

Office / Retail



1900 West Market St.
Akron, OH 44313

**RATES
REDUCED**

Property Details

- Total Size: 31,894 SF
- Sale Price: \$975,000
- Lease Rate PSF Min/Max: \$9.00 - \$13.00
- Lease Type / Term: Modified Gross / 3-5 Years
- Zoning: U-4 - Commercial
- Taxes: \$23,836.20/year
- Acres: 1.14
- Interchange / Distance: I-77 / 1.3 Miles



AVAILABLE SPACE		
SUITE	SQUARE FEET	RENT
SUITE - E	2,266 SF	\$13.00 PSF
SUITE - K	2,000 SF	\$9.00 PSF
SUITE - M	2,000 SF (storage space)	\$900/month

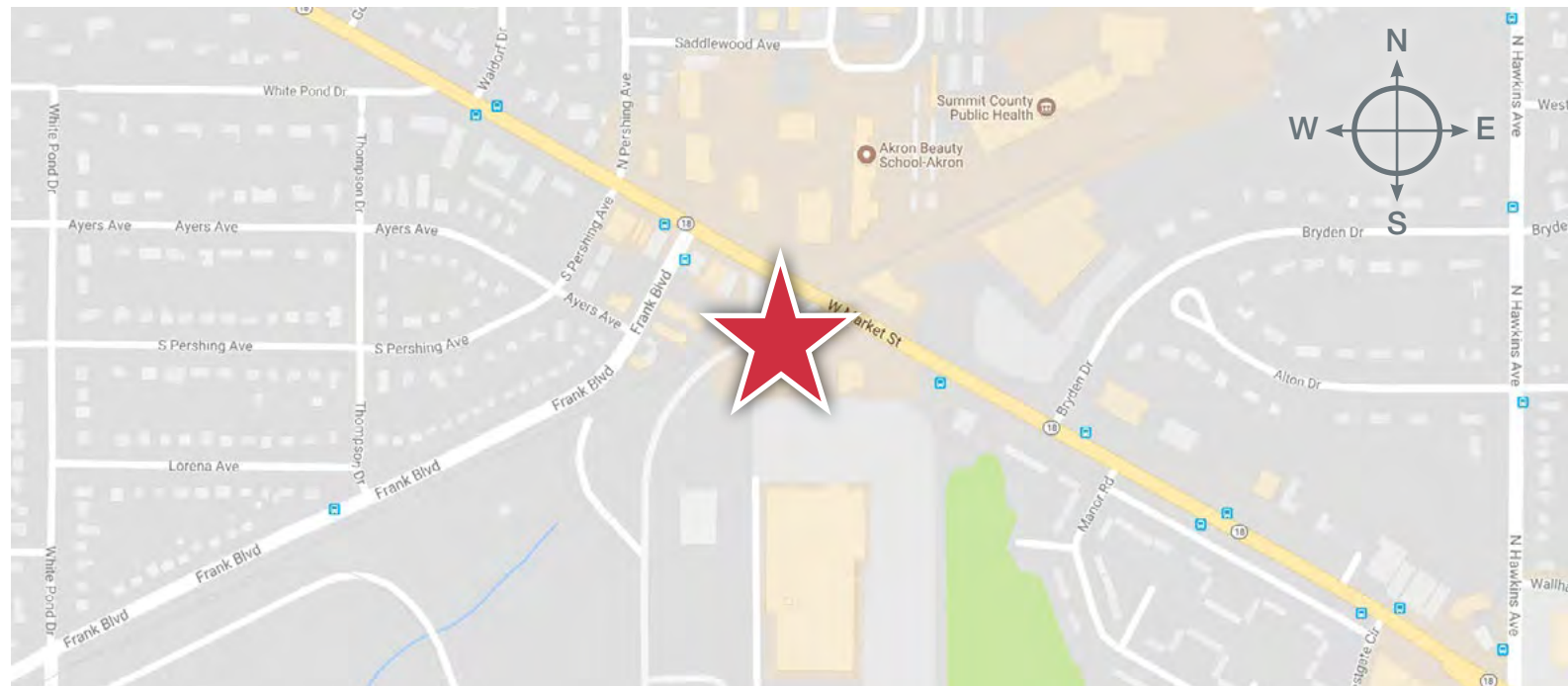
For more information:

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540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com



Property Notes

Excellent investment opportunity available. Tremendous upside with possibility of owner occupied space. Several longer term leases in place. Multiple sized units available to fit every need. Prominent location on busy W. Market Street corridor. Below market rents make this very attractive. Upper and lower level suites available. Traffic light access and ample parking. Possible redevelopment opportunity. See agents for details.

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Demographics	1 Mile	3 Miles	5 Miles
Population:	9,013	67,194	162,282
Households:	4,240	30,093	68,352
Median Age:	41.4	42.6	38.7
Average HH Income:	\$69,497	\$68,437	\$63,650
Traffic Count:	19,610 (W. Market St. @ Westgate Cir).		

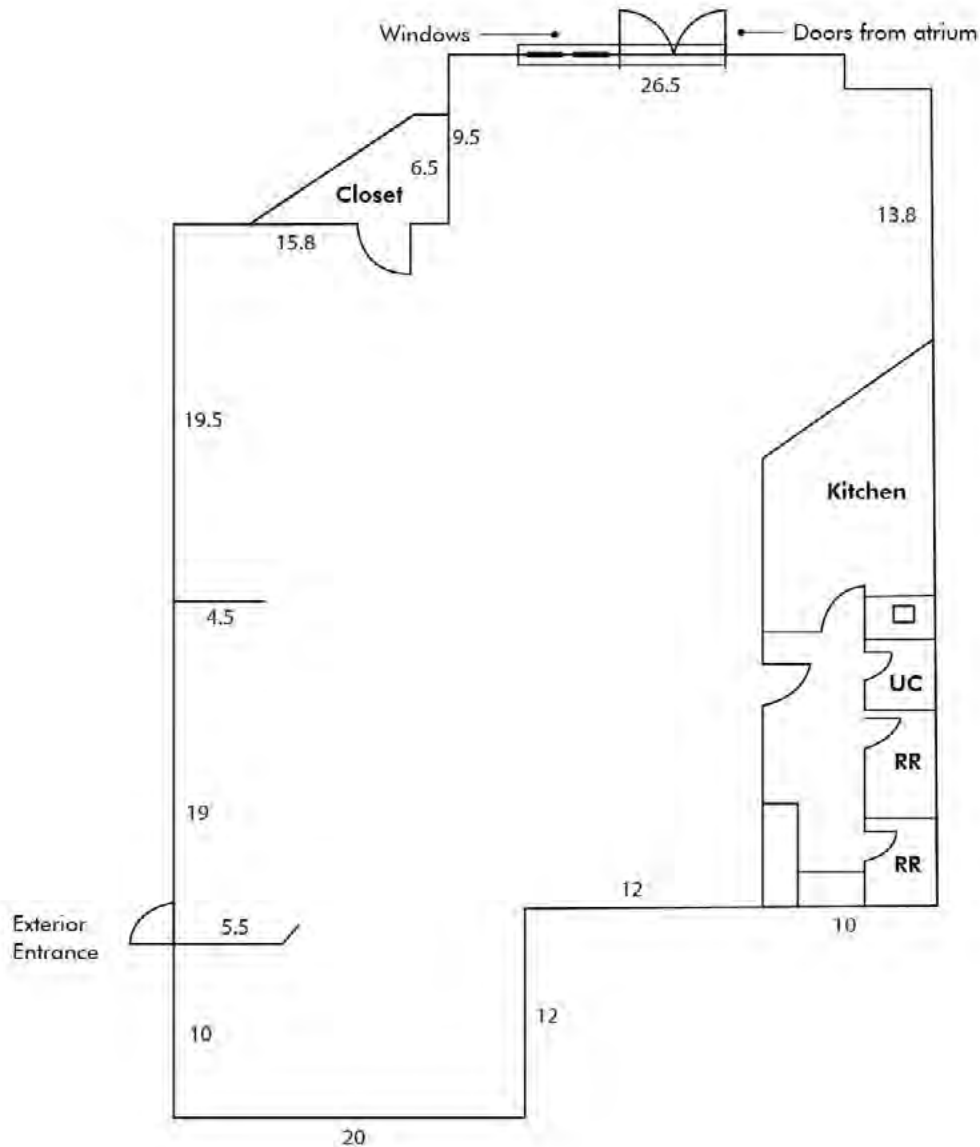
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SUITE E - Available
2,266 SF



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RATES REDUCED

Suite	Square Feet	Rent	Lease Type
Suite E	2,266 SF	\$13.00 PSF	Mod. Gross
Suite K	2,000 SF	\$9.00 PSF	Mod. Gross
Suite M	2,000 SF	\$900/month	Storage Space

Property Details

ZONING:	U-4 - Commercial
# OF STORIES:	2
# OF BUILDINGS:	1
YEAR BUILT / RENOVATED:	1979 / 1981
HIGHEST AND BEST USE:	Office / Retail
SINGLE OR MULTI-TENANT:	Multi-Tenant
RESTROOMS:	Per Unit / Common
ELEVATOR:	1
PARKING:	Ample

Sale/Lease Details

SALE PRICE:	\$975,000
TAXES:	\$23,836.20/year
TOTAL SIZE:	31,894 SF
RENT/SF:	\$9.00 - \$13.00 PSF RATES REDUCED
LEASE TERM:	3 - 5 Years
UTILITIES:	Tenant
REPAIRS:	Shared
TAXES:	Landlord
INSURANCE:	Landlord
JANITOR:	Tenant

Location Details

INTERCHANGE:	I-77
DISTANCE:	1.3 Miles
BUS AVAILABLE:	Yes
TRAFFIC:	19,610 W. Market St. @ Westgate Cir.
Located on W. Market St. directly across from Acme Fresh Market	

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