



FOR SALE

2623 South Arlington Street

2623 SOUTH ARLINGTON STREET

Akron, OH 44306

PRESENTED BY:

GRAYDON FOX

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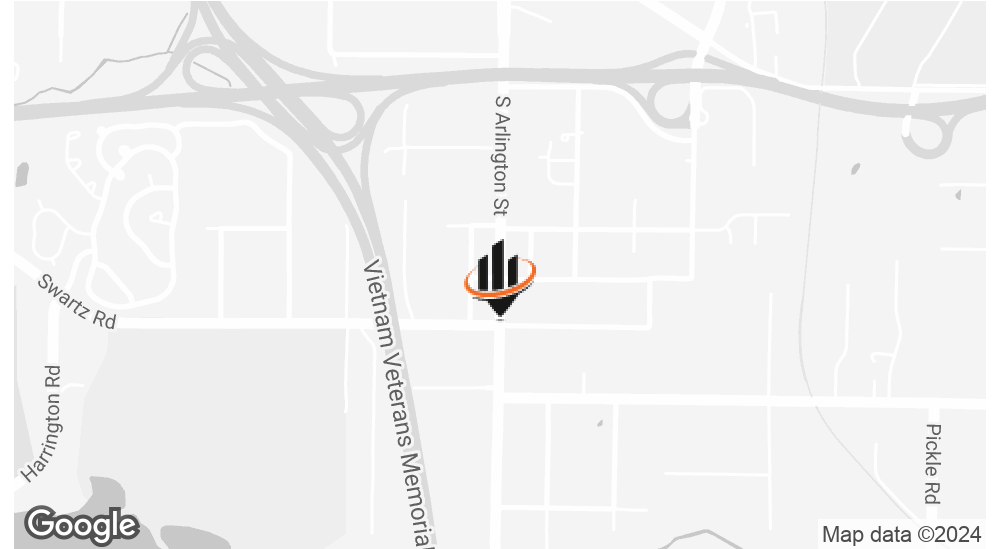
OH #SAL2019006700

AARON DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,390,000
BUILDING SIZE:	10,800 SF
LOT SIZE:	1.45 Acres
PRICE / SF:	\$128.70
YEAR BUILT:	1996
ZONING:	C-1 Limited Business District
APN:	5106596, 5106597

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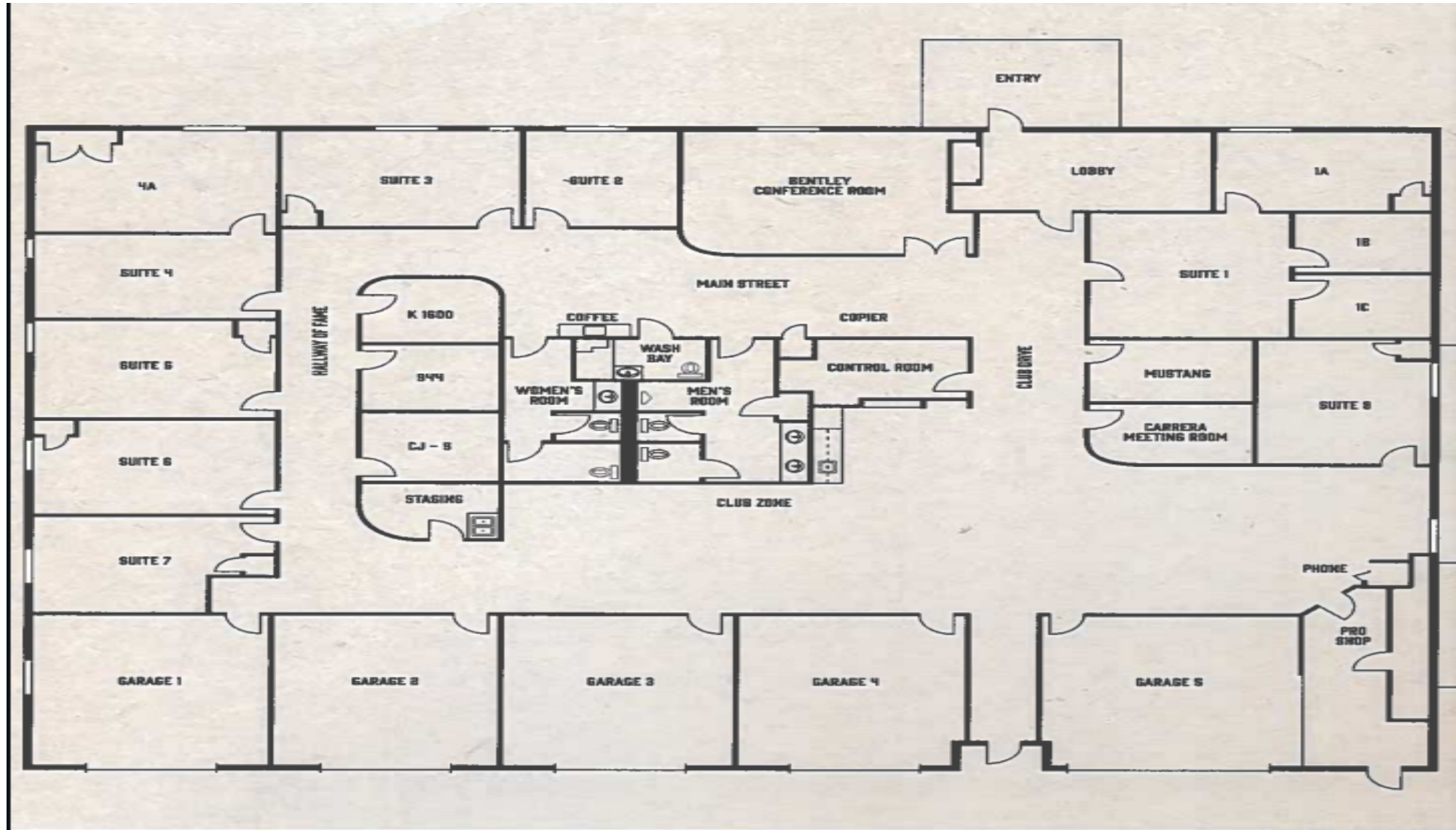
PROPERTY OVERVIEW

The Subject Property is a 10,800 SF mixed use building on 1.45 acres. The property is located in Akron in close proximity to Interstate 77. "The Garage" is a business suite/meeting center for office users and classic car enthusiasts. The building was previously used as co-working office space with a bar/restaurant area and garage bays that feature classic cars. The building features 5,688 SF of office space including 17 private offices, a large conference room, and a lobby.

The bar area in the center of the building is 2,674 SF and is equipped with appliances, a sink, cabinetry, tables, chairs, couches, televisions, a bar, a jukebox, a shuffleboard table. The rear of the building features 5 garage bays totaling 2,178 Sf and a 260 SF server room. This property features tons of flexibility in that it can be converted to office, industrial, or retail space. In our opinion, the highest and best use of the building is an interactive retail user looking for frontage on a high traffic road.

CLICK HERE FOR A 3D TOUR : <https://mv.matterport.com/show/?m=M2fn5PVsid4>

FLOOR PLAN



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EXTERIOR/ENTRANCE PHOTOS



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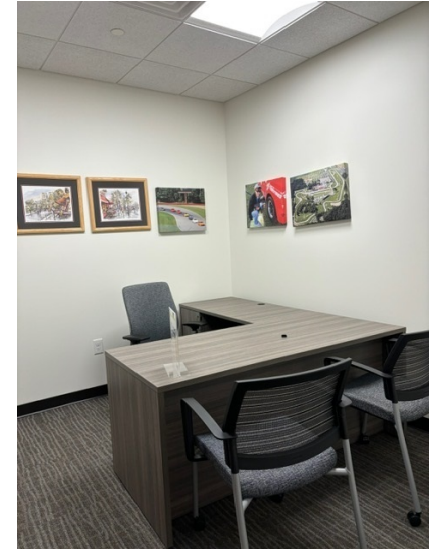
BAR/BAY PHOTOS



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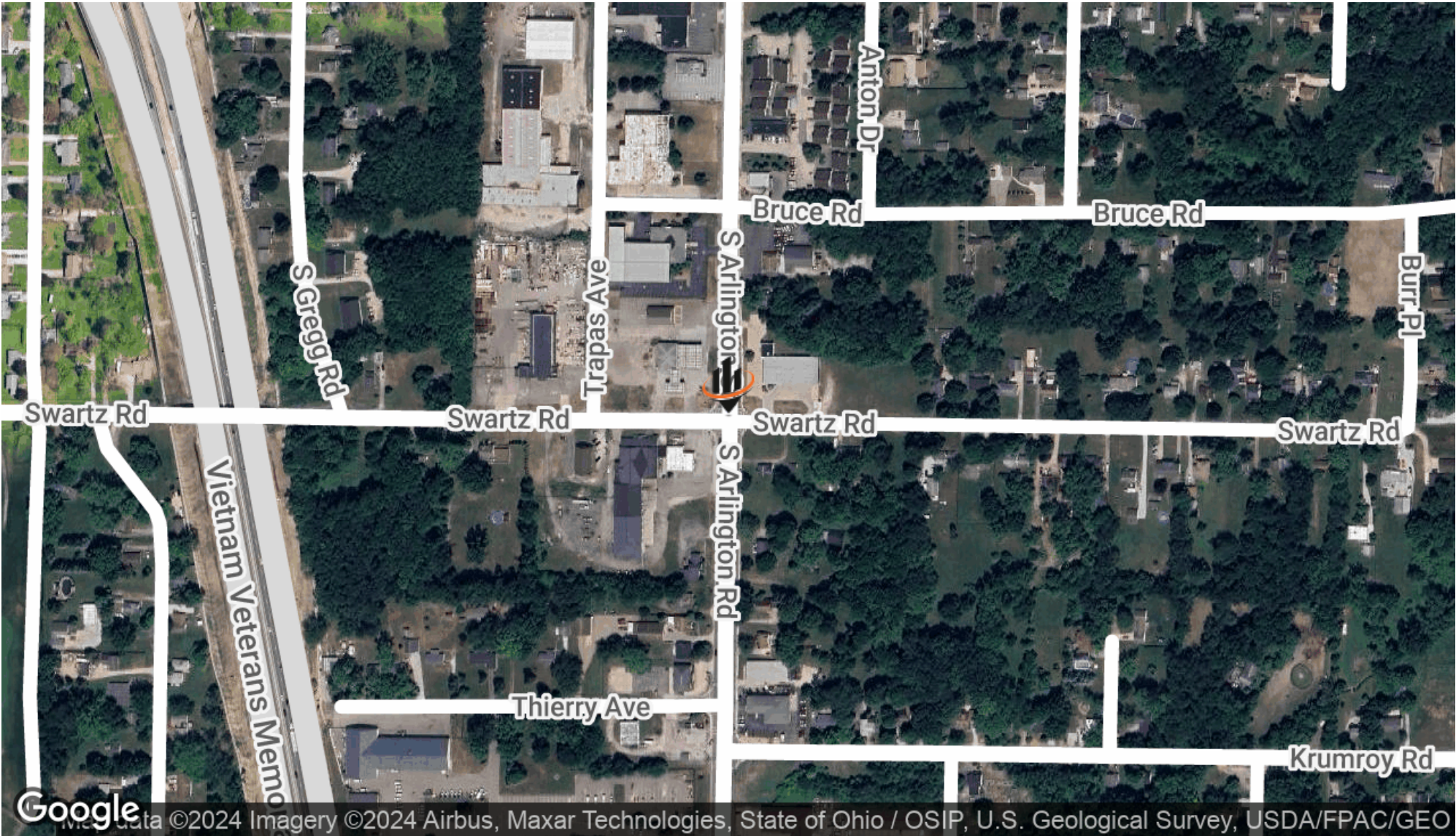
OFFICE PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES1 MILE1.5 MILES

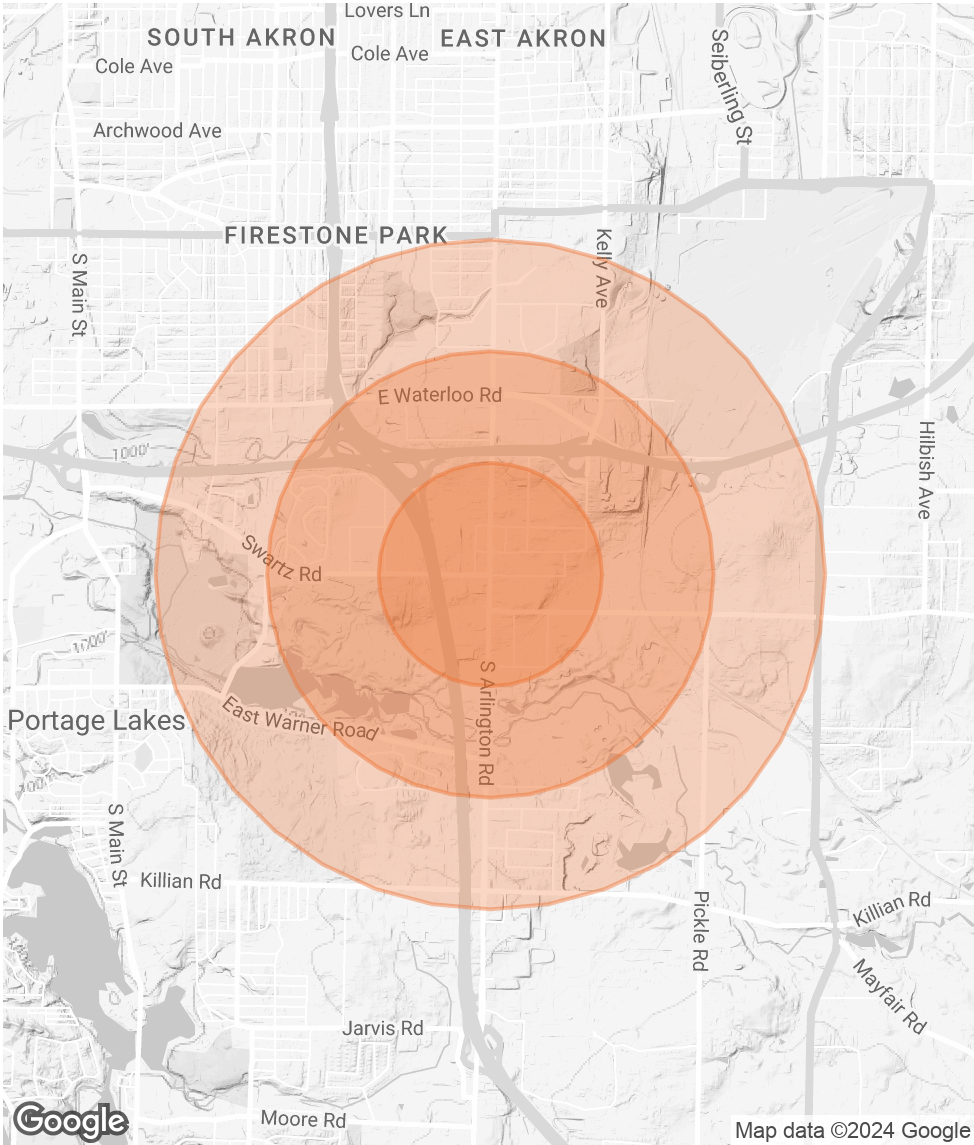
TOTAL POPULATION	853	3,215	8,478
AVERAGE AGE	38.7	39.4	37.1
AVERAGE AGE (MALE)	37.5	37.6	34.3
AVERAGE AGE (FEMALE)	39.1	40.6	40.4

HOUSEHOLDS & INCOME

0.5 MILES1 MILE1.5 MILES

TOTAL HOUSEHOLDS	400	1,586	4,192
# OF PERSONS PER HH	2.1	2.0	2.0
AVERAGE HH INCOME	\$56,903	\$55,433	\$50,265
AVERAGE HOUSE VALUE	\$121,162	\$116,916	\$92,234

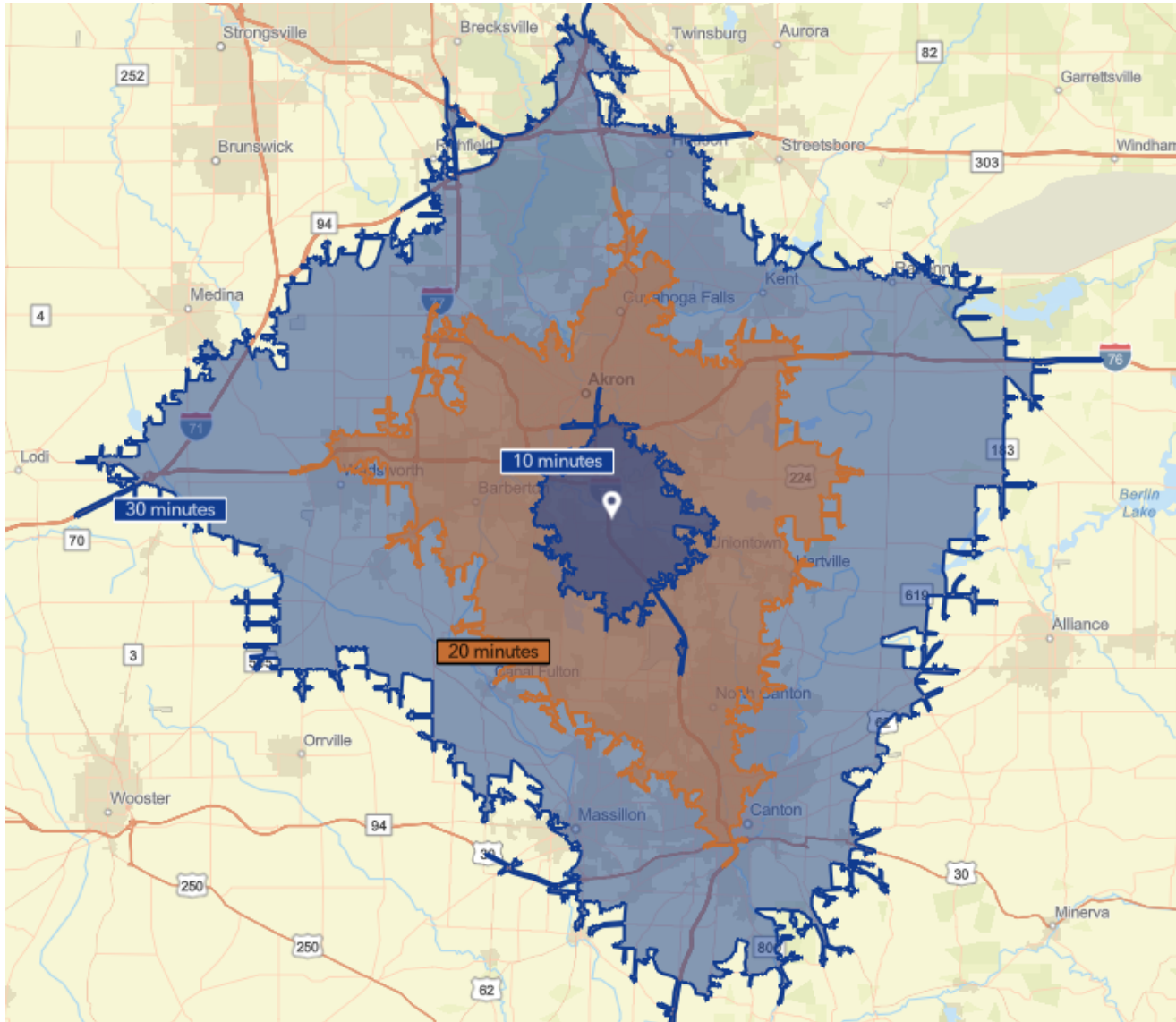
* Demographic data derived from 2020 ACS - US Census



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DRIVE TIME MAP

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