

DOWNTOWN AKRON COMMERCIAL PROPERTY

±12,000 SF | Professional/Medical Buildout | Adaptive Reuse Potential



37 N. Broadway St.
Akron, OH 44308

Available Space Details

- Medical Office Building for Sale or Lease
- 12,276 SF total building space
- Currently used for psychological services
- Approximately 30 offices or rooms
- One kitchen but another could be added
- Three separate entrances with reception windows
- Building could be divided for specific uses
- Most offices are 11'x10' or 11'x16'
- Two Group Rooms 26'x18'
- Two Group Rooms 13'x18'
- 23 parking spaces

Property Description

This property can serve a single user or multiple users with separate areas and private entrances. Currently configured for psychological, counseling and related professional services, the property offers a substantial existing office/clinical buildout with private offices, treatment/consultation rooms and support areas. Originally constructed for service/garage use, the building may also offer an opportunity for conversion to flex, service, showroom or other commercial uses, subject to zoning and buyer requirements. Public Transit Stop Directly in Front of Property.

Margaret Slesnick

Senior Associate

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540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

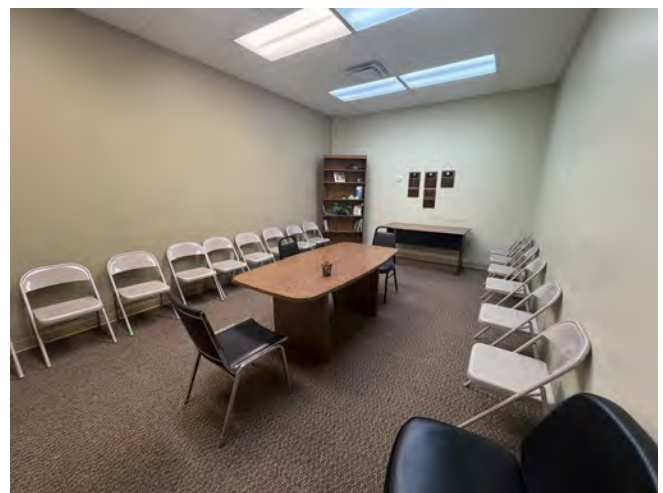
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NAIPleasant Valley

37 N. Broadway St.

Akron, OH 44308

FOR SALE
OR LEASE



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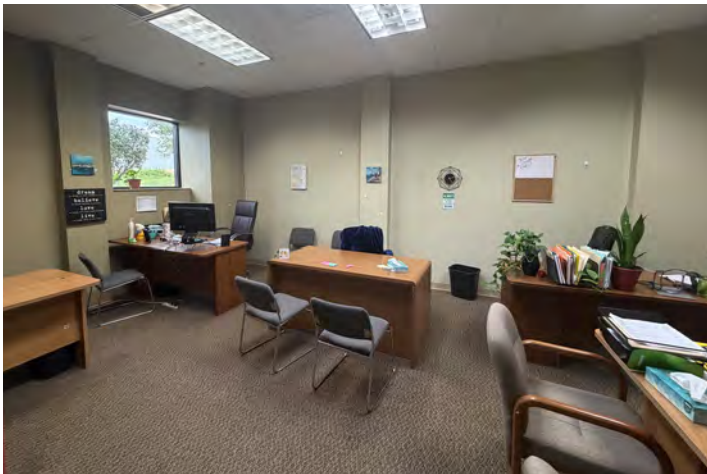
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FOR SALE
OR LEASE



Demographics	1 Mile	3 Miles	5 Miles
Population:	10,198	106,156	231,664
Households:	3,608	45,934	104,923
Median Age:	25.9	36.6	39.1
Average HH Income:	\$36,613	\$60,973	\$72,392

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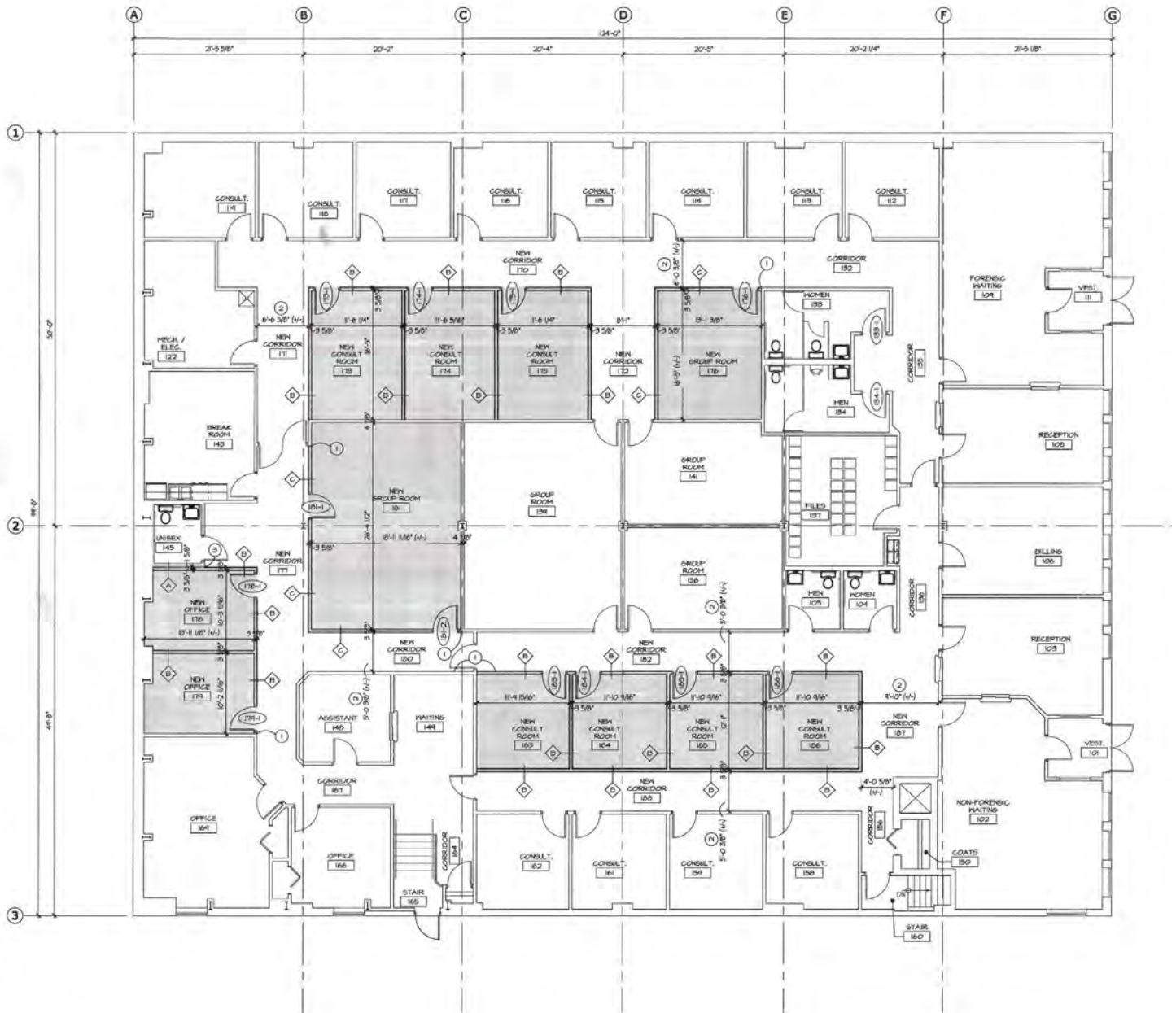
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NAI Pleasant Valley

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FOR SALE OR LEASE

1 MILE

3 MILES

5 MILES

KEY FACTS

10,198

Population



2.0

Average Household Size

25.9

Median Age

\$36,613

Median Household Income

EDUCATION

12.6%

No High School Diploma



33.6%

High School Graduate



30.9%

Some College/ Associate's Degree



23.0%

Bachelor's/Grad/ Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



49.0%

White Collar



21.5%

Blue Collar



29.5%

Services



9.9%

Unemployment Rate

INCOME



\$36,613

Median Household Income



\$19,078

Per Capita Income



\$12,217

Median Net Worth

2026 Households by income (Esri)

The largest group: <\$15,000 (25.8%)
The smallest group: \$200,000+ (1.7%)

Indicator #	Value	Diff	
<\$15,000	25.8%	+17.5%	
\$15,000 - \$24,999	10.5%	+5.0%	
\$25,000 - \$34,999	11.4%	+4.5%	
\$35,000 - \$49,999	17.0%	+5.2%	
\$50,000 - \$74,999	13.6%	-3.6%	
\$75,000 - \$99,999	8.3%	-5.4%	
\$100,000 - \$149,999	9.6%	-8.0%	
\$150,000 - \$199,999	2.3%	-6.9%	
\$200,000+	1.7%	-8.1%	

Bars show deviation from Summit County

KEY FACTS

106,156

Population



2.2

Average Household Size

36.6

Median Age

\$46,574

Median Household Income

EDUCATION

12.5%

No High School Diploma



32.2%

High School Graduate



33.6%

Some College/ Associate's Degree



21.7%

Bachelor's/Grad/ Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



51.7%

White Collar



26.1%

Blue Collar



22.2%

Services



7.9%

Unemployment Rate

INCOME



\$46,574

Median Household Income



\$26,590

Per Capita Income



\$40,678

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.7%)
The smallest group: \$200,000+ (2.4%)

Indicator #	Value	Diff	
<\$15,000	17.5%	+9.2%	
\$15,000 - \$24,999	9.2%	+3.7%	
\$25,000 - \$34,999	10.6%	+3.7%	
\$35,000 - \$49,999	15.7%	+3.9%	
\$50,000 - \$74,999	17.7%	+0.5%	
\$75,000 - \$99,999	12.8%	-0.9%	
\$100,000 - \$149,999	10.6%	-7.0%	
\$150,000 - \$199,999	3.5%	-5.7%	
\$200,000+	2.4%	-7.4%	

Bars show deviation from Summit County

KEY FACTS

231,664

Population



2.2

Average Household Size

39.1

Median Age

\$56,615

Median Household Income

EDUCATION

9.2%

No High School Diploma



31.7%

High School Graduate



32.3%

Some College/ Associate's Degree



26.9%

Bachelor's/Grad/ Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



56.4%

White Collar



23.9%

Blue Collar



19.7%

Services



5.8%

Unemployment Rate

INCOME



\$56,615

Median Household Income



\$32,860

Per Capita Income



\$105,482

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)
The smallest group: \$200,000+ (3.1%)

Indicator #	Value	Diff	
<\$15,000	12.5%	+4.2%	
\$15,000 - \$24,999	7.6%	+2.1%	
\$25,000 - \$34,999	8.9%	+2.0%	
\$35,000 - \$49,999	15.2%	+3.4%	
\$50,000 - \$74,999	19.0%	+1.8%	
\$75,000 - \$99,999	13.9%	+0.2%	
\$100,000 - \$149,999	14.7%	-2.9%	
\$150,000 - \$199,999	5.1%	-4.1%	
\$200,000+	3.1%	-6.7%	

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Property Details

BUILDING SIZE:	12,276 SF
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AVAILABLE SPACE:	negotiable
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ACERAGE:	0.56 acers
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PROPERTY TYPE:	Office
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PARCEL NUMBERS:	68-21367 and 68-21363
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YEAR BUILT:	1928
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FLOORS:	1
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ZONING:	commercial
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Price Details

SALE PRICE:	\$975,000
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LEASE RATE:	negotiable (modified gross)
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Location Details

DISTANCE:	500 ft / 1 mile / 2.2 miles
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INTERCHANGE:	SR-59 / SR-8 / I-76/I-77
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Notes

Many leasing options are available. Sale/leaseback is also a possibility.
