

FOR SALE/LEASE



33,200 SF Industrial Space on 3.00 Acres

1090 W. Wilbeth Rd., Akron, OH 44310

David Stover / Mac Biggar

1090 W. Wilbeth Road

Akron, OH 44310

SPACE

- 33,200 SF building
- 3.00 AC

RATE OFFERED

- Priced for Sale at \$1,195,000
- Offered for Lease at \$4.50 PSF, NET

PROPERTY INFORMATION

- Masonry Construction built in 1967/1995
- 300 plus car parking fenced lot
- 3 docks, 3 drive-in doors
- 18' clear height
- New roof in 2020
- Located in an opportunity zone
- 480 volt/600 amp/3 phase power
- Convenient access to I-77, I-76, I-277 & Route 8
- Property can be sold with adjacent property of 28,712SF on 3.70 Acres



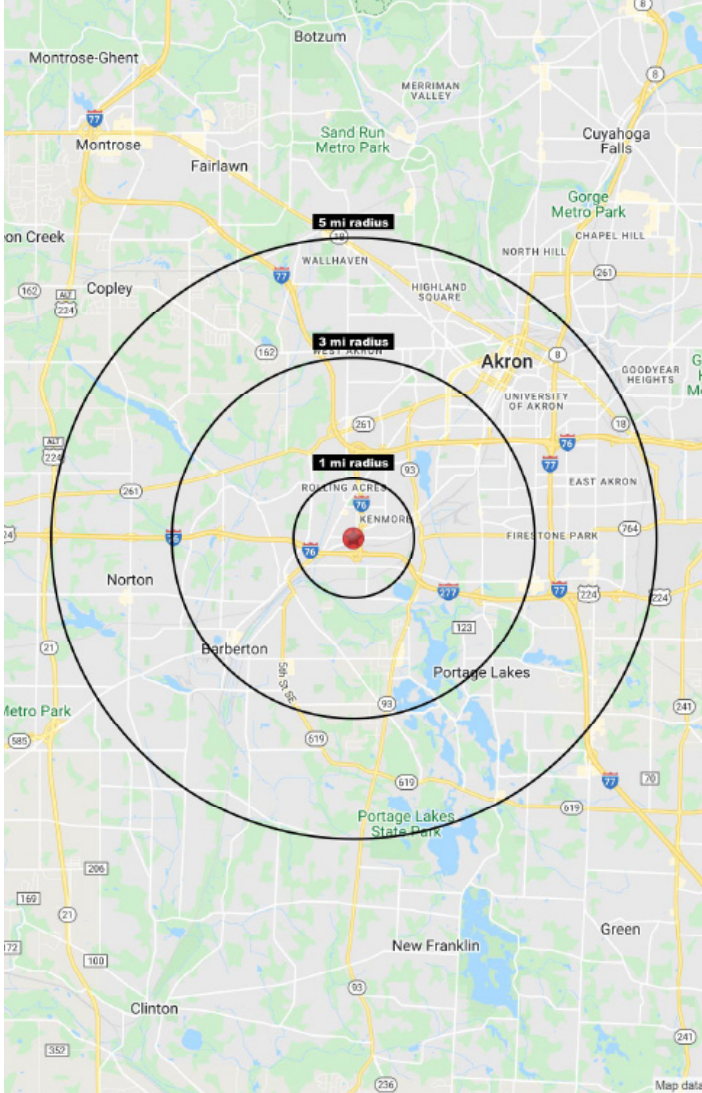
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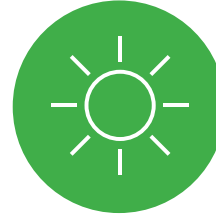


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TOTAL POPULATION
163,613



TOTAL DAYTIME POPULATION
84,316



AVG. HH INCOME
\$59,433

2021 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	11,458	66,804	163,613
Households	4,833	28,820	69,998
Daytime Population	3,661	28,519	84,316

2021 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$59,544	\$53,597	\$59,433
Median Income	\$41,940	\$41,937	\$45,649

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