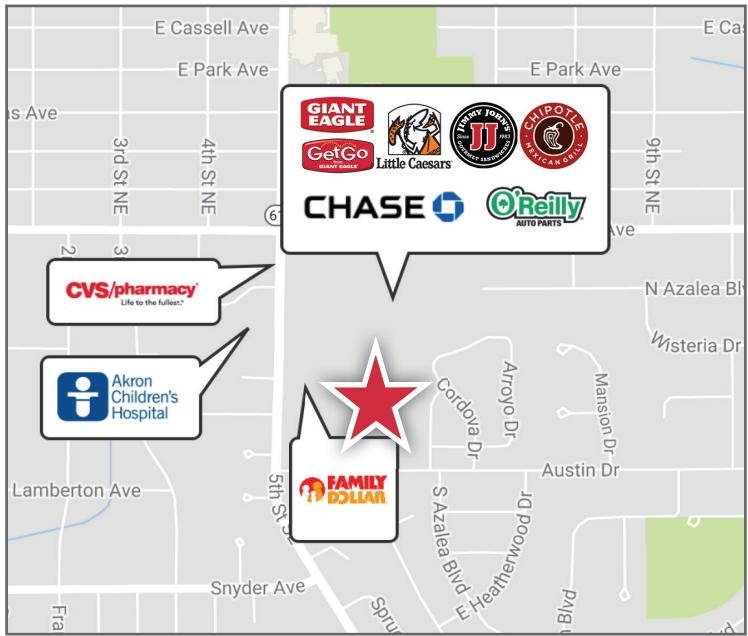




NEW LEASE RATES FREE RENT INCENTIVES!



For more information:

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

SUITE	SQUARE FEET	RENT PER MONTH
Suite 7 LEASED	2,415 SF	\$1,811.25
Suite 8 LEASED	1,500 SF	\$875.00
Suite 9 SOLD	2,050 SF	\$1,366.66
Suite 10	1,715 SF	\$1,143.33

Tenant Responsible for All Utilities and Cleaning.
Each Unit Separately Metered.

Property Details

- Available Space: 1,715 SF
- Lease Rate: \$1,143.33
- Zoning: C-3, Office
- Highest & Best Use: Medical, General Office or Retail

Property Notes

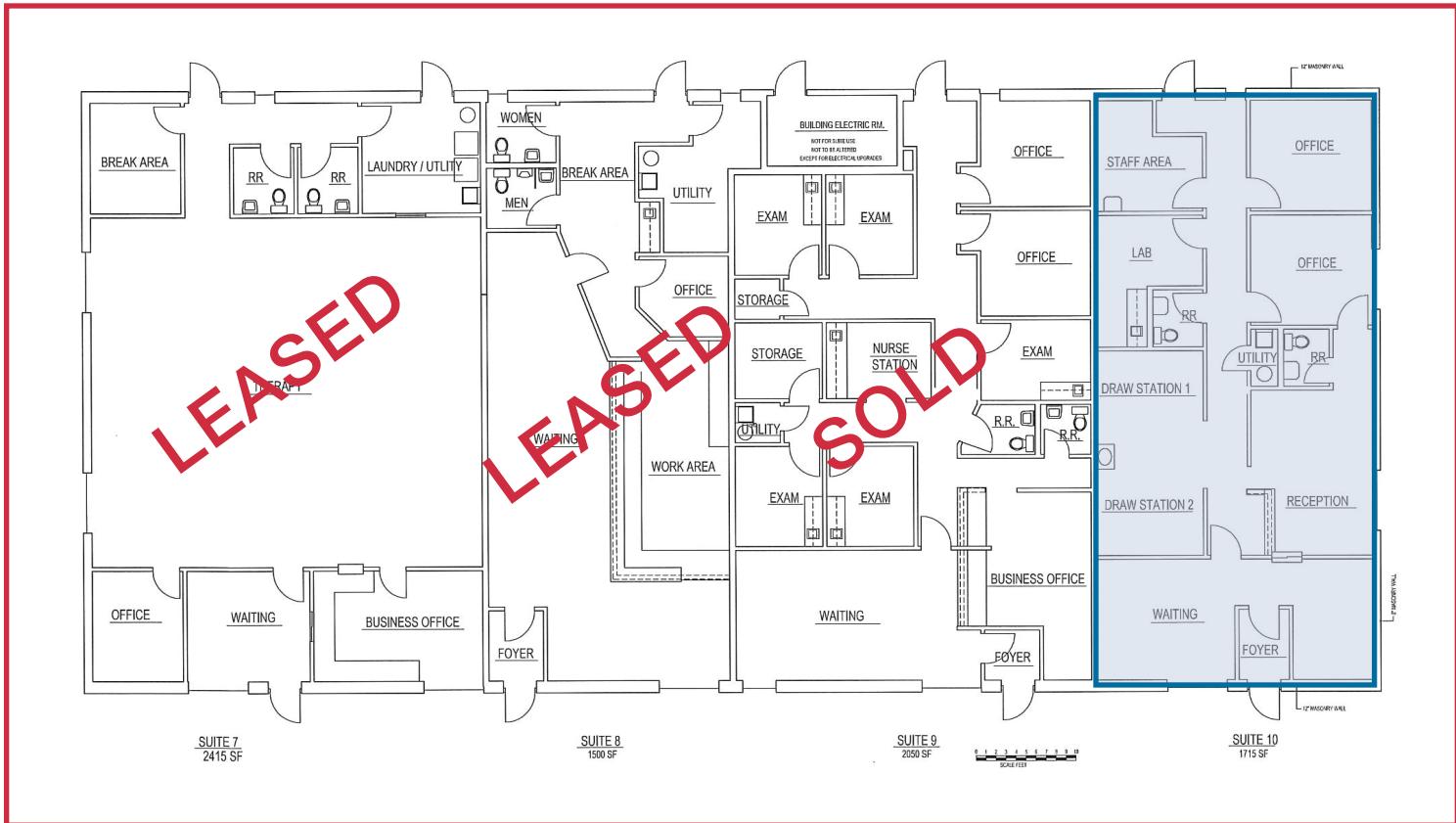
- New Motivated Ownership!
- For Lease
- Free Rent Incentives!
- Great space located in Retail / Commercial growth area of Barberton
- Ample Parking
- Each unit separately metered utilities
- Interior upgrades negotiable

789 White Pond Drive • Suite C

Akron, Ohio USA 44320

+1 330 535 2661

naipvc.com



For more information: **Bob Raskow, SIOR**
330 697 6818 • braskow@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,920	46,126	109,383
Households:	4,243	19,253	45,375
Median Age:	44.4	41.7	41.5
Average HH Income:	\$50,193	\$51,651	\$55,210
Traffic Count:	11,960 (5th St. SE @ Conservatory Dr).		

Scott Raskow
330 608 5172 • sraskow@naipvc.com

789 White Pond Drive • Suite C
Akron, Ohio USA 44320
+1 330 535 2661
naipvc.com

Unit	SF	Rate Per Month
Suite 7 LEASED	2,415 SF	\$1,811.25
Suite 8 LEASED	1,500 SF	\$875.00
Suite 9 SOLD	2,050 SF	\$1,366.66
Suite 10	1,715 SF	\$1,143.33

LEASE DETAILS	SF - AVAILABLE:	1,715 – 2,050 SF
YEAR BUILT:	1989	
HIGHEST AND BEST USE:	Medical, General Office or Retail	
ZONING:	C3 – Office	
TENANT RESPONSIBILITY:	All Utilities and Cleaning Each Unit Separately Metered	

LOCATION	INTERCHANGE:	I-76
DISTANCE:	5 miles	
BUS AVAILABLE:	Yes	

NOTES	NEW OWNERSHIP! FREE RENT INCENTIVES! Great space located in a Retail/Commercial growth area of Barberton Each unit separately metered utilities Ample Parking Interior upgrade – negotiable
--------------	---

For more information: **Bob Raskow, SIOR**
330 697 6818 • braskow@naipvc.com

Scott Raskow
330 608 5172 • sraskow@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C
Akron, Ohio USA 44320
+1 330 535 2661
naipvc.com