

PRICE REDUCTION



2565 S. Arlington Rd.

Akron, OH 44319

Property Features

- **REDUCED PRICE: \$195,000** (was \$215,000)
- Available Space: 1,598 SF
- Acres: 0.44
- Frontage: 80 ft.
- Great small office on a high traffic road
- Plenty of parking
- S. Arlington Rd. signage available
- Near Firestone Country Club and Metroparks
- Less than a mile from I-77
- Traffic Count:
15,627 VPD @ S. Arlington Rd. & Chenoweth Ct.
- Plenty of space for expansion or an additional building on the property



For more information:

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789 White Pond Dr., Suite C
Akron, Ohio 44320
330 535 2661
naipvc.com

For Sale

1,598 SF

Office Building



Demographics	1 Mile	3 Miles	5 Miles
Population:	1,946	37,336	144,572
Households:	792	15,930	59,380
Median Age:	46.7	41.5	40.1
Average HH Income:	\$82,404	\$71,440	\$64,470
Traffic Count:	15,627 S. Arlington Rd. & Chenoweth Ct.		



NAI Pleasant Valley

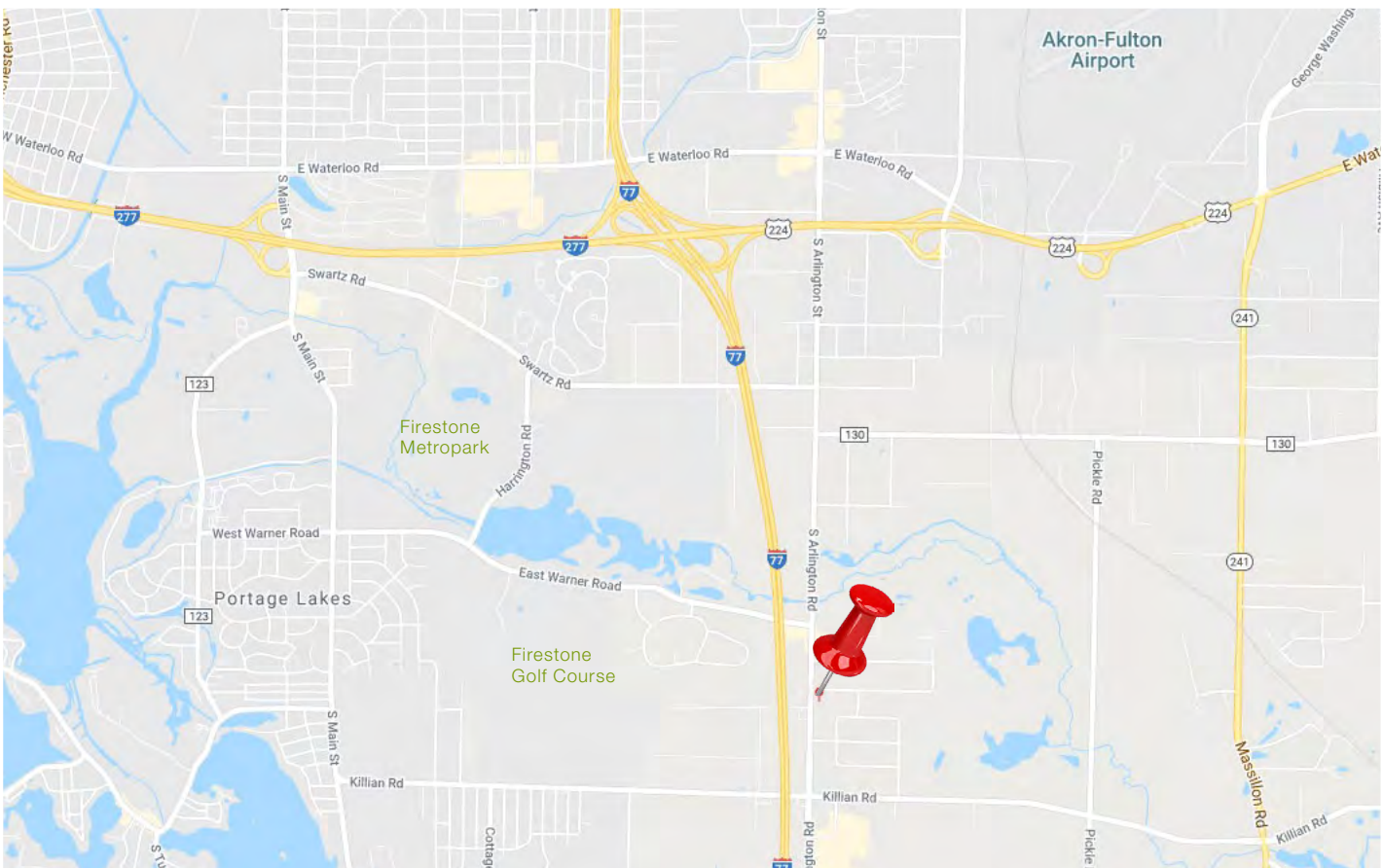
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[Click to view in Google Maps](#)

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Office Building

Property Details

Property	SF - AVAILABLE:	1,598
	ACRES:	0.44
	ZONING:	C-1 Limited Business District
	YEAR BUILT:	1979
	CONSTRUCTION:	Block
	RESTROOMS:	1.5
	FRONTAGE:	80' on S. Arlington Rd.
	PARKING:	Plenty on-site

Pricing	REDUCED PRICE:	\$195,000 (was \$215,000)
	TAXES:	\$5,056.76 (2019)

Location	INTERCHANGE:	I-77
	DISTANCE:	Less than a mile
	BUS AVAILABLE:	Yes

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