

For Sale and Lease  
Retail/Commercial  
12,160 SF



## PRICE REDUCTION

**1430 S. Hawkins Ave.**  
Akron, Ohio 44320

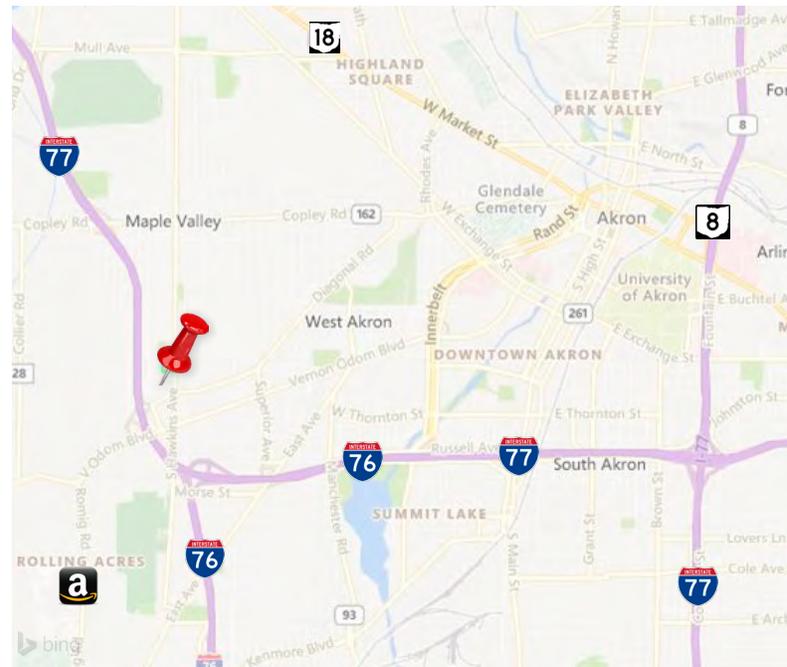
### Property Description

Excellent condition masonry building available for sale or lease. Located less than 2 miles from new Amazon Distribution Center. Can be utilized for retail use, contractor, or flex type. Currently under lease with Aaron's through August 2021. Aaron's may be willing to vacate early for a user.

### Property Details

REDUCED PRICE:	\$505,000
Taxes:	\$22,889.88/year
Lease price:	\$5.00 PSF NNN
Total space:	12,160 SF
Office space:	800 SF
Warehouse/showroom:	11,360 SF
Clear Height:	10'7"-14'2"
Year built:	1997
Dock Doors:	(1) 8' x 8'
Power:	400 amp, 208/120 volt, 3 Ph
Frontage:	210' on S. Hawkins Ave.
Interchange / Distance:	I-77/I-76 / 0.25 miles

Former Aaron's Rental - located just north of the intersection of Vernon Odom Blvd. and S. Hawkins Ave.



For more information:

**Bob Raskow, SIOR**

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**Scott Raskow**

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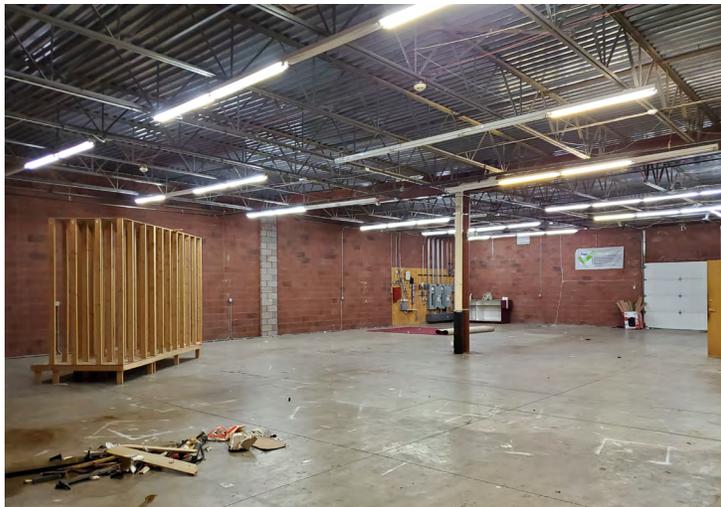
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## Property Photos



Demographics	1 Mile	3 Miles	5 Miles
Population:	9,623	75,733	197,384
Households:	4,243	32,047	81,614
Median Age:	41	37.9	38.2
Average HH Income:	\$39,829	\$47,796	\$56,103
Traffic Count:	8,964 S. Hawkins Ave. @ Redbush Rd.		

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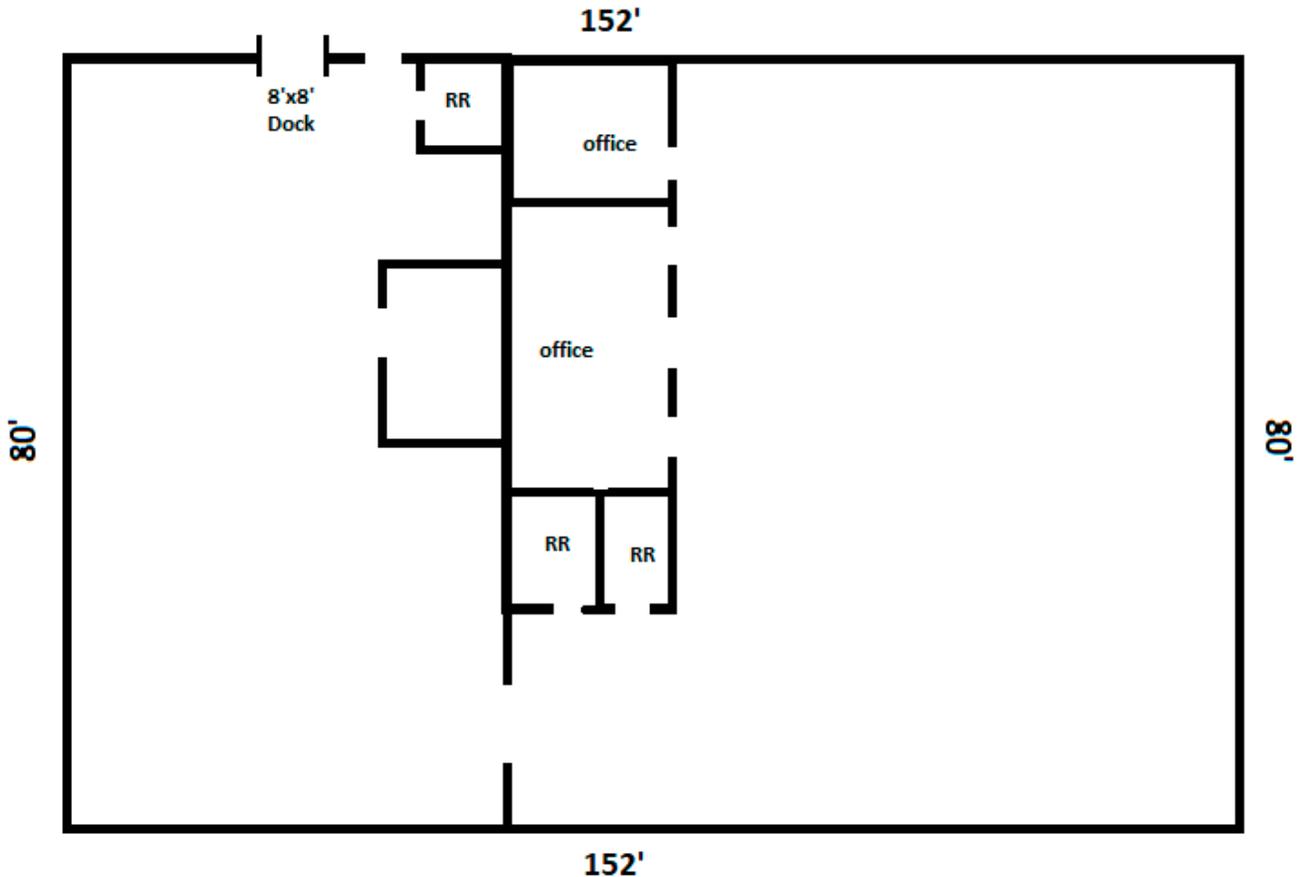
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Floor Plan



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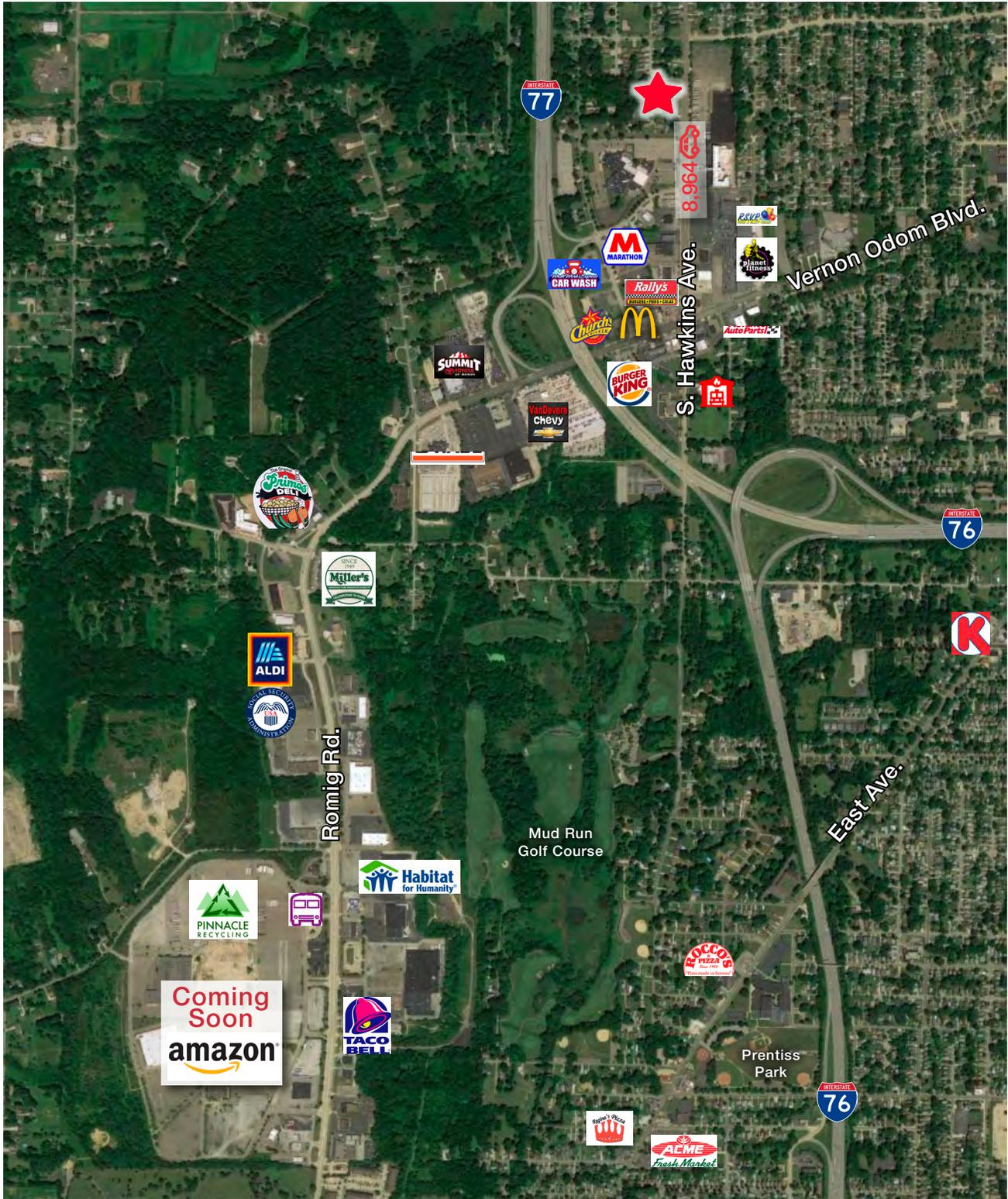
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## Property Details

TOTAL SF - AVAILABLE:	12,160 SF
CLEAR HEIGHT:	10'7"-14'2"
YEAR BUILT:	1997
# OF STORIES	1
RESTROOMS:	3
ACRES:	2
FRONTAGE:	210'
DEPTH:	400'
DOCK DOORS:	1 8' x 8'
HEATING:	Gas
COOLING:	100% air conditioned
POWER:	400 amp, 208/120 volt, 3 phase

## Price Details

<b>REDUCED PRICE:</b>	 <b>\$505,000</b>
PRICE PER SF:	\$41.53 PSF
TAXES:	\$22,889.88 / year
LEASE PRICE:	\$5.00 PSF
LEASE TERM:	3-5 years
LEASE TYPE:	NNN

## Location Details

INTERCHANGE / DISTANCE:	I-77 / 0.25 miles
LOCATION:	Just north of the intersection of Vernon Odom Blvd. and S. Hawkins Ave. Less than 2 miles from new Amazon Distribution Center.

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