

FOR LEASE

West Waterloo Industrial

865 SE WEST WATERLOO ROAD

Akron, OH 44314

PRESENTED BY:

AARON DAVIS

C: 330.221.7297

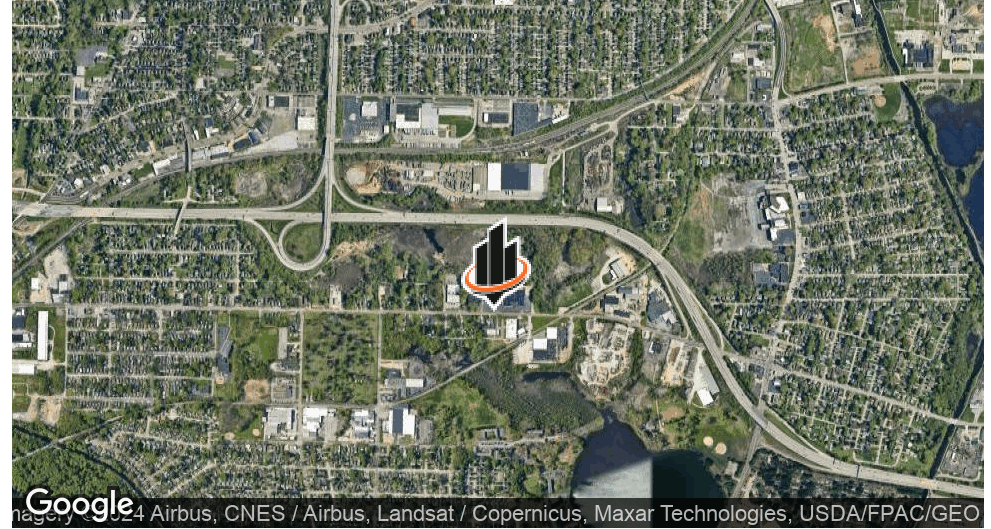
aaron.davis@svn.com

BRIAN FOSTER

C: 216.327.1787

brian.foster@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.50 SF/yr (MG)
WAREHOUSE SF:	Approx.: 5,000 SF
OFFICE SF:	Approx.: 1,000 SF
ZONING:	U-5 Ordinary Industry
APN:	6763604

PROPERTY OVERVIEW

The Subject Property is approximately 6,630 SF warehouse centrally located in Akron, OH. Access to I-77, I-76, I-277, and SR-224 giving superior access to Cleveland, Akron, and Canton markets.

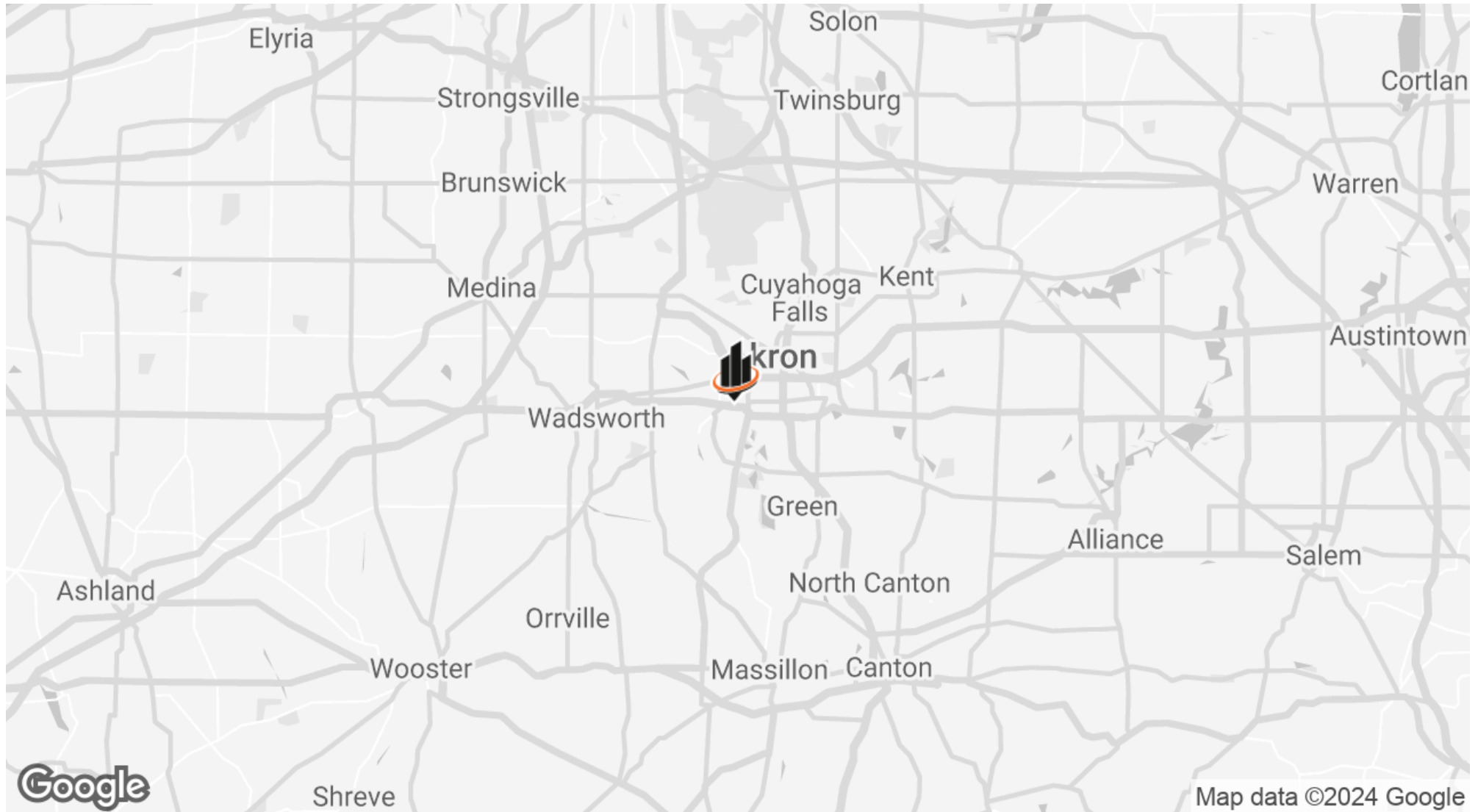
PROPERTY HIGHLIGHTS

- 11'11" Ceiling Clear Height.
- One 9'11 x 11' Drive-In Door.
- Four offices in suite.
- Ample Parking on site.

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LOCATION MAP



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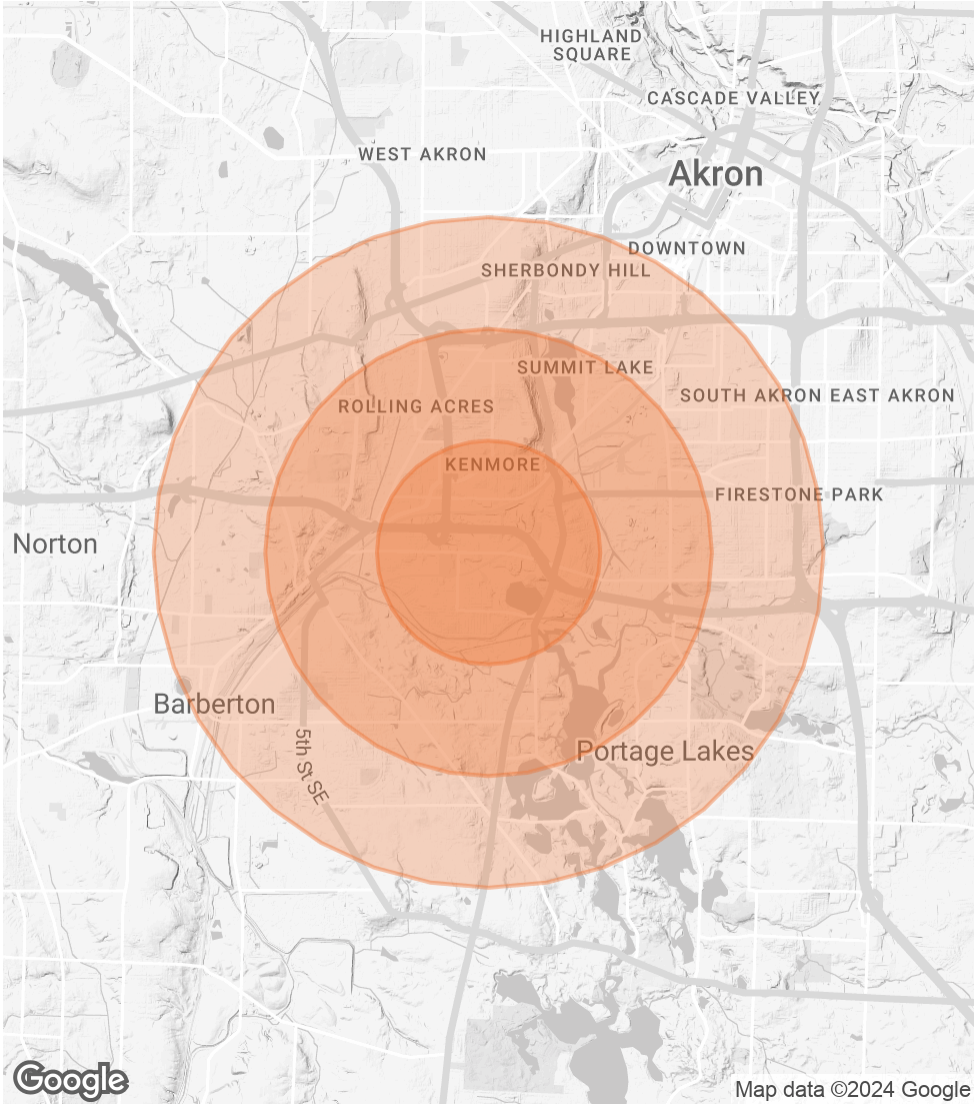
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	9,743	30,173	67,382
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,318	13,341	29,893
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$57,508	\$59,753	\$60,712
AVERAGE HOUSE VALUE	\$109,220	\$122,544	\$127,829

Demographics data derived from AlphaMap



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