



SUBLEASE

Warehouse Sublease - Competitive Pricing & Flexible Configurations

540 S MAIN ST

Akron, OH 44311

PRESENTED BY:

AARON DAVIS

O: 330.221.7297

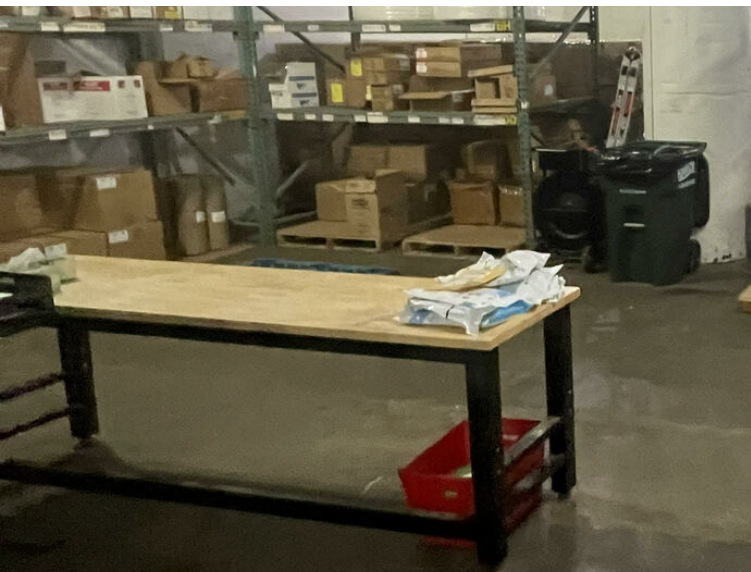
aaron.davis@svn.com

JOSEPH LEMMON

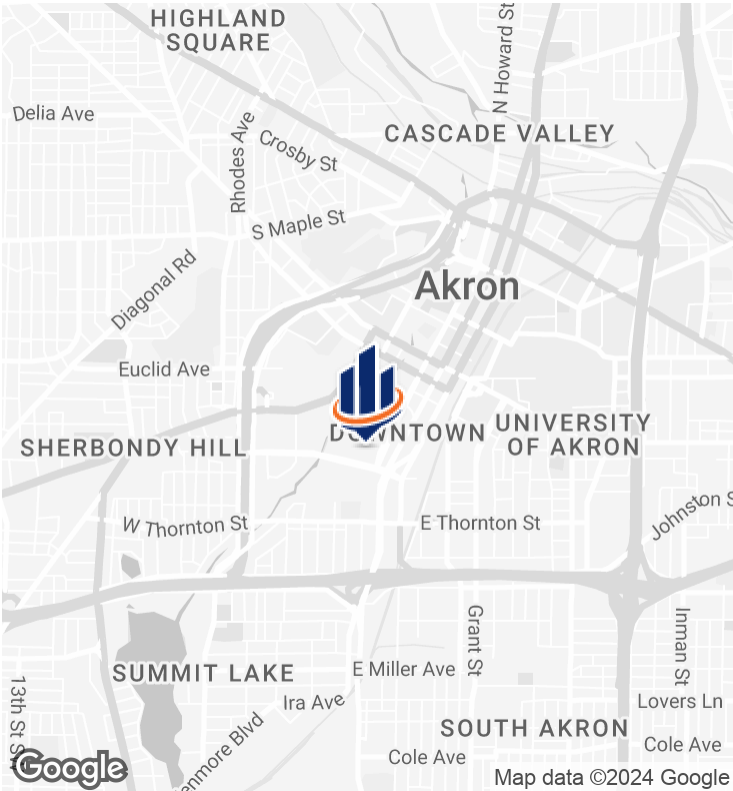
O: 330.389.0361

joe.lemmon@svn.com

OH #2022005836



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.85 - \$4.00 SF/yr (NNN)
WAREHOUSE SF:	56,680 SF
YEAR BUILT:	1920
MARKET:	Akron
APN:	67-60142

PROPERTY OVERVIEW

Warehouse sublease opportunity on the outskirts of Downtown Akron. The warehouse is 56,680 SF and is located in Buildings 4 & 9 at Canal Place, 540 S. Main Street, Akron, Ohio 44311. The warehouse features a private man door entrance, a private dock w/ 8'x8' overhead door as well as access to 4 common area docks w/ freight elevator, 2 restrooms, 2 breakrooms, 3 clean rooms, 10'4"-11'7" clear heights & 17'2" column spacing. The warehouse space is clean and well maintained w/ new paint and lighting within the past 2 years. Prime location on the outskirts of Downtown Akron, this space is within walking distance of everything Downtown Akron has to offer.

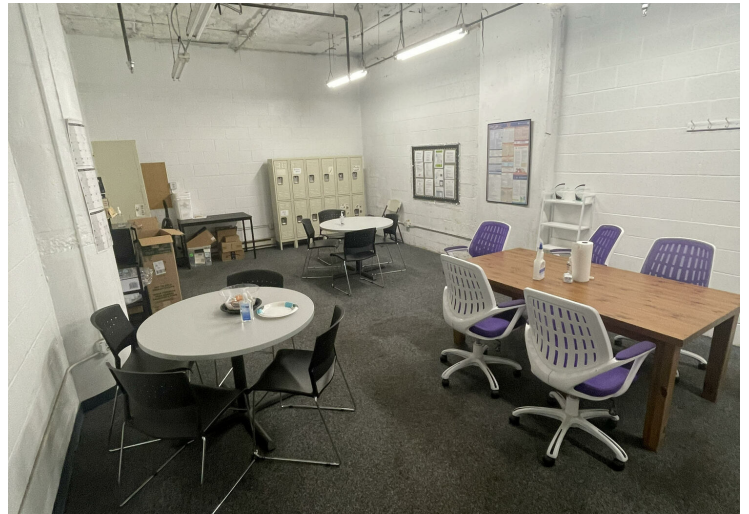
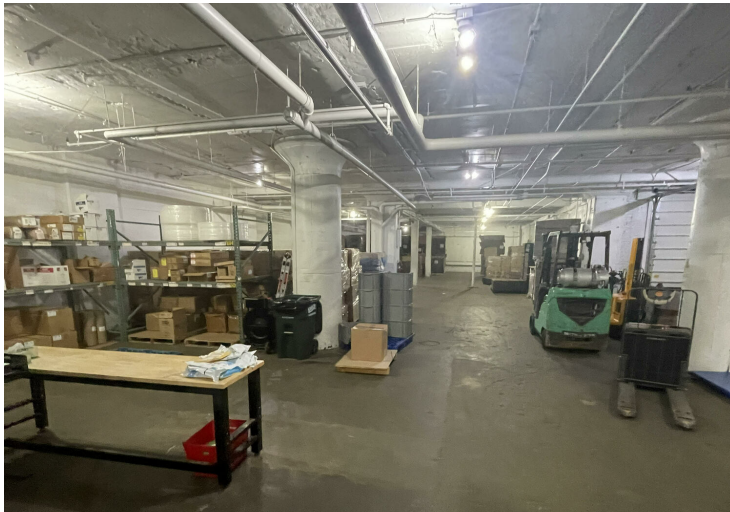
PROPERTY HIGHLIGHTS

- 10'4"-11'7" Clear in Warehouse
- 17'2" Column Spacing
- Dedicated Dock w/ 8'x8' Door
- Access to 4 Common Area Docks w/ Freight Elevator
- Plenty of Storage

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ADDITIONAL PHOTOS



AARON DAVIS
O: 330.221.7297
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RETAILER MAP



AARON DAVIS
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,994	12,670	26,159
AVERAGE AGE	36.0	29.7	31.9
AVERAGE AGE (MALE)	40.6	31.7	33.3
AVERAGE AGE (FEMALE)	32.0	28.4	30.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,489	5,665	12,755
# OF PERSONS PER HH	2.0	2.2	2.1
AVERAGE HH INCOME	\$18,110	\$25,352	\$26,031
AVERAGE HOUSE VALUE	\$64,962	\$44,079	\$48,908

* Demographic data derived from 2020 ACS - US Census

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