NAI Pleasant Valley

FOR SALE

WAREHOUSE/STORAGE BUILDING



1968-1970 Englewood Ave.
Akron, OH 44312

Property Details

- Total Buildings SF: 5,910 SF
  - 1968 Building: 1,680 SF
  - 1970 Building: 4,230 SF
- Ceiling Height: 13’ 4”
- Overhead Door: One - 10’x12’
  One - 10’x10’
- Sale Price: $410,000

Property Description

Great opportunity for a user/investor. The 1968 building is vacant, with 1,680 sq/ft, a 10’x10’ overhead door, and newer reznor heat. The 1970 building is occupied with a long-term tenant. It is 4,230 sq/ft, with one 10’x12’ overhead door, 800 sq/ft office, 400amp 480/277 3ph, and is fully air-conditioned. Additional corner lot is included with the sale. Great location, just off of E Market St., close to I-76. DO NOT DISTURB TENANTS. Please contact Scott Raskow and Bob Raskow, SIOR for more information and to tour.

Scott Raskow
330 608 5172
sraskow@naipvc.com

Bob Raskow, SIOR
330 697 6818
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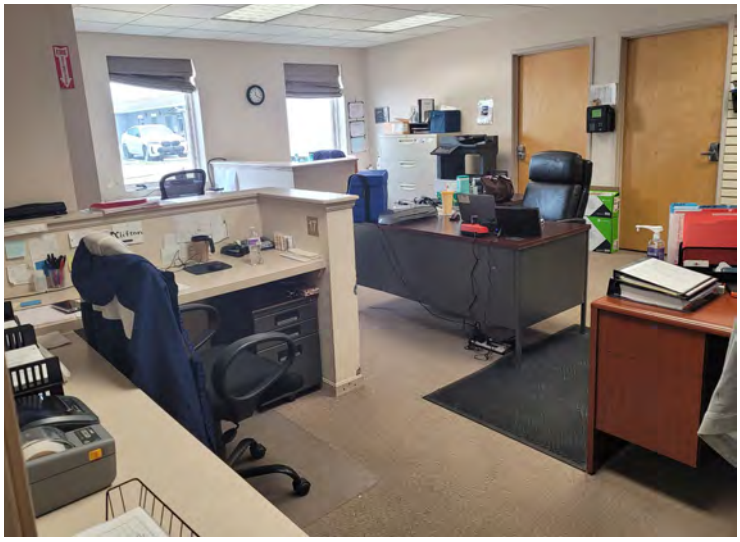

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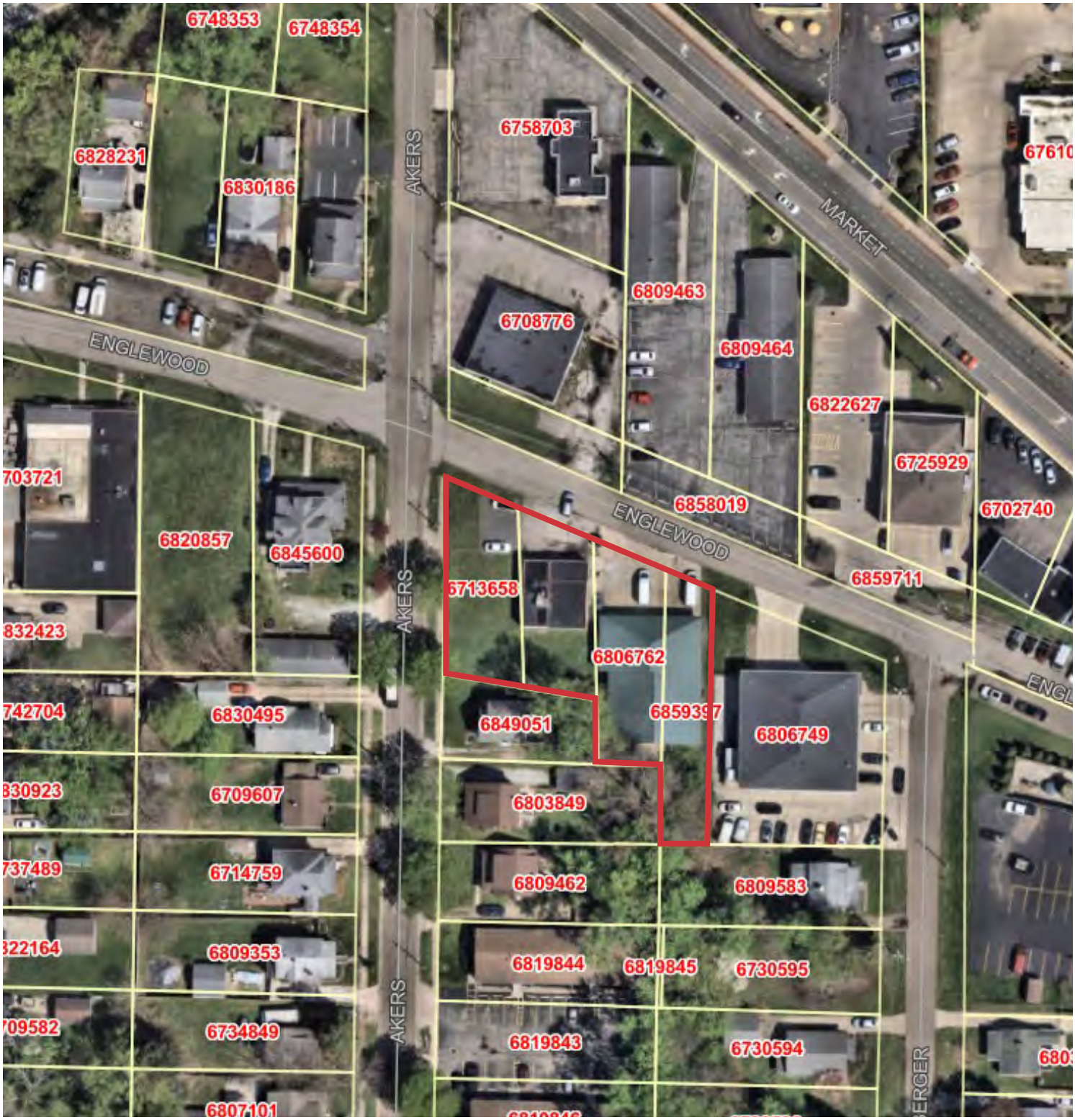

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Demographics

	1 Mile	3 Miles	5 Miles
Population:	12,693	74,415	167,014
Households:	5,952	32,959	72,947
Median Age:	41.1	38.4	38.9
Average HH Income:	$60,752	$55,939	$55,821



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1 mile	3 miles	5 miles
KEY FACTS		
12,693 Population	74,415 Population	167,014 Population
41.1 Median Age	38.4 Median Age	38.9 Median Age
2.1 Average Household Size	2.2 Average Household Size	2.2 Average Household Size
$60,752 Median Household Income	$55,939 Median Household Income	$55,821 Median Household Income
EDUCATION		
9.7% No High School Diploma	10.0% No High School Diploma	10.8% No High School Diploma
37.1% High School Graduate	38.2% High School Graduate	35.5% High School Graduate
32.8% Some College/ Associate's Degree	33.5% Some College/ Associate's Degree	32.8% Some College/ Associate's Degree
20.4% Bachelor's/Grad/ Prof Degree	18.4% Bachelor's/Grad/ Prof Degree	20.9% Bachelor's/Grad/ Prof Degree
BUSINESS		
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		
56.4% White Collar	53.0% White Collar	52.2% White Collar
25.7% Blue Collar	26.7% Blue Collar	27.1% Blue Collar
17.9% Services	20.3% Services	20.6% Services
5.2% Unemployment Rate	7.1% Unemployment Rate	6.8% Unemployment Rate
INCOME		
$60,752 Median Household Income	$55,939 Median Household Income	$55,821 Median Household Income
$33,674 Per Capita Income	$29,518 Per Capita Income	$30,180 Per Capita Income
$157,519 Median Net Worth	$120,060 Median Net Worth	$110,765 Median Net Worth

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (23.8%)
The smallest group: $200,000+ (1.9%)

Indicator	Value	Diff
<$15,000	7.2%	-1.1%
$15,000 - $24,999	8.4%	+2.9%
$25,000 - $34,999	7.1%	+0.2%
$35,000 - $49,999	15.1%	+3.3%
$50,000 - $74,999	23.8%	+6.6%
$75,000 - $99,999	14.9%	+1.2%
$100,000 - $149,999	17.4%	-0.2%
$150,000 - $199,999	4.3%	-4.9%
$200,000+	1.9%	-7.9%

Bars show deviation from Summit County

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (21.4%)
The smallest group: $200,000+ (1.7%)

Indicator	Value	Diff
<$15,000	11.5%	+3.2%
$15,000 - $24,999	8.1%	+2.6%
$25,000 - $34,999	8.9%	+2.0%
$35,000 - $49,999	15.3%	+3.5%
$50,000 - $74,999	21.4%	+4.2%
$75,000 - $99,999	14.1%	+0.4%
$100,000 - $149,999	14.4%	-3.2%
$150,000 - $199,999	4.6%	-4.6%
$200,000+	1.7%	-8.1%

Bars show deviation from Summit County

2026 Households by income (Esri)

The largest group: $50,000 - $74,999 (19.5%)
The smallest group: $200,000+ (2.4%)

Indicator	Value	Diff
<$15,000	12.8%	+4.5%
$15,000 - $24,999	8.2%	+2.7%
$25,000 - $34,999	8.8%	+1.9%
$35,000 - $49,999	14.6%	+2.8%
$50,000 - $74,999	19.5%	+2.3%
$75,000 - $99,999	14.1%	+0.4%
$100,000 - $149,999	14.8%	-2.8%
$150,000 - $199,999	4.7%	-4.5%
$200,000+	2.4%	-7.4%

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TOTAL BUILDINGS SF:	5,910 SF
1968 ENGLEWOOD:	1,680 SF
1970 ENGLEWOOD:	4,230 SF (800 SF of Office Space)
YEAR BUILT/RENOVATED:	1999/2024
ACREAGE:	0.4944
CEILING HEIGHT:	13’ 4”
OVERHEAD DOORS:	Two - (1) 10’x10’ (1) 10’x12’
HEAT:	Reznor
POWER:	400amp/120/208/3 Phase
SALE PRICE:	$410,000
LOCATION:	0.1 miles south of I-76 Close to Akron Fulton International Airport

COMMENTS:

Great opportunity for a user/investor. The 1968 building is vacant, with 1,680 sq/ft, a 10’x10’ overhead door, and newer reznor heat. The 1970 building is occupied with a long-term tenant. It is 4,320 sq/ft, with one 10’x12’ overhead door, 800 sq/ft office, 400amp 480/277 3ph, and is fully air-conditioned. Additional corner lot is included with the sale. Great location, just off of E Market St., close to I-76. DO NOT DISTURB TENANTS. Please contact Scott Raskow and Bob Raskow, SIOR for more information and to tour.

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