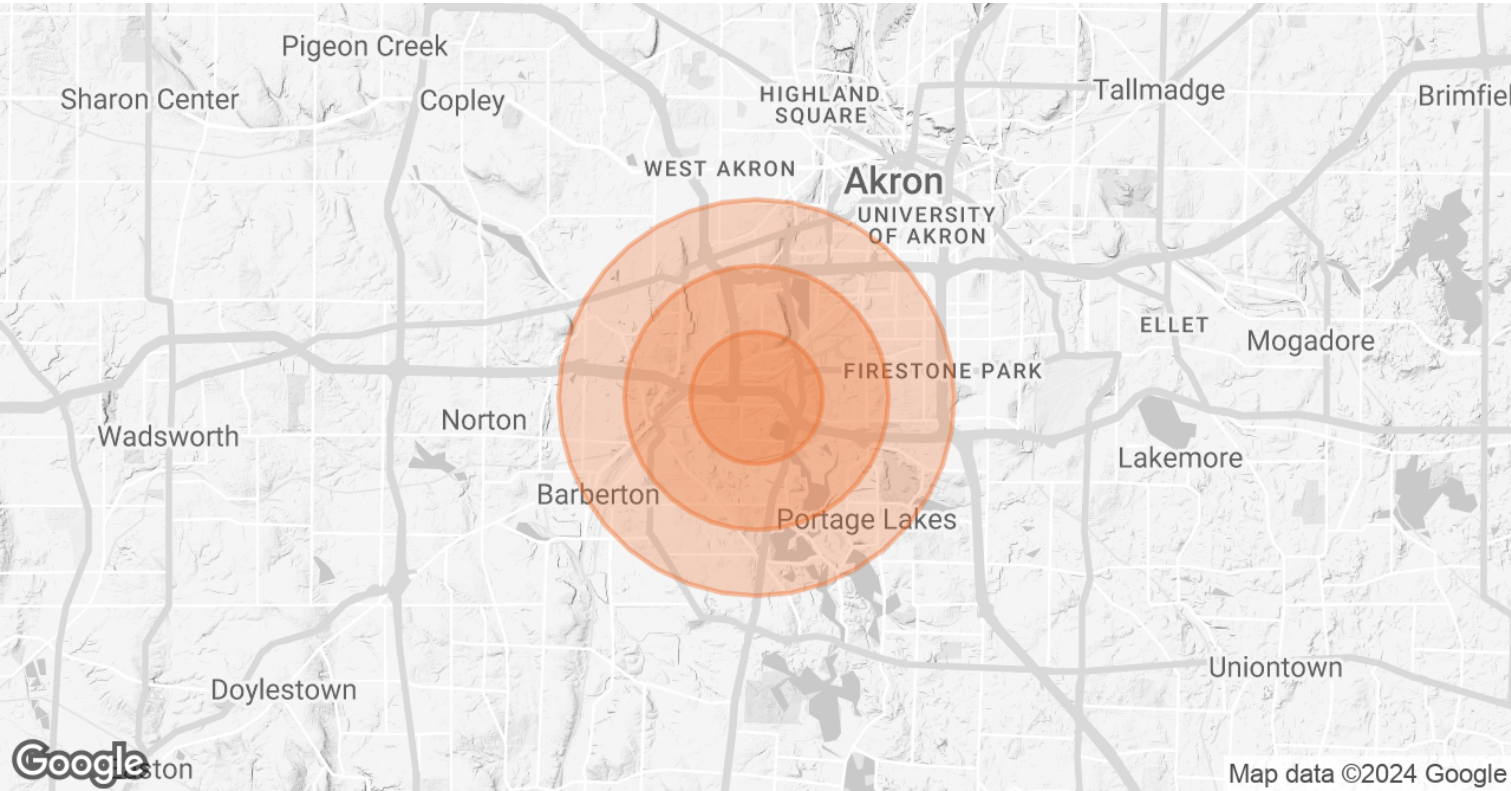
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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 11,009 | 32,016  | 71,054  |
| AVERAGE AGE          | 37.8   | 40.1    | 39.3    |
| AVERAGE AGE (MALE)   | 37.7   | 40.2    | 39.8    |
| AVERAGE AGE (FEMALE) | 39.9   | 41.3    | 40.1    |

| HOUSEHOLDS & INCOME | 1 MILE   | 2 MILES  | 3 MILES  |
|---------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS    | 5,486    | 16,105   | 35,527   |
| # OF PERSONS PER HH | 2.0      | 2.0      | 2.0      |
| AVERAGE HH INCOME   | \$44,405 | \$48,392 | \$48,219 |
| AVERAGE HOUSE VALUE | \$66,256 | \$77,114 | \$79,714 |

\* Demographic data derived from 2020 ACS - US Census

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