NAI Pleasant Valley

FOR LEASE
Office / Akron

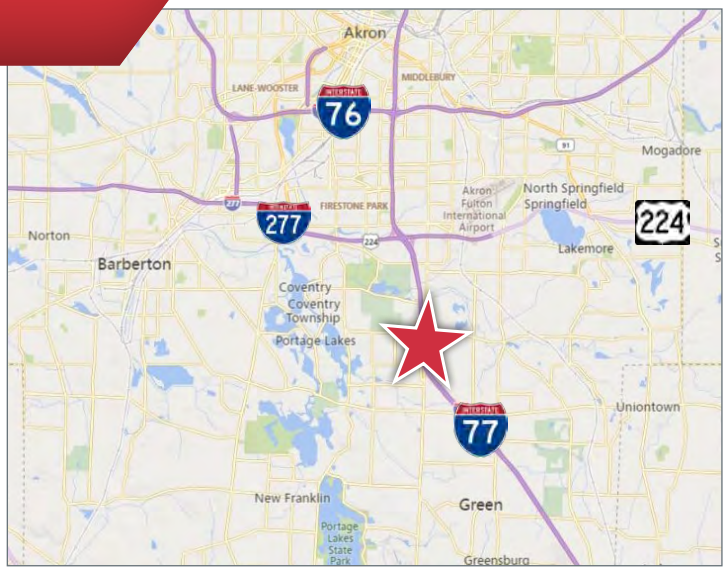
GREAT LOCATION - BETWEEN KILLIAN RD. AND I-77



2800 S. Arlington Rd. #101
Akron, OH 44308

Property Details

- **Lease Rate:** $12.50 PSF MG
- **Available:** 1,200 SF
- **Acreage:** 1 acre
- **Year Built:** 1987
- **Parking:** 50+
- **Security System:** Yes
- **Multi-tenant:** Yes
- **Zoned:** B-1 Business
- **Interchange:** I-77 / Arlington Rd.
- **Distance:** 0.25 mile
- **Available:** January 1, 2027
- **Vehicles Per Day:** 14,210



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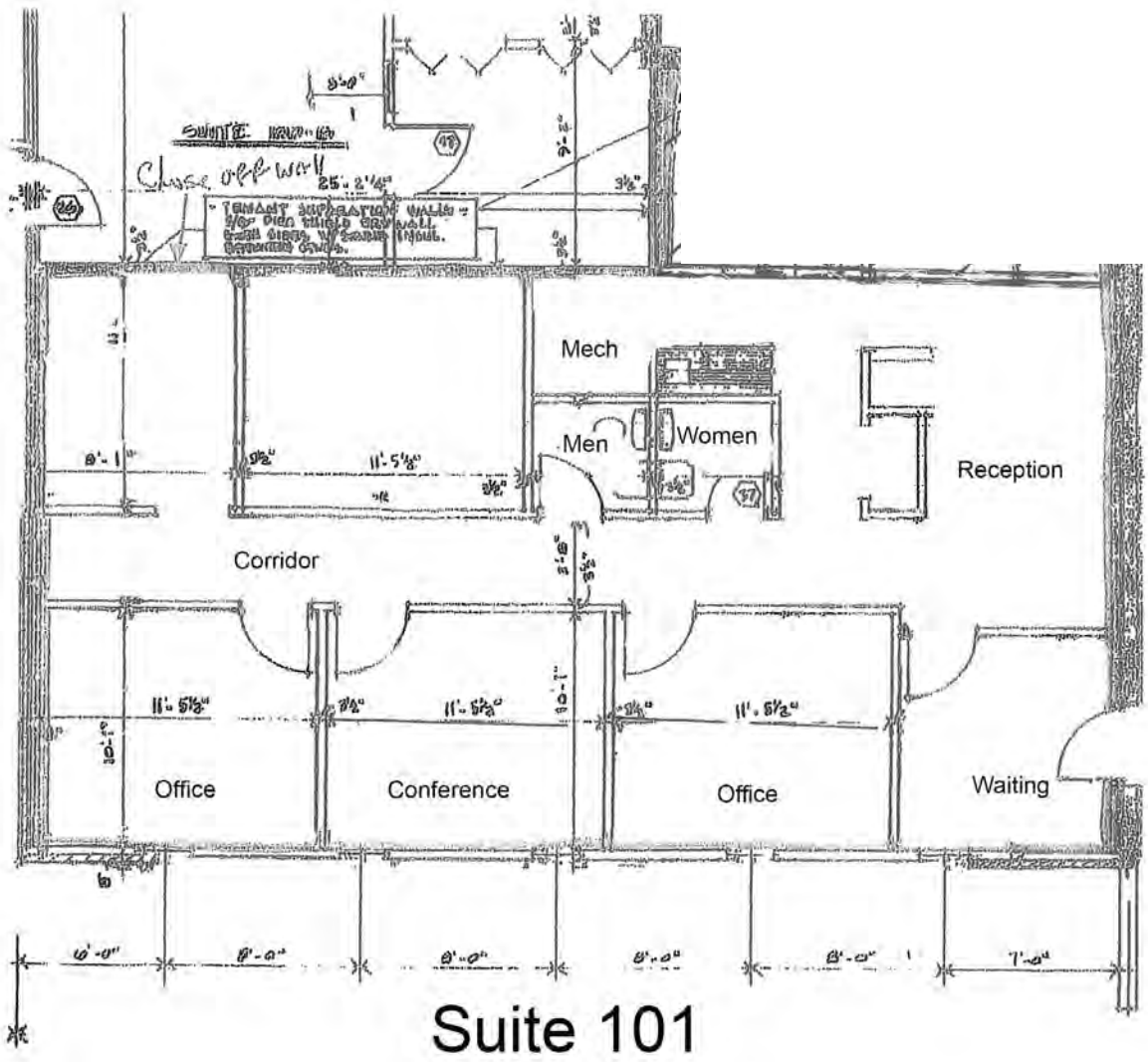
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540 White Pond Drive | Suite A
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Suite 101

Property Notes

New offering - 1,200 sq ft of office space on S. Arlington Rd. with traffic light access. Prime location between Killian Road and I-77 in the busy Arlington Road Corridor.

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,045	32,636	119,857
Households:	1,363	14,659	52,808
Median Age:	46.4	43.7	42.2
Average HH Income:	$86,891	$77,507	$65,830
Traffic Count:	14,210 VPD S. Arlington Rd. 70,298 VPD I-77		

For more information:

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1 mile	3 miles	5 miles

KEY FACTS

1 mile	3 miles	5 miles
3,045 Population	32,636 Population	119,857 Population
46.4 Median Age	43.7 Median Age	42.2 Median Age
2.2 Average Household Size	2.2 Average Household Size	2.3 Average Household Size
$86,891 Median Household Income	$77,507 Median Household Income	$65,830 Median Household Income

EDUCATION

1 mile	3 miles	5 miles
3.1% No High School Diploma	4.0% No High School Diploma	7.4% No High School Diploma
34.0% High School Graduate	32.8% High School Graduate	36.2% High School Graduate
26.5% Some College/ Associate's Degree	28.6% Some College/ Associate's Degree	30.6% Some College/ Associate's Degree
36.4% Bachelor's/Grad/ Prof Degree	34.7% Bachelor's/Grad/ Prof Degree	25.9% Bachelor's/Grad Prof Degree

BUSINESS

1 mile	3 miles	5 miles
N/A Total Businesses	N/A Total Businesses	N/A Total Businesses
N/A Total Employees	N/A Total Employees	N/A Total Employees

EMPLOYMENT

1 mile	3 miles	5 miles
64.8% White Collar	59.2% White Collar	55.7% White Collar
20.9% Blue Collar	21.4% Blue Collar	24.2% Blue Collar
14.3% Services	19.4% Services	20.0% Services
3.7% Unemployment Rate	5.8% Unemployment Rate	5.5% Unemployment Rate

INCOME

1 mile	3 miles	5 miles
$86,891 Median Household Income	$77,507 Median Household Income	$65,830 Median Household Income
$47,936 Per Capita Income	$44,477 Per Capita Income	$38,095 Per Capita Income
$328,308 Median Net Worth	$273,122 Median Net Worth	$221,924 Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (19.7%)
The smallest group: $15,000 - $24,999 (1.9%)

Indicator	Value	Diff
<$15,000	5.7%	-2.6%
$15,000 - $24,999	1.9%	-3.6%
$25,000 - $34,999	5.6%	-1.3%
$35,000 - $49,999	11.4%	-0.4%
$50,000 - $74,999	15.6%	-1.6%
$75,000 - $99,999	17.5%	+3.8%
$100,000 - $149,999	19.7%	+2.1%
$150,000 - $199,999	7.2%	-2.0%
$200,000+	15.4%	+5.6%

Bars show deviation from Summit County

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (17.4%)
The smallest group: $15,000 - $24,999 (5.0%)

Indicator	Value	Diff
<$15,000	9.0%	+0.7%
$15,000 - $24,999	5.0%	-0.5%
$25,000 - $34,999	6.3%	-0.6%
$35,000 - $49,999	10.6%	-1.2%
$50,000 - $74,999	17.0%	-0.2%
$75,000 - $99,999	15.6%	+1.9%
$100,000 - $149,999	17.4%	-0.2%
$150,000 - $199,999	9.6%	+0.4%
$200,000+	9.5%	-0.3%

Bars show deviation from Summit County

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (18.7%)
The smallest group: $200,000+ (6.3%)

Indicator	Value	Diff
<$15,000	8.7%	+0.4%
$15,000 - $24,999	6.6%	+1.1%
$25,000 - $34,999	7.8%	+0.9%
$35,000 - $49,999	14.0%	+2.2%
$50,000 - $74,999	18.7%	+1.5%
$75,000 - $99,999	13.9%	+0.2%
$100,000 - $149,999	16.2%	-1.4%
$150,000 - $199,999	7.8%	-1.4%
$200,000+	6.3%	-3.5%

Bars show deviation from Summit County

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Property Details

AVAILABLE SPACE:	1,200 SF
BUILDING SIZE:	8,300 SF
YEAR BUILT:	1987
LOT SIZE:	1 acre
ZONING:	B-1 Business
# OF STORIES:	1
PARKING:	50+/- spaces

Lease Details

LEASE RATE:	$12.50 PSF MG
AVAILABLE:	January 1, 2027

Location Details

INTERCHANGE:	I-77
DISTANCE:	0.25 miles
LOCATION:	Prime spot on S. Arlington Rd. near Killian Rd. Traffic light access and high traffic count makes this a great location.

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