

### Investment Opportunity!! 18,928 SF Multi-Tenant Office Building



2717 S. Arlington Rd.  
Akron, OH 44312

#### Property Details

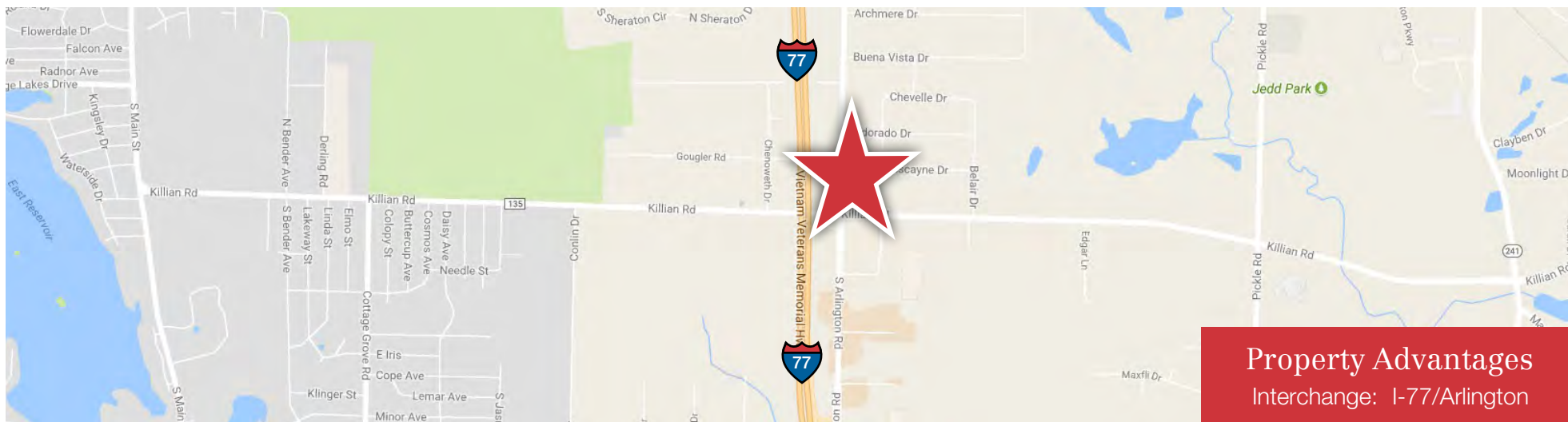
- Total Space: 18,928 SF
- Sale Price: \$925,000
- Taxes: \$8,219.62/year
- Acres: 1.64
- Year Built / Renovated: 1982 / 2019
- Zoning: C-2 Commercial/Office
- Interchange: I-77
- Distance: 1/2 mile
- Excellent Location Along the S. Arlington Corridor



For more information: **Bob Raskow, SIOR** 330 697 6818 • [braskow@naipvc.com](mailto:braskow@naipvc.com) **Scott Raskow** 330 608 5172 • [sraskow@naipvc.com](mailto:sraskow@naipvc.com)

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FOR SALE  
& SUBLEASE OPPORTUNITY



Property Advantages  
Interchange: I-77/Arlington



## Property Notes

Excellent, investment opportunity for sale. Building is located on the S. Arlington corridor, 1/2 mile from the I-77 exit. The property has had an excellent rental history, with a good mix of tenants. Financial details upon request. Contact agents for more information.

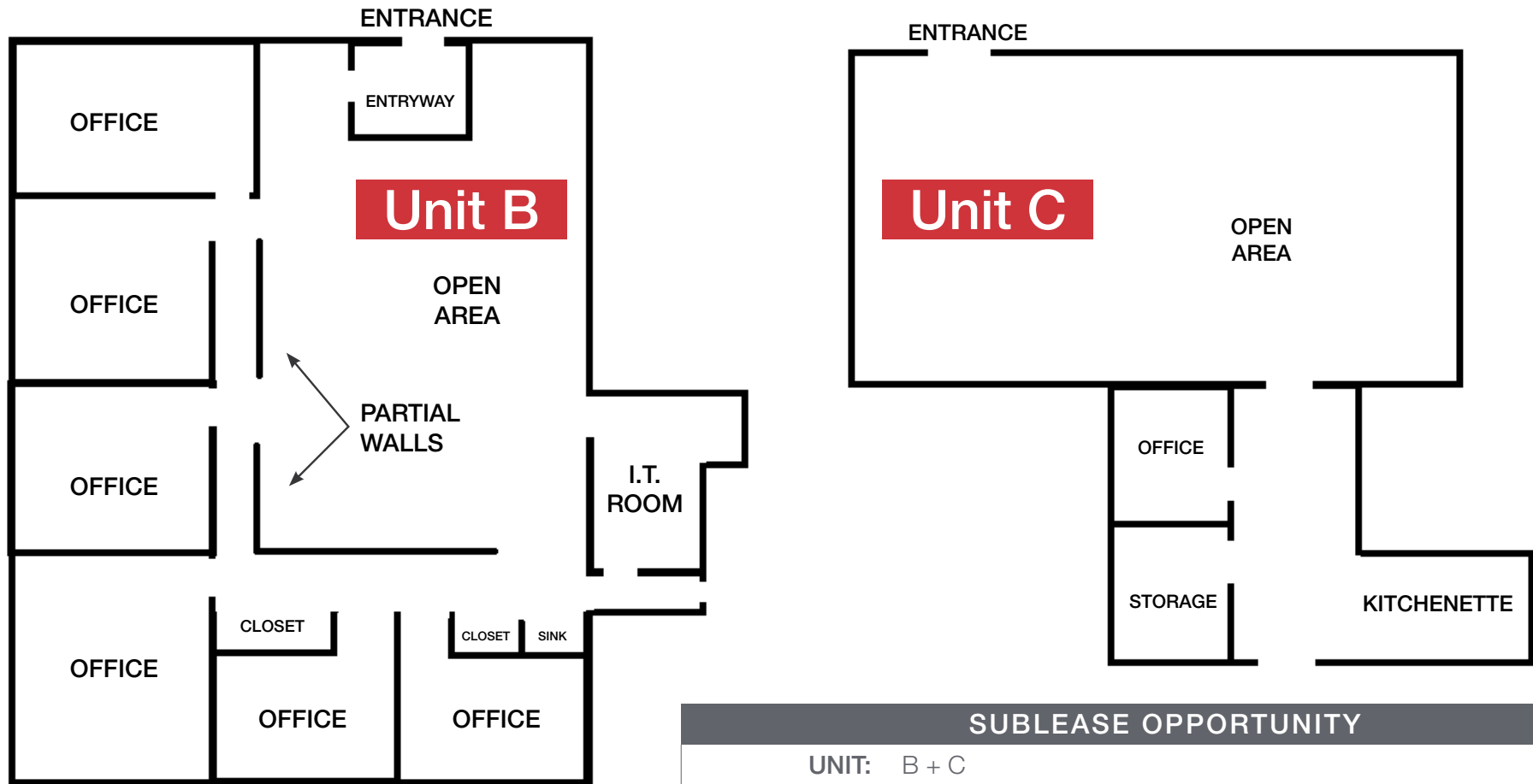
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**NAIPleasant Valley**

789 White Pond Drive | Suite C  
Akron, OH 44320  
+1 330 535 2661  
naipvc.com



| SUBLEASE OPPORTUNITY |   |
|----------------------|---|
| UNIT:                | B + C   |
| SF AVAILABLE:        | 4,702 SF  |
| RATE / TYPE:         | \$7.00 PSF / MG   |
| TERM:                | Sublease expires 12/31/22   |
| NOTES:               | Excellent opportunity to lease office space on the busy S Arlington corridor. Excellent layout with individual offices and larger, open areas. Space could be divided. Please contact agents for details. |

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**UNITS B+C**  
**FOR SUBLEASE**



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### Property Details

|                         |                         |
|-------------------------|-------------------------|
| SF - AVAILABLE:         | 18,928                  |
| HIGHEST AND BEST USE:   | Office                  |
| SINGLE OR MULTI-TENANT: | Multi-Tenant            |
| ZONING:                 | C-2 (Commercial/Office) |
| DOCK:                   | One with ramp - Suite A |
| PARKING:                | Ample                   |
| # OF STORIES:           | 2                       |
| YEAR BUILT / RENOVATED: | 1982 / 2019             |
| RESTROOMS:              | 6                       |
| BUS AVAILABLE:          | Yes                     |

### Price Details

|             |                 |
|-------------|-----------------|
| SALE PRICE: | \$925,000       |
| TAXES:      | \$8,219.62/year |

### Location Details

|              |  |
|--------------|--|
| INTERCHANGE: | I-77   |
| DISTANCE:    | 1/4 mile   |
| LOCATION:    | Excellent location along the S. Arlington corridor |

### Notes

Excellent, fully occupied investment opportunity for sale. Building is located on the S. Arlington corridor, 1/2 mile from the I-77 exit. The property has had an excellent rental history, with a good mix of tenants. Financial details upon request. Contact agents for more information.

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| Demographics       | 1 Mile                               | 3 Miles  | 5 Miles  |
|--------------------|--------------------------------------|----------|----------|
| Population:        | 2,644                                | 33,627   | 132,703  |
| Households:        | 1,104                                | 14,227   | 54,640   |
| Median Age:        | 45.4                                 | 42       | 40.9     |
| Average HH Income: | \$89,761                             | \$75,542 | \$66,706 |
| Traffic Count:     | 18,757 S. Arlington Rd. @ Killian Rd |          |          |

### FOR SUBLEASE

|               |                           |
|---------------|---------------------------|
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**NOTES:** Excellent opportunity to lease office space on the busy S Arlington corridor. Excellent layout with individual offices and larger, open areas. Space could be divided. Please contact agents for details.

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