

INDUSTRIAL BUILDING ON 4 ACRES



1416 Piedmont Ave.
Akron, OH 44310

Property Features

- Building Size: 20,688 SF
- Warehouse: 18,000 SF
- Office: 2,688 SF
- Acreage: 4.1 acres
- Docks: (1) indoor
- Drive-in Doors: (1)
- Zoning: U-4 (Commercial)
- Ceiling Height: 8' - 18'
- Outbuilding for extra storage +/-1,340 SF
- Secluded location
- Entire lot is fenced
- Gas & oil well royalties transfer
- Sale Price: \$1,500,000

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FOR SALE



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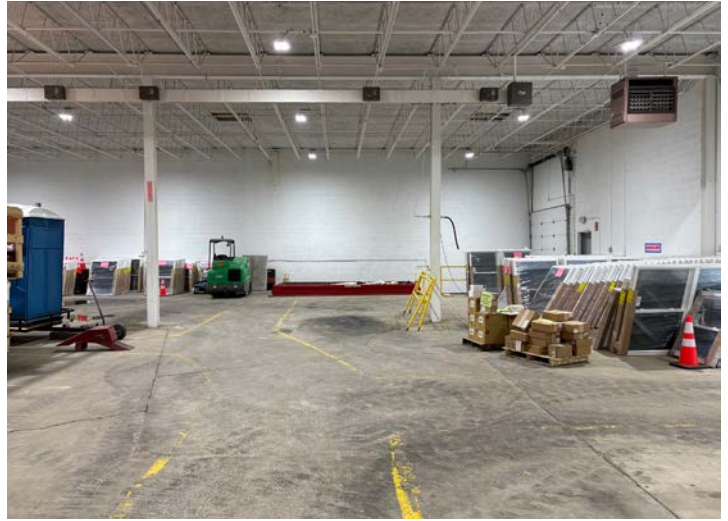
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FOR SALE



Demographics	1 Mile	3 Miles	5 Miles
Population:	8,455	94,136	225,687
Households:	3,712	40,521	100,042
Median Age:	39	37.1	38.7
Average HH Income:	\$55,275	\$79,549	\$86,018

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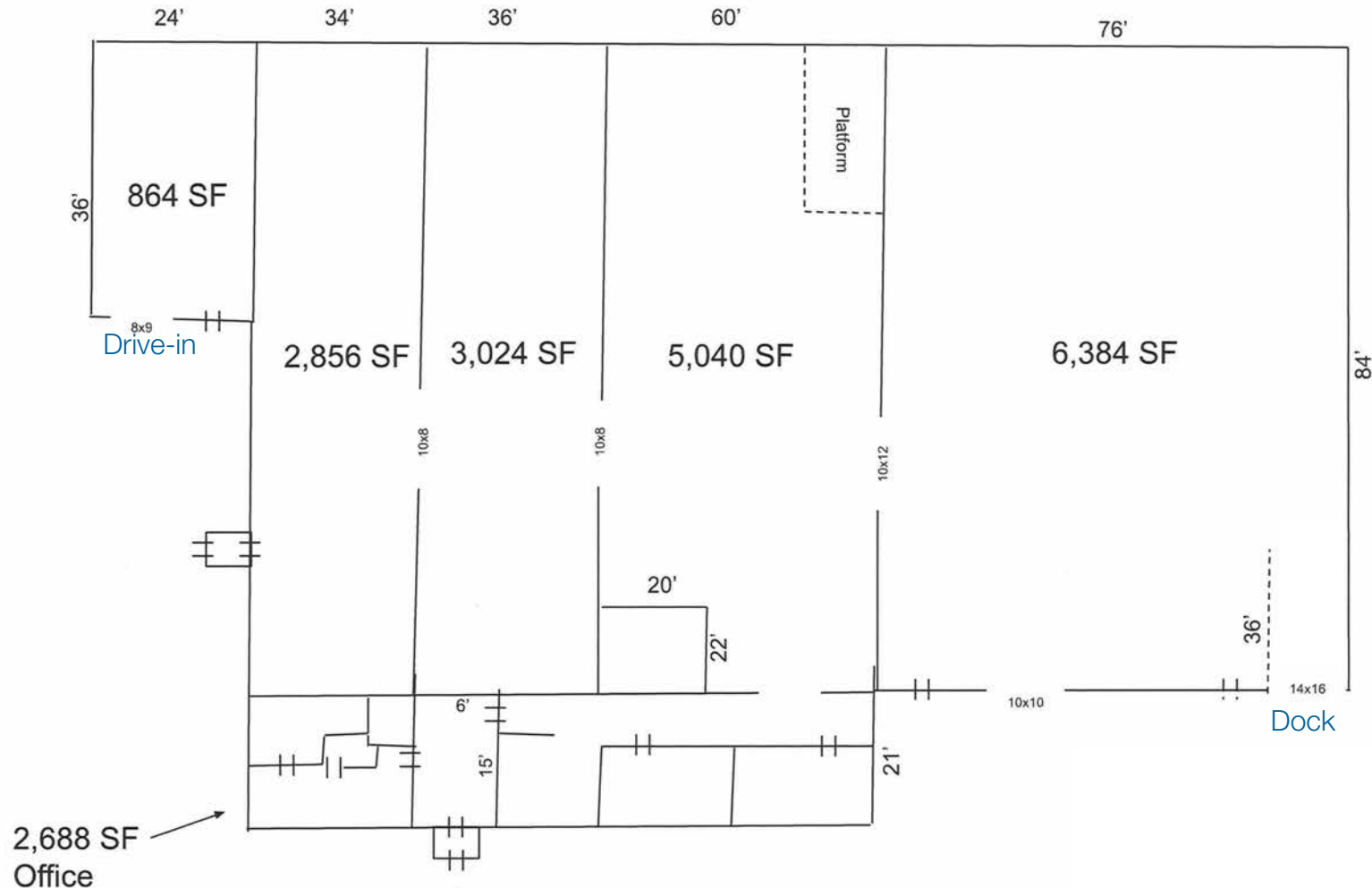
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FOR SALE

MAIN BUILDING



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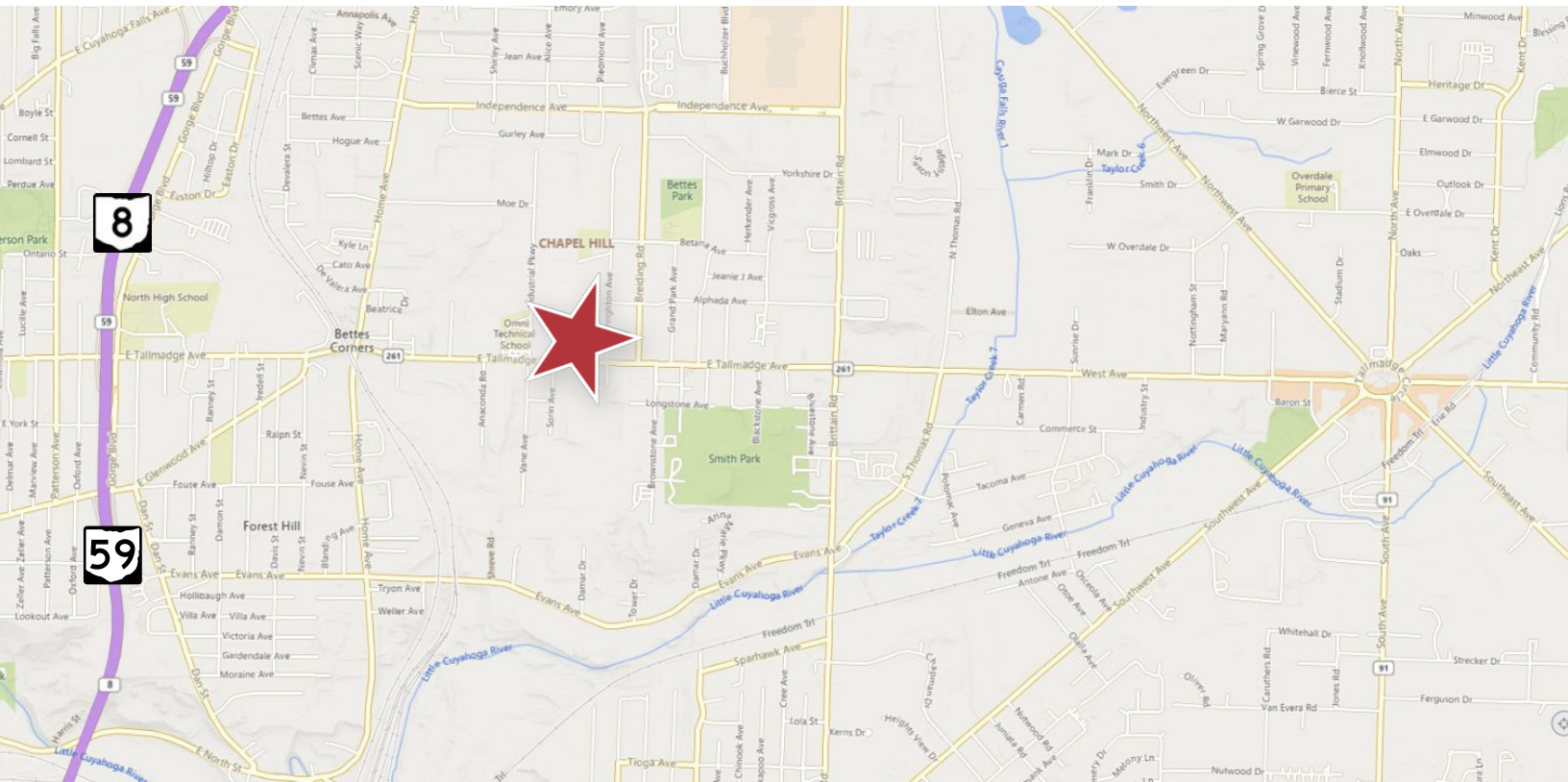
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FOR SALE

1 mile

8,455

Population



2.3

Average Household Size

39.0

Median Age

\$37,132

Median Household Income

EDUCATION

14%

No High School Diploma



38%
High School Graduate



33%
Some College



14%
Bachelor's/Grad/Pr of Degree

BUSINESS



474

Total Businesses



6,695

Total Employees

EMPLOYMENT



White Collar

36.8%



Blue Collar

42.7%



Services

20.4%

4.6%

Unemployment Rate

INCOME



\$37,132

Median Household Income



\$20,859

Per Capita Income



\$20,442

Median Net Worth

2024 Households by income (Esri)

The largest group: <\$15,000 (21.0%)
The smallest group: \$200,000+ (0.1%)

Indicator ▲	Value	Diff	
<\$15,000	21.0%	+11.9%	
\$15,000 - \$24,999	14.5%	+7.2%	
\$25,000 - \$34,999	12.4%	+4.5%	
\$35,000 - \$49,999	11.7%	+0.1%	
\$50,000 - \$74,999	18.8%	+1.2%	
\$75,000 - \$99,999	12.4%	-0.9%	
\$100,000 - \$149,999	8.6%	-7.1%	
\$150,000 - \$199,999	0.5%	-8.6%	
\$200,000+	0.1%	-8.3%	

Bars show deviation from Summit County

3 mile

94,136

Population



2.2

Average Household Size

37.1

Median Age

\$52,980

Median Household Income

EDUCATION

11%

No High School Diploma



33%
High School Graduate



30%
Some College



27%
Bachelor's/Grad/Pr of Degree

BUSINESS



4,088

Total Businesses



75,625

Total Employees

EMPLOYMENT



White Collar

53.2%



Blue Collar

27.9%



Services

18.8%

4.4%

Unemployment Rate

INCOME



\$52,980

Median Household Income



\$29,265

Per Capita Income



\$75,373

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)
The smallest group: \$200,000+ (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+3.7%	
\$15,000 - \$24,999	9.8%	+2.5%	
\$25,000 - \$34,999	10.7%	+2.8%	
\$35,000 - \$49,999	13.3%	+1.7%	
\$50,000 - \$74,999	19.8%	+2.2%	
\$75,000 - \$99,999	14.1%	+0.8%	
\$100,000 - \$149,999	13.1%	-2.6%	
\$150,000 - \$199,999	4.0%	-5.1%	
\$200,000+	2.3%	-6.1%	

Bars show deviation from Summit County

5 mile

225,687

Population



2.2

Average Household Size

38.7

Median Age

\$54,606

Median Household Income

EDUCATION

9%

No High School Diploma



32%
High School Graduate



30%
Some College



29%
Bachelor's/Grad/Pr of Degree

BUSINESS



8,039

Total Businesses



135,777

Total Employees

EMPLOYMENT



White Collar

56.8%



Blue Collar

24.1%



Services

19.1%

4.3%

Unemployment Rate

INCOME



\$54,606

Median Household Income



\$32,541

Per Capita Income



\$98,353

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)
The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	12.4%	+3.3%	
\$15,000 - \$24,999	9.3%	+2.0%	
\$25,000 - \$34,999	9.6%	+1.7%	
\$35,000 - \$49,999	13.6%	+2.0%	
\$50,000 - \$74,999	19.4%	+1.8%	
\$75,000 - \$99,999	13.2%	-0.1%	
\$100,000 - \$149,999	13.2%	-2.5%	
\$150,000 - \$199,999	5.7%	-3.4%	
\$200,000+	3.4%	-5.0%	

Bars show deviation from Summit County

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FOR SALE

Property Details

TOTAL SPACE:	20,668 SF
WAREHOUSE:	18,000 SF
OFFICE:	2,688 SF
PROPERTY TYPE:	Flex
BUILDING TYPE:	Freestanding
DOCK DOORS:	(1) Indoor Dock
DRIVE-IN DOORS:	(1)
YEAR BUILT:	1955
YEAR RENOVATED:	2024
LAND AREA:	4.1 Acres
PARCELS:	6720632, 6720633, 6720638, 6757724, 67257502, 6710785
CEILING HEIGHT:	8' - 18'
PARKING:	Large Gravel Lot
ZONING:	U-4 Commercial

Pricing Details

SALE PRICE:	\$1,500,000
TAXES:	\$14,383.50

COMMENTS:

This 20,688 SF facility features an 18,000 SF warehouse and a 2,688 SF new office space, situated on 4.1 acres. It includes one indoor dock and one drive-in door, with ceiling heights from 8 to 18 feet. There is an outbuilding (approximately 1,340 SF) for extra storage. Located in a secluded area, the entire lot is fully fenced. The sale includes transferable gas and oil well royalties.

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