



## OFFERING MEMORANDUM



## DEVELOPMENT OPPORTUNITY

N Howard St & E North St, Akron, OH 44308

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# EXECUTIVE SUMMARY

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# NOHO COMMONS – AKRON DEVELOPMENT PROJECT

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## EXECUTIVE SUMMARY

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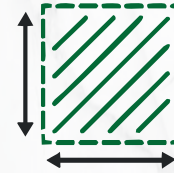
Hanna Commercial is pleased to present the leasing opportunity at **NOHO Commons**, a dynamic mixed-use development project in Akron, Ohio. Located at **N Howard and E North St.**, this thoughtfully planned development will feature over 40 residential apartments alongside approximately 28,800 square feet of retail and office space, creating a vibrant live-work-play environment in a growing submarket.

Strategically located with easy access to Route 8 and within walking distance to Downtown Akron, the property benefits from strong connectivity and surrounding density. Positioned near the Cascade Valley Metro Park Trail and directly across from Cascade Lofts Apartments, NOHO Commons is well-situated to capture both residential and commuter traffic. The site also offers a large, ample parking field to accommodate tenants and visitors.

NOHO Commons presents an ideal opportunity for a variety of users, including grocers, coffee/cafés, restaurants, fitness concepts, retailers, and office tenants seeking a modern, amenity-rich location in one of Akron's emerging districts.



### HIGHLIGHTS



**AVAILABLE SF:**  
2,500–22,000 SF



**LEASE RATE:**  
Negotiable



**LEASE TYPE:**  
NNN



**BUILDING 1 SIZE (RETAIL):**  
23,400 SF



**BUILDING 2 SIZE (RETAIL):**  
14,400 SF

- 40 new apartments
- New Construction
- Ample Parking
- Near Cascade Trail
- Easy access to Route 8
- Walkable to downtown Akron



# SITE OVERVIEW

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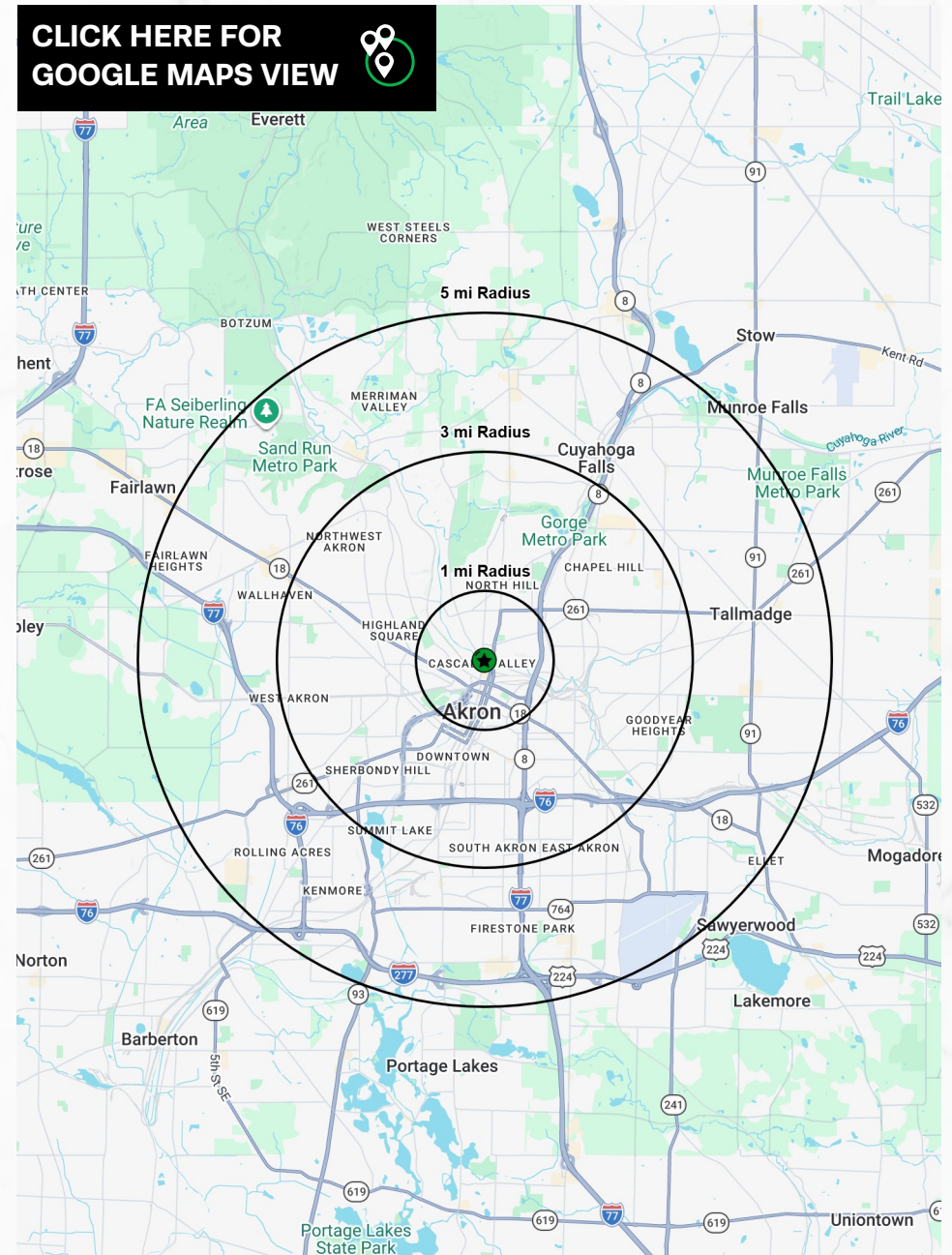
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- NOHO Commons – Akron Development Project
- Mixed Use will consist of 40+ Apartments & 28,800 Retail/Office
- Large ample parking lot
- Near **Cascade Trail** & across from **Cascade Lofts Apts**
- Easy Rt 8 Access & Walkable to Downtown Akron
- Ideal Tenants: Grocer, Coffee/Cafe, Restaurants, Fitness/ Gym, Retail, Office Space
- **Contact brokers and visit: <http://www.hannacre.com/johnlubinski> for more info**

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	10,997	108,638	238,852
HOUSEHOLDS	4,521	46,264	106,338
AVERAGE HH INCOME	\$55,309	\$65,925	\$78,350
MEDIAN HH INCOME	\$38,405	\$50,558	\$59,740
DAYTIME POPULATION	26,933	95,246	179,975

CLICK HERE FOR  
GOOGLE MAPS VIEW



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## SITE OVERVIEW

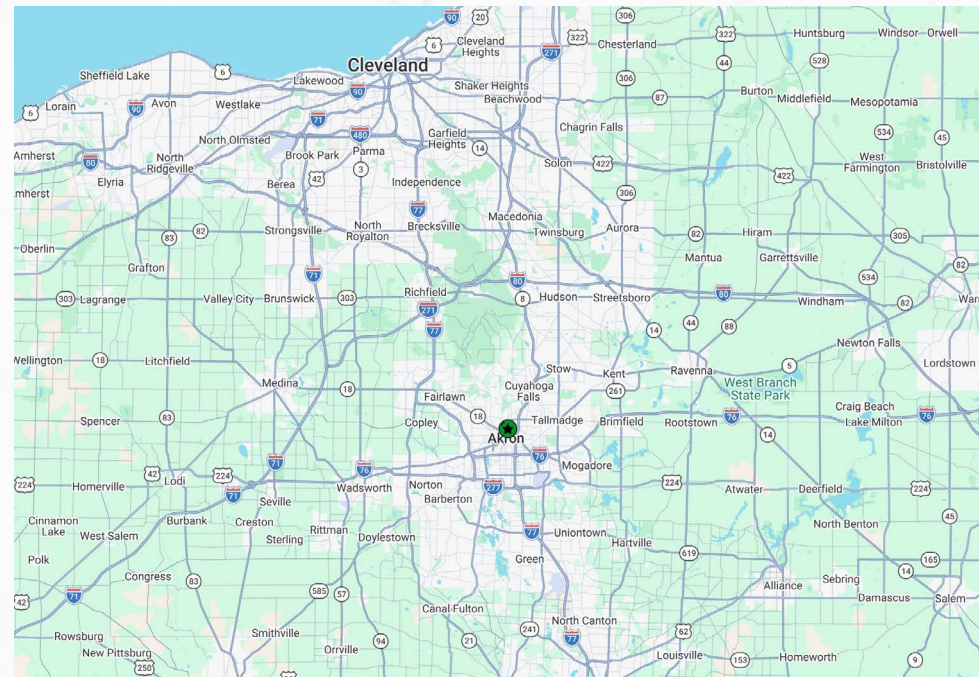


### About Akron, OH

Akron, Ohio is a strategic Northeast Ohio market located approximately 40 miles south of Cleveland, offering strong regional connectivity via Interstate 77, Interstate 76, and State Route 8. Historically known as the “Rubber Capital of the World,” Akron has evolved into a diverse economy anchored by advanced manufacturing, healthcare, and education.

The city is home to the University of Akron, a major research institution with over 15,000 students, as well as leading employers such as Goodyear Tire & Rubber Company and Summa Health. Akron’s business-friendly environment, skilled workforce, and ongoing investment in downtown redevelopment continue to support economic growth and tenant demand.

With a population of approximately 190,000 and access to a broader regional population exceeding 2 million, Akron offers a stable and accessible market with a strong foundation for commercial real estate investment.



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## MARKET OVERVIEW

### HIGHER EDUCATION



#### THE UNIVERSITY OF AKRON

- Ranked 1st of 1,236 for Polymer Science and Plastics engineering by EduRank, 2023
- ~15,000+ students



#### KENT STATE UNIVERSITY – Located in Kent, OH (approx. 20 minutes northeast)

- ~25,000+ students (main campus)
- Strong programs in business, healthcare, and architecture



#### STARK STATE COLLEGE – AKRON

- Serves ~11,000–12,000 total students across all campuses annually
- Provides 20+ degree programs and 7 certificate programs focused on in-demand fields such as healthcare, business, and skilled trades

### HOSPITAL SYSTEMS



#### CLEVELAND CLINIC – AKRON GENERAL

- ~511–532 beds (teaching hospital, Level I trauma center)
- Serves as the Cleveland Clinic's Southern Region hub



#### AKRON CHILDREN'S HOSPITAL

- ~250+ beds (major regional pediatric provider widely recognized, though exact count varies by source)



#### SUMMA HEALTH SYSTEM

- Over 30 locations in the Akron/Canton area
- ~1,000 combined licensed beds across Akron City Hospital and St. Thomas Hospital



#### UNIVERSITY HOSPITALS

- 21 hospitals (including five joint ventures), more than 50 health centers and outpatient facilities, and over 200 physician offices in 16 counties throughout northern Ohio

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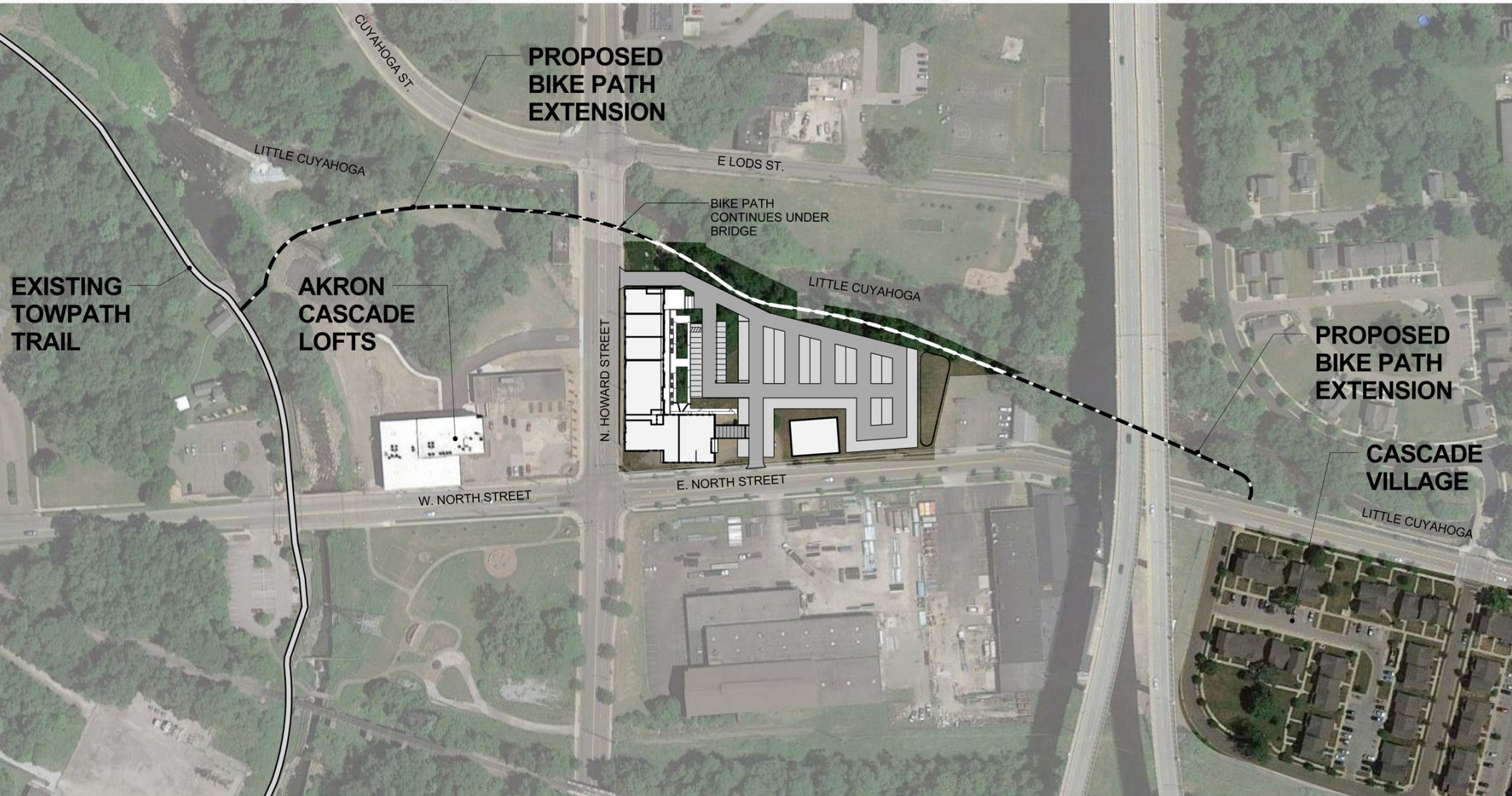
## SITE PLAN



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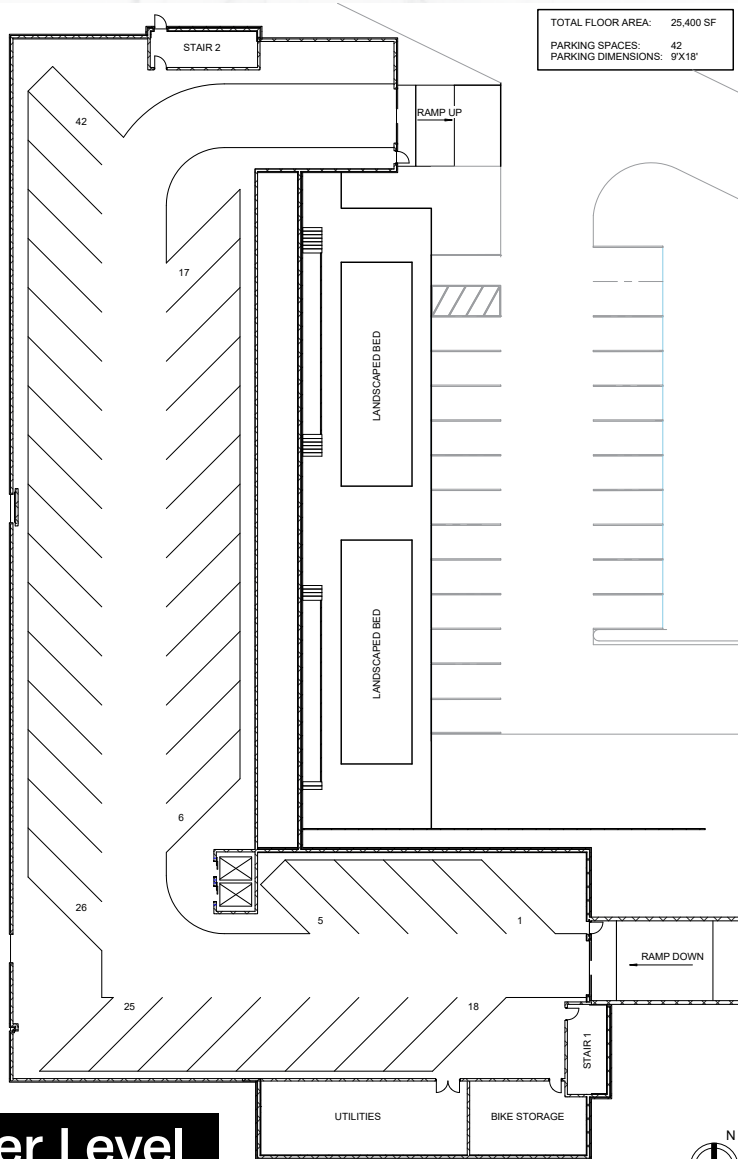
SITE PLAN



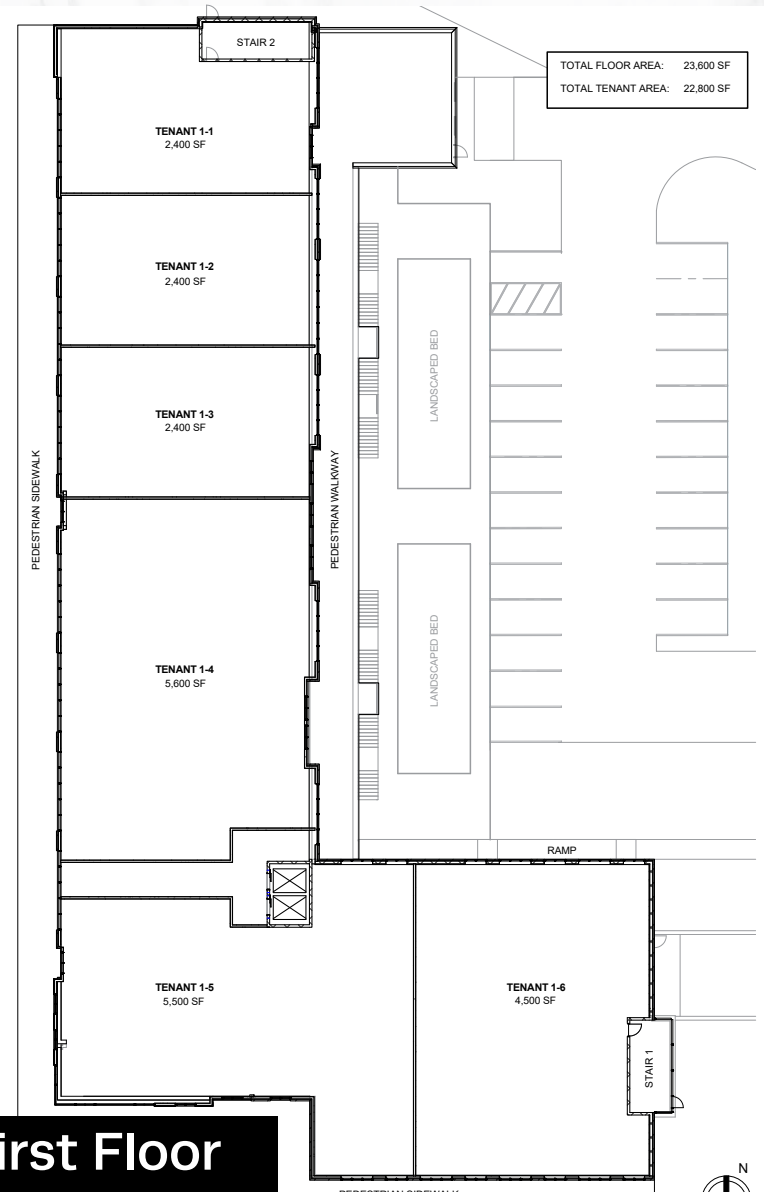
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## SITE PLAN



Lower Level

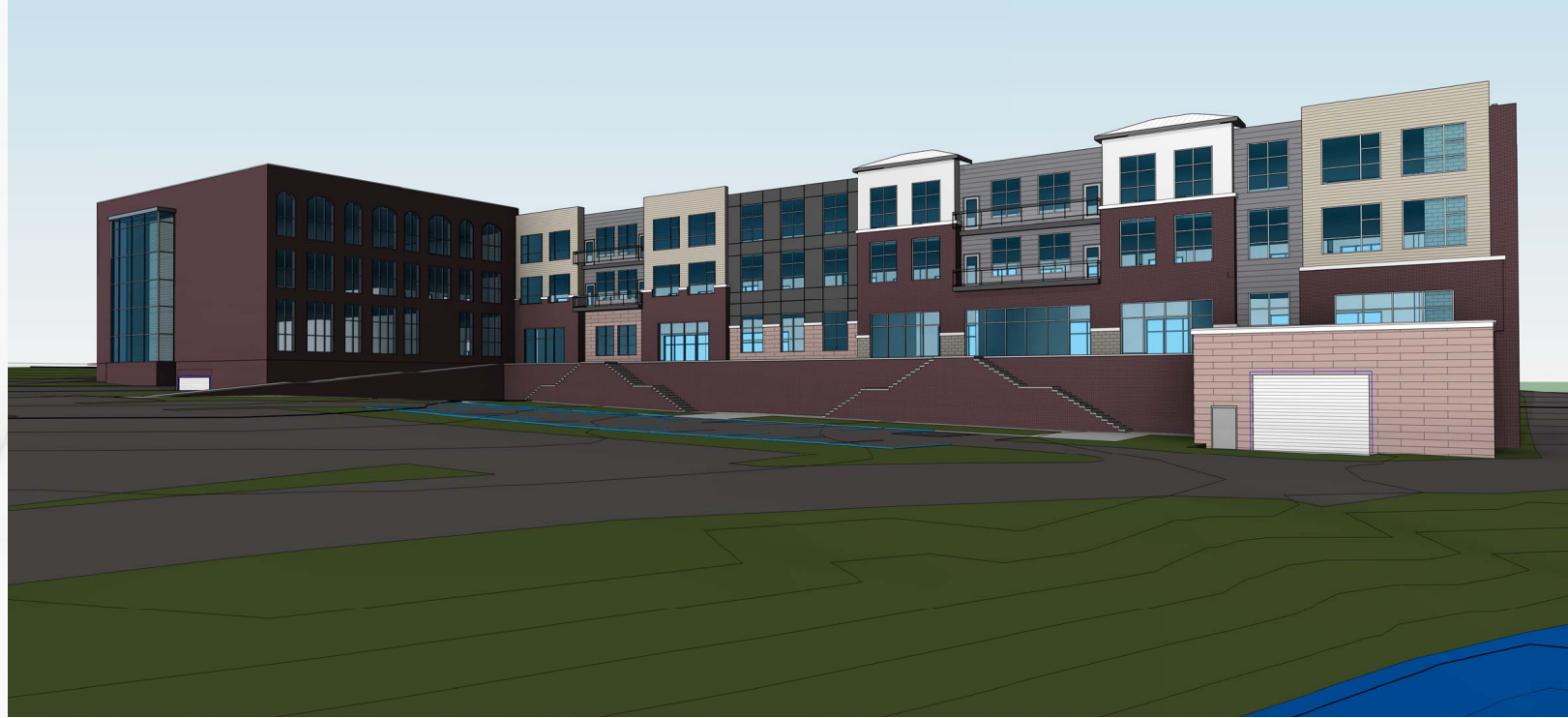


First Floor

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SITE PLAN – RENDERS



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MICRO AERIAL





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The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the

lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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