



# 326 S. MAIN ST

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AKRON, OH 44308

**Ann Marie Fiume**

Executive Assistant/ Associate Advisor

O: 234.231.0229

[annmarie.fiume@svn.com](mailto:annmarie.fiume@svn.com)

**Jerry Fiume, SIOR, CCIM\***

Managing Director

O: 234.231.0235

[jerry.fiume@svn.com](mailto:jerry.fiume@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,250,000

Year Built/Renovated: 1916/2016

Building Size: 25,509 SF

Price / SF: \$49.00

## PROPERTY OVERVIEW

The Cilantro Building is 25,509 SF former bank building anchored by the Cilantro Restaurant on the first floor and is positioned to be developed with Multi-Family or office use on the second and third floor. The Building is strategically located next to Canal Park, home of the Class AA Rubber Ducks minor league baseball team which is affiliated with the Cleveland Indians.

The Building offers many amenities including updated mechanical systems, eight designated garage parking spaces, elevator, newer windows throughout the building and open space floor plan to work with on the second and third floors.

The Cilantro Building is perfectly located for the Urban living renaissance that is taking place in the City of Akron.

## PROPERTY HIGHLIGHTS

- Remodeled former bank building
- Strategically located next to Canal Park
- Existing Cilantro Restaurant Lease on the first floor
- Second and third floor can be redeveloped with ten to fourteen apartment units



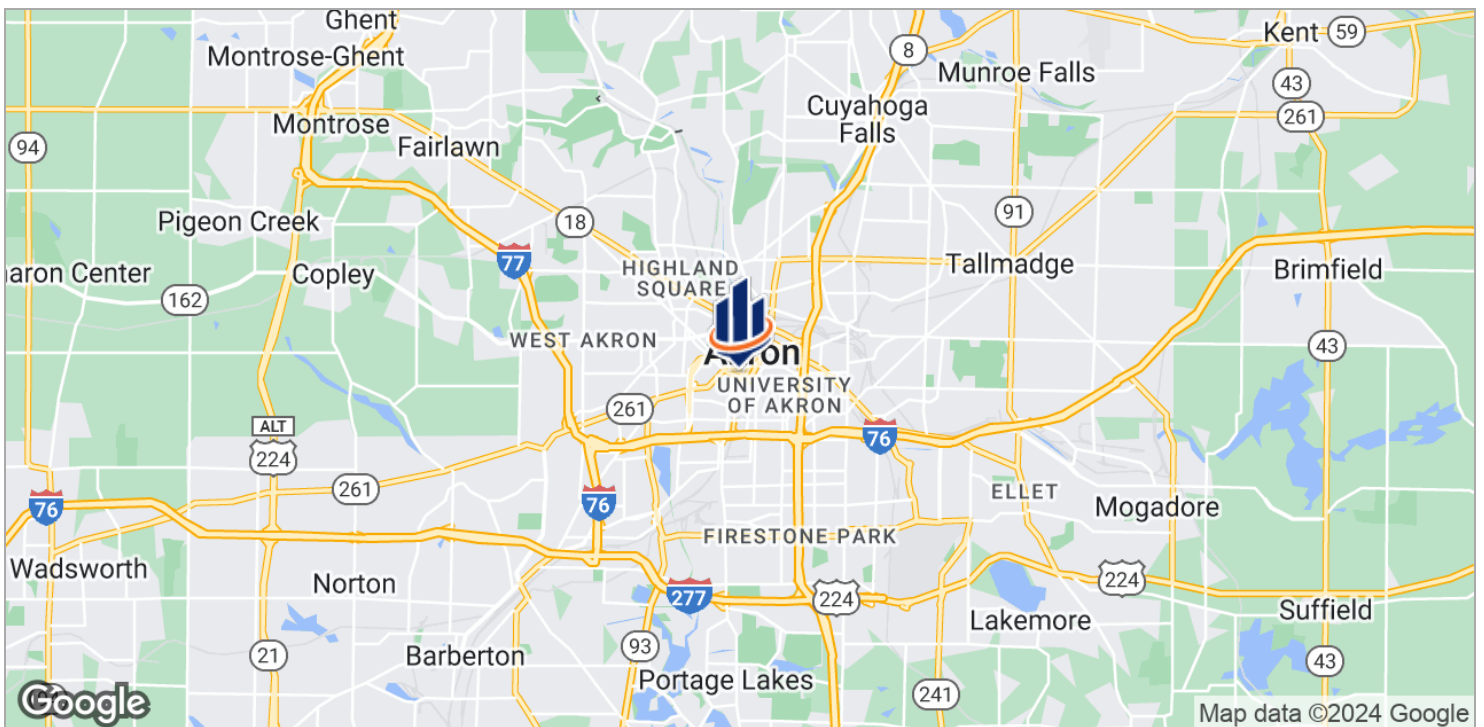
# Additional Photos





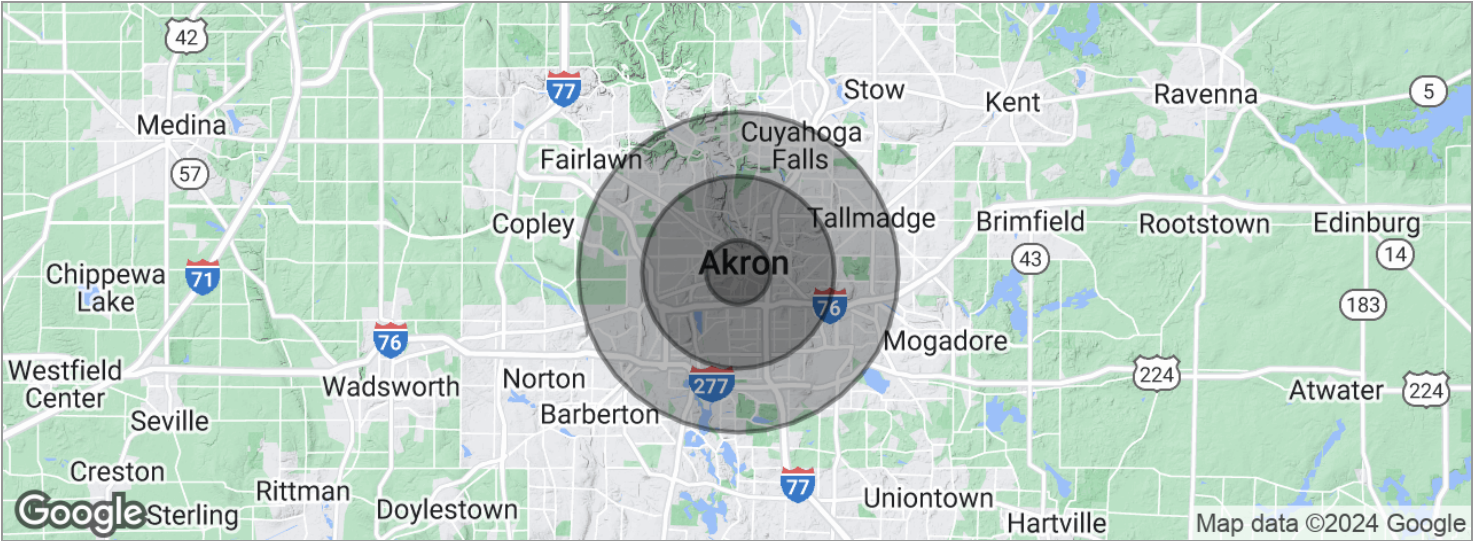


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,164	117,309	261,594
Median age	28.4	33.1	35.8
Median age [Male]	27.0	32.7	34.8
Median age [Female]	31.1	33.8	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,970	47,551	110,514
# of persons per HH	2.6	2.5	2.4
Average HH income	\$25,903	\$38,150	\$43,956
Average house value	\$91,904	\$107,546	\$124,764

\* Demographic data derived from 2020 ACS - US Census