

FOR LEASE

391 & 395 Geneva Avenue

391 & 395 GENEVA AVENUE

Tallmadge , OH 44278

PRESENTED BY:

GRAYDON FOX

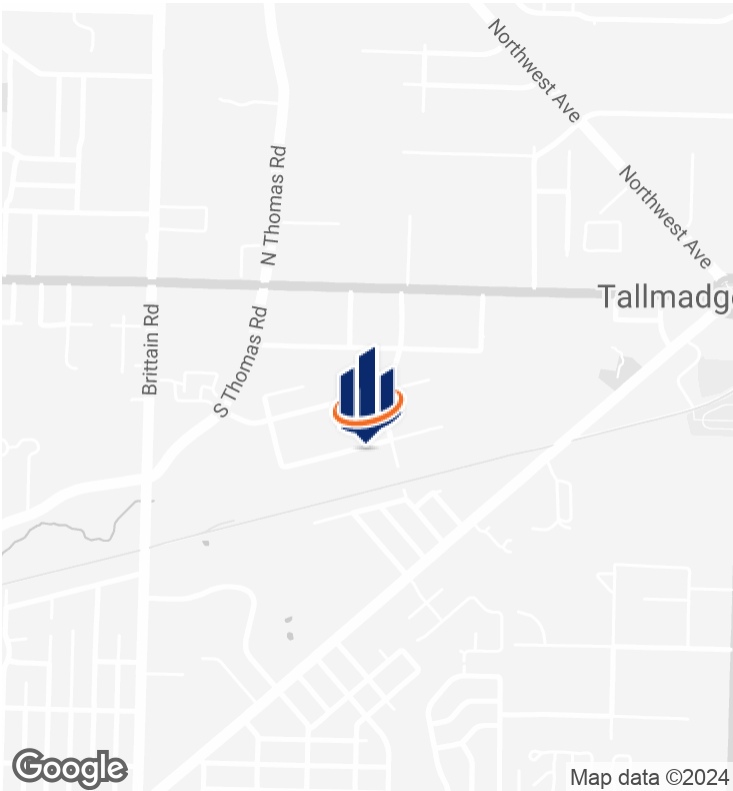
O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

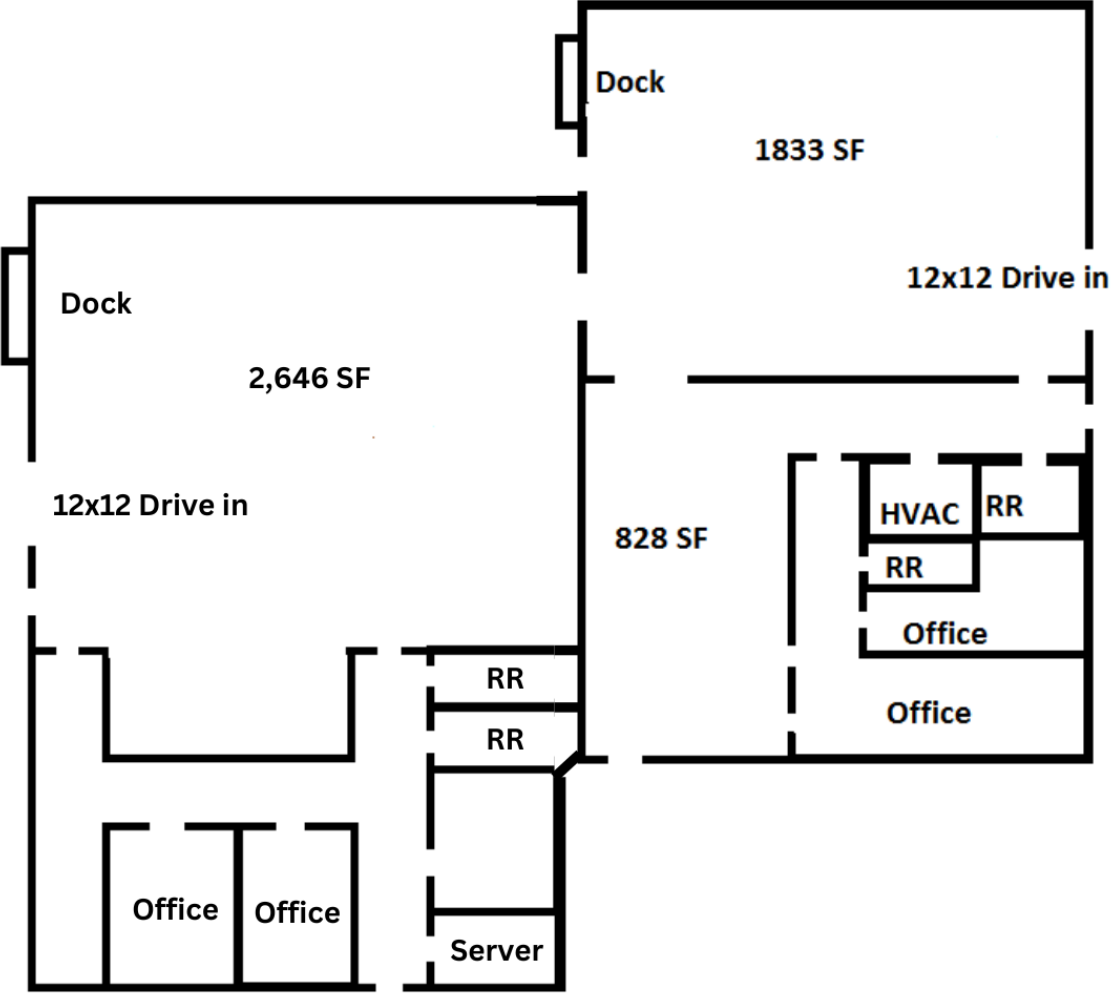
AVAILABLE SF:	8,000 SF
LEASE RATE:	\$6.00 PSF (NNN)
CAM CHARGE:	\$1.00 PSF
MONTHLY RENT:	\$4,666.67
YEAR BUILT:	1984
APN:	6010187

PROPERTY OVERVIEW

The Subject Property is a 8,000 SF industrial flex unit. The property is located in Tallmadge in close proximity to State Route 91 and State Route 261. The property features 5,307 SF of warehouse space equipped with 200 amp 3 phase power, 14' clear ceiling height, two 12x12 drive in door, two dock doors, Reznor heating, and new lighting. The office space features 5 private offices and 4 restrooms. These units can also be split to form two separate 4,000 SF units.

GRAYDON FOX
O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700

FLOORPLAN



GRAYDON FOX
O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700

EXTERIOR PHOTOS



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

391 GENEVA AVENUE PHOTOS



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

395 GENEVA AVENUE PHOTOS



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

OFFICE PHOTOS



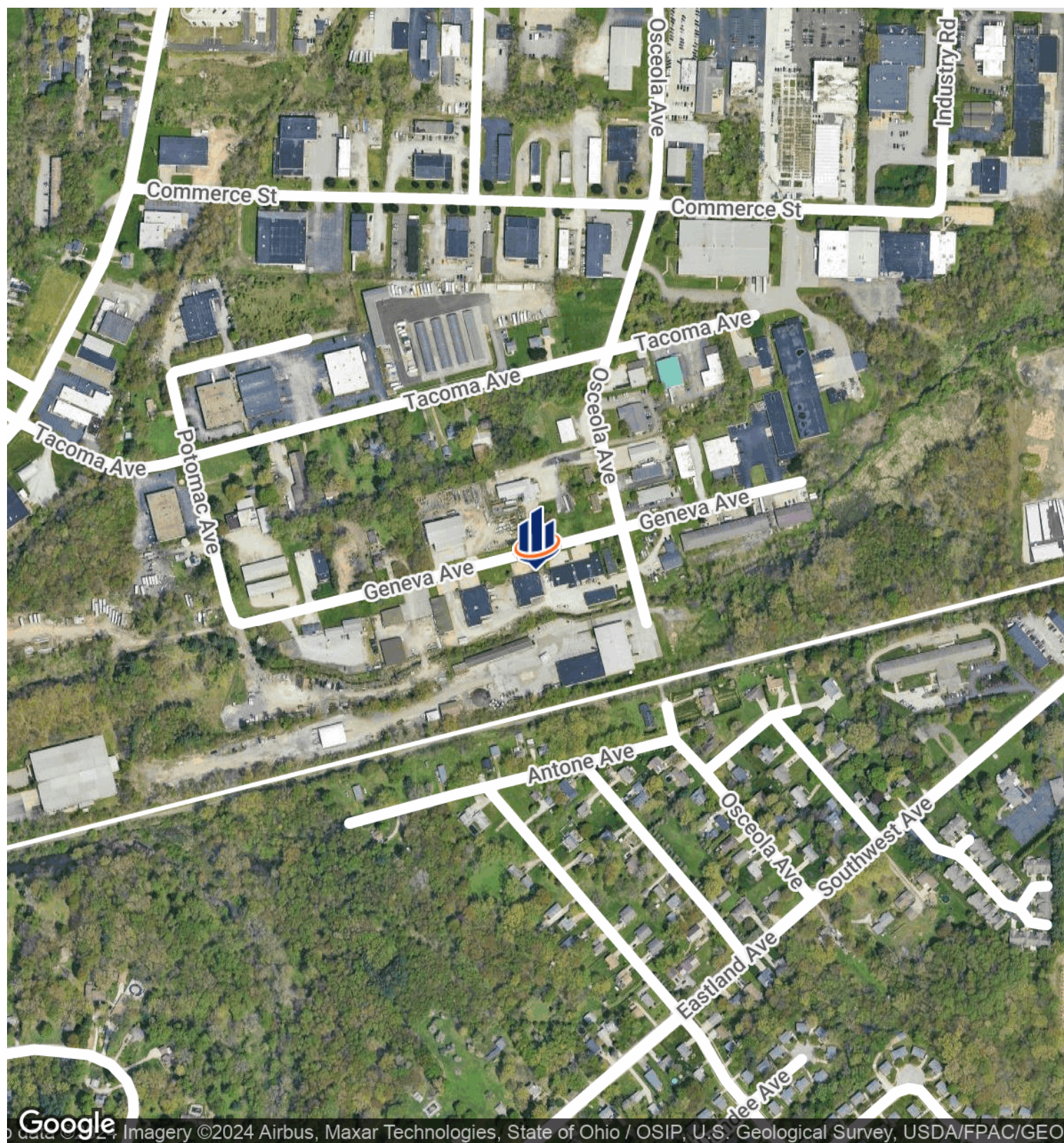
GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

LOCATION MAP



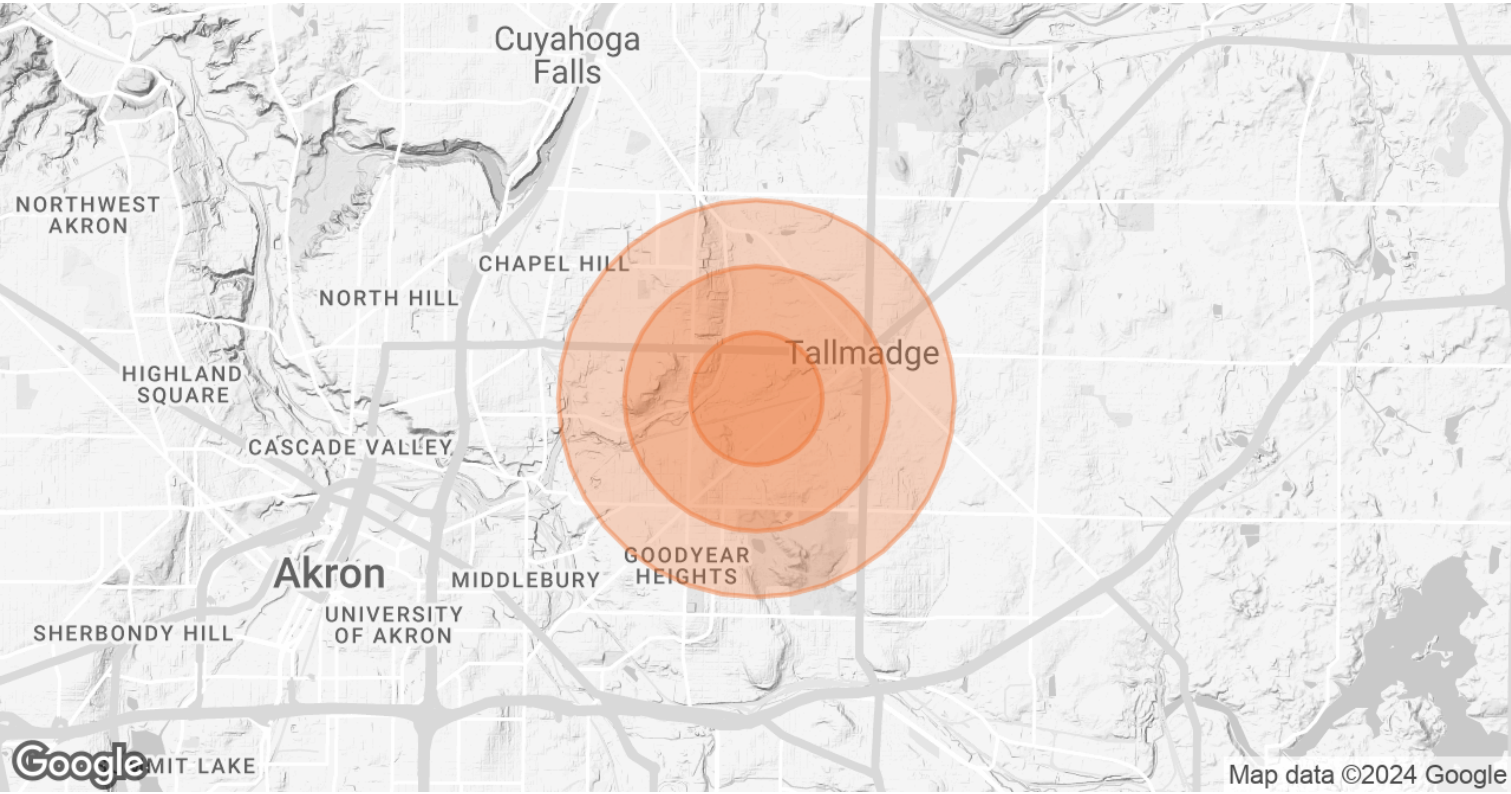
GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700

DEMOGRAPHICS MAP & REPORT



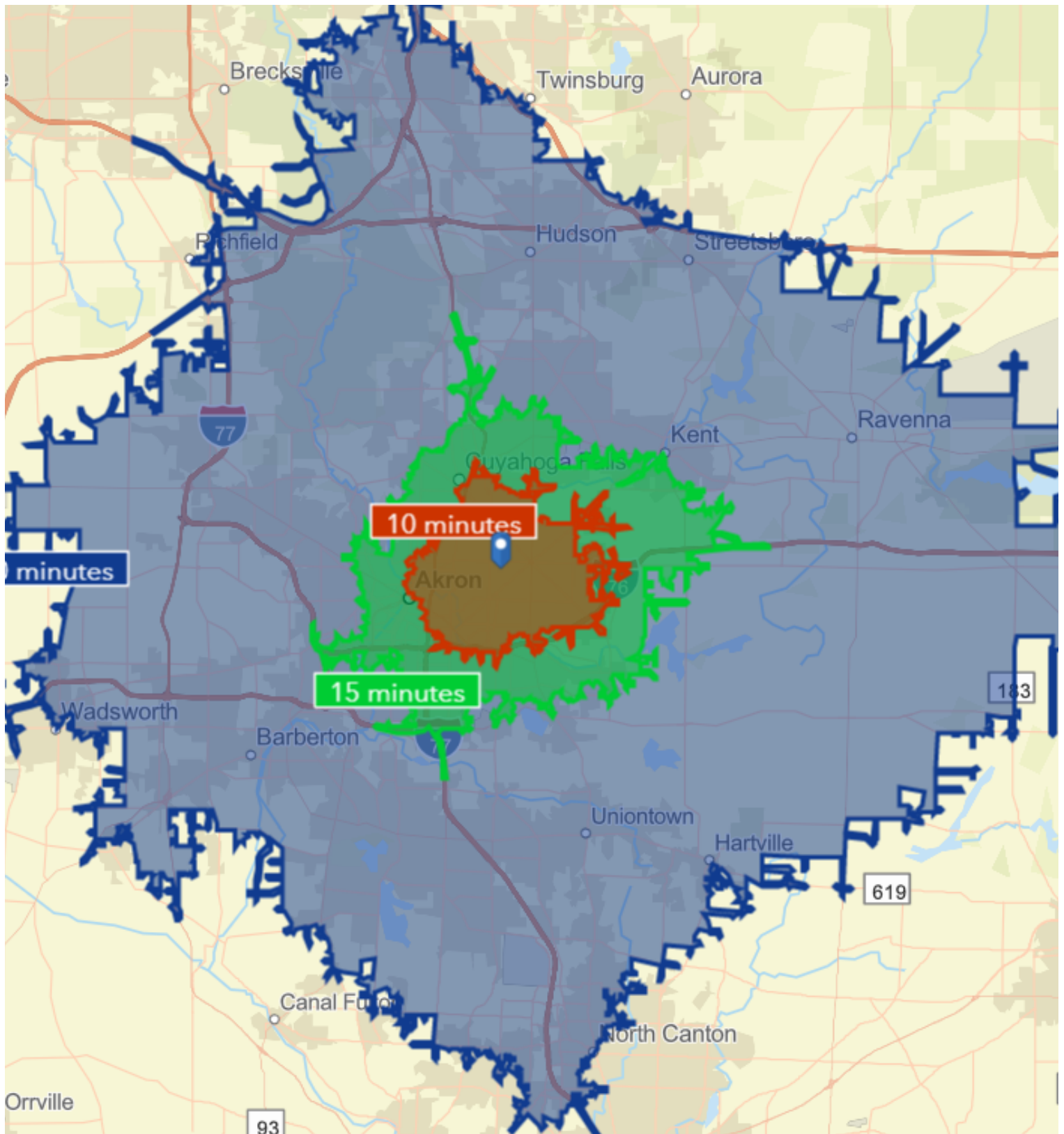
POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,642	6,884	16,599
AVERAGE AGE	44.4	42.9	43.4
AVERAGE AGE (MALE)	49.5	43.4	41.9
AVERAGE AGE (FEMALE)	40.4	42.8	45.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	741	3,376	8,248
# OF PERSONS PER HH	2.2	2.0	2.0
AVERAGE HH INCOME	\$61,803	\$52,391	\$51,861
AVERAGE HOUSE VALUE	\$132,776	\$119,993	\$111,595

* Demographic data derived from 2020 ACS - US Census

GRAYDON FOX
O: 330.703.5283
graydon.fox@svn.com
OH #SAL2019006700

DRIVE TIME MAP



GRAYDON FOX

O: 330.703.5283

graydon.fox@svn.com

OH #SAL2019006700