



LEASE

632 E Market Street

FULLY FURNISHED MEDICAL OFFICE SPACE

Akron, OH 44304

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE: 9,009 SF

AVAILABLE SF: 100 SF - 2,002 SF

PROPERTY OVERVIEW

Newly constructed, fully furnished medical office opportunity in an attractive location that provides direct exposure to E Market Street (over 14,000 VPD). This turnkey space provides the ability for a medical professional to lease either a single room or entire suite depending on their needs. Lease rate includes all utilities including wifi, The tenant is only responsible for phone.

PROPERTY HIGHLIGHTS

- Competitive rates
- Ideal location for commuters (easily accessible to I-76/I-77)
- Building features five (5) exam rooms, (2) two private office, break rooms, waiting area, and business office.
- Ample Parking (25 surface spaces)
- Adjacent to US Renal Care Facility
- Short walk to public transit (E Buchtel Ave & E Market Ave)

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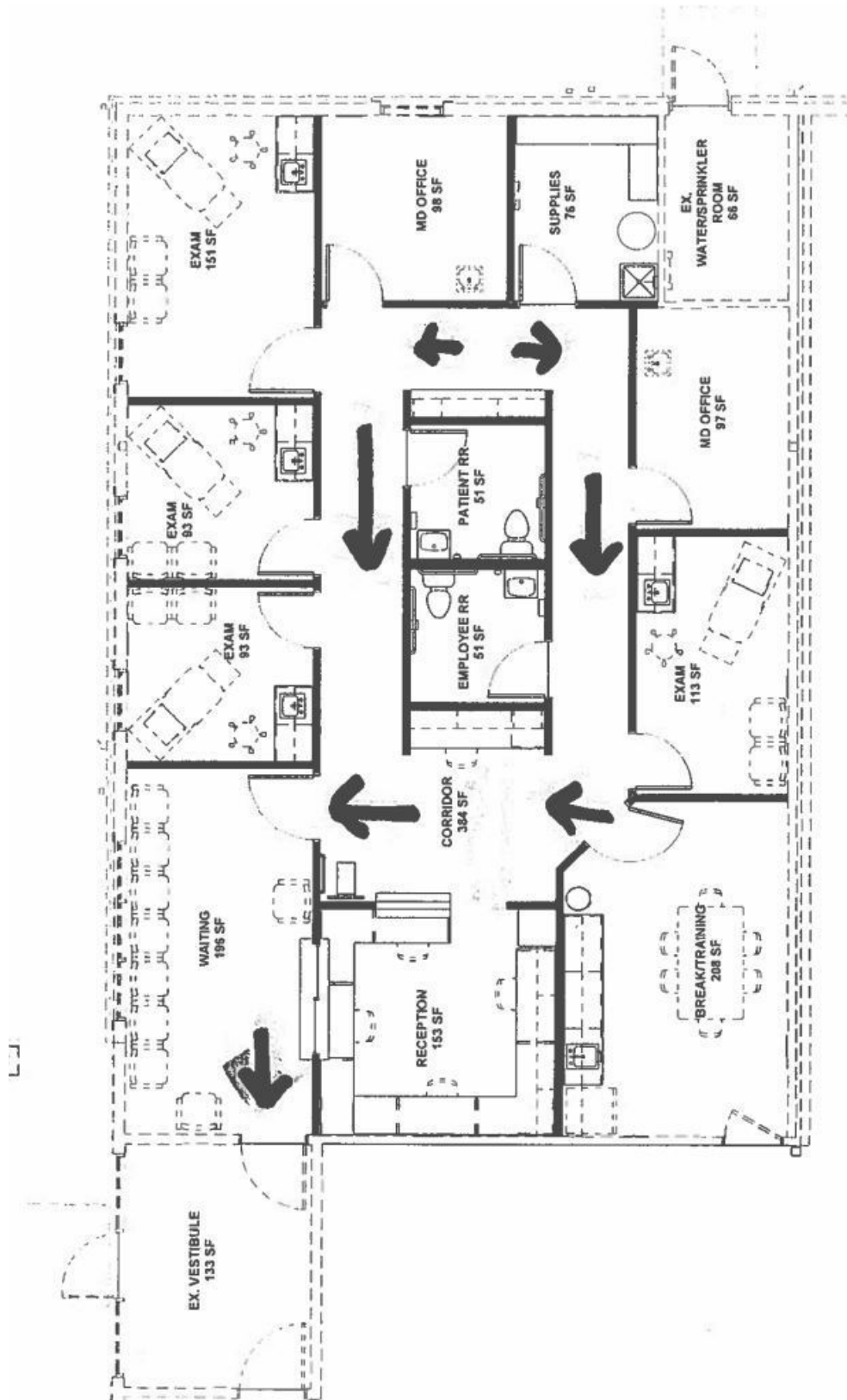
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FLOOR PLAN



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ADDITIONAL PHOTOS

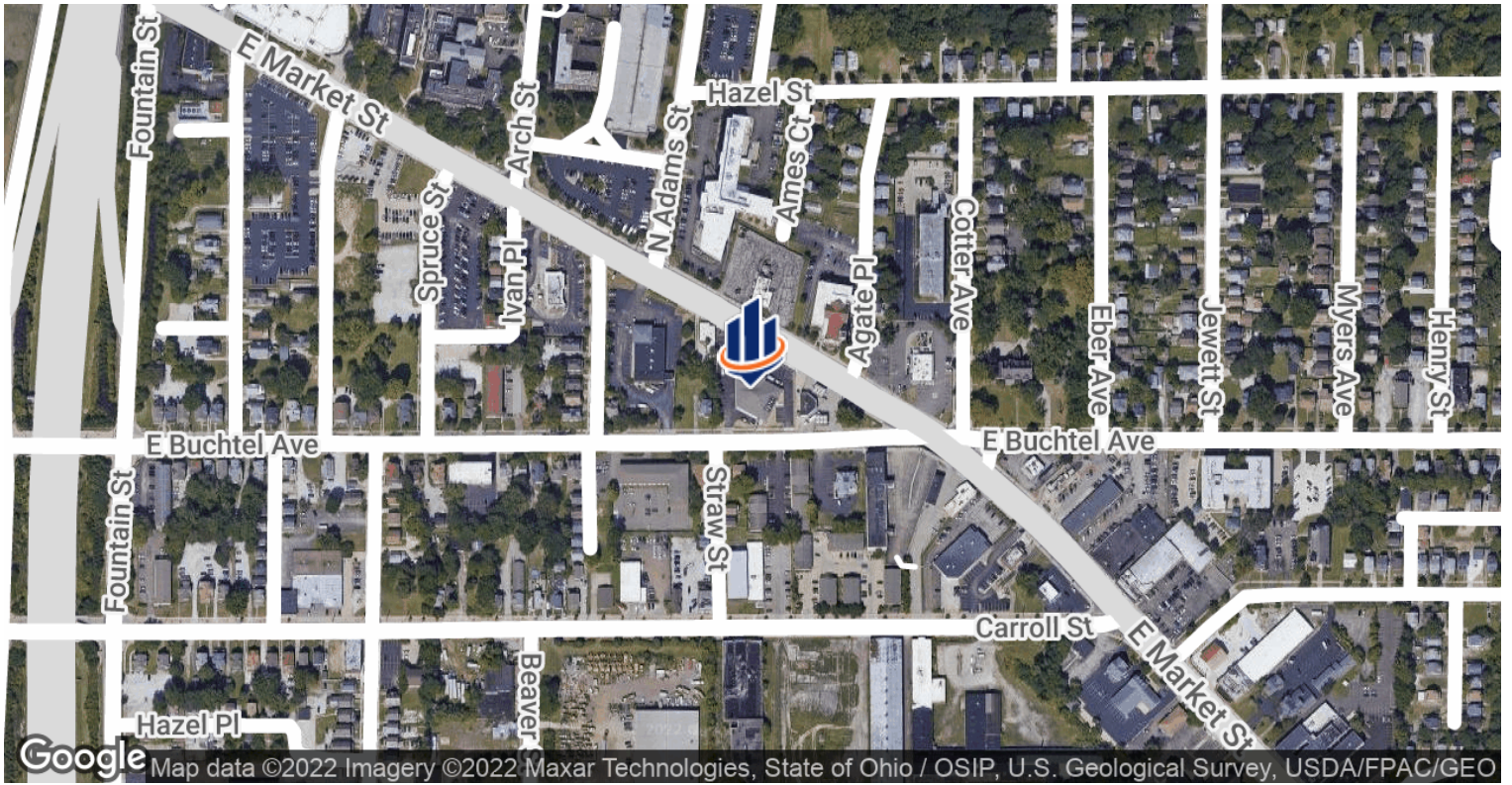
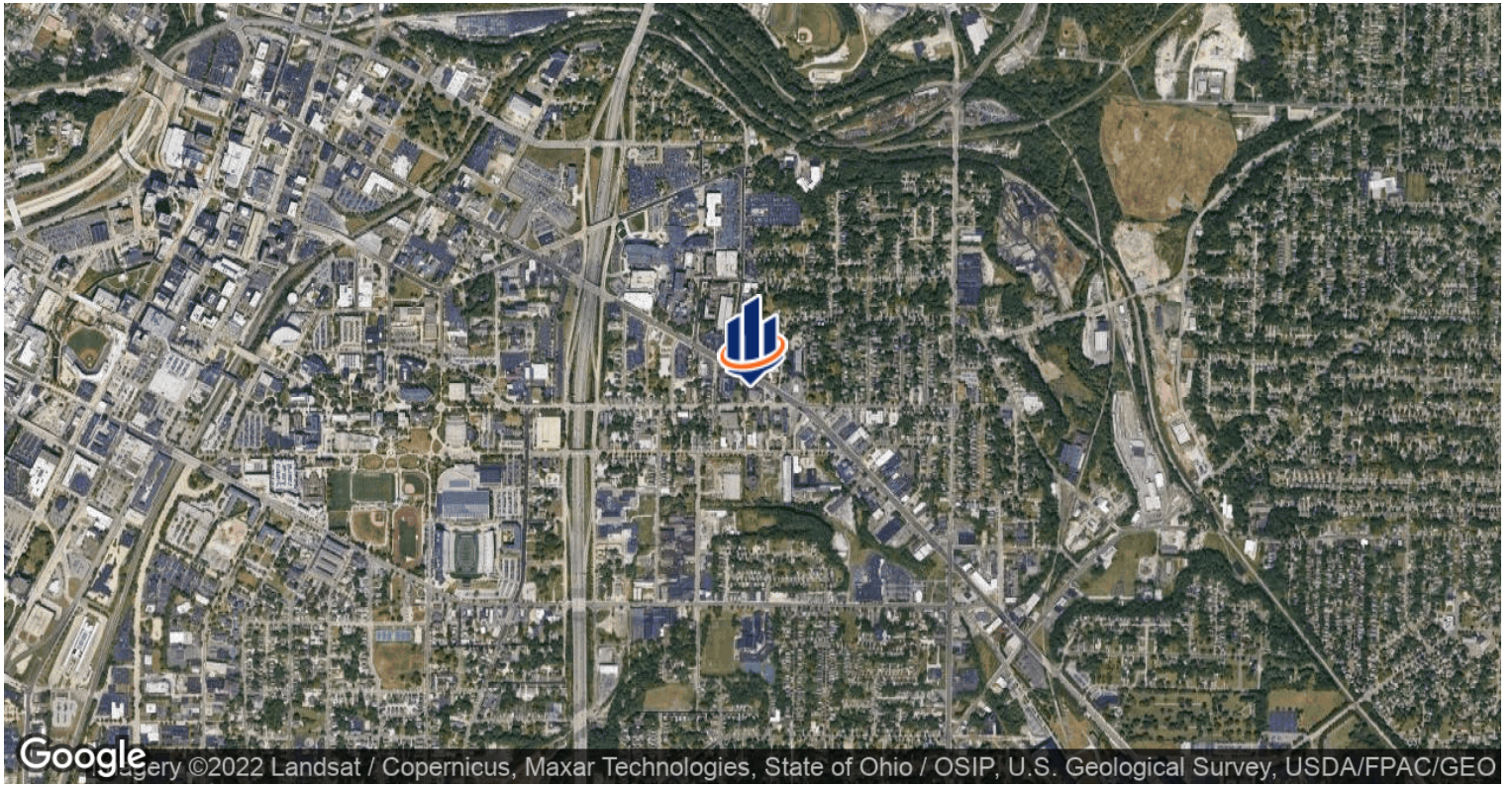


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LOCATION MAP



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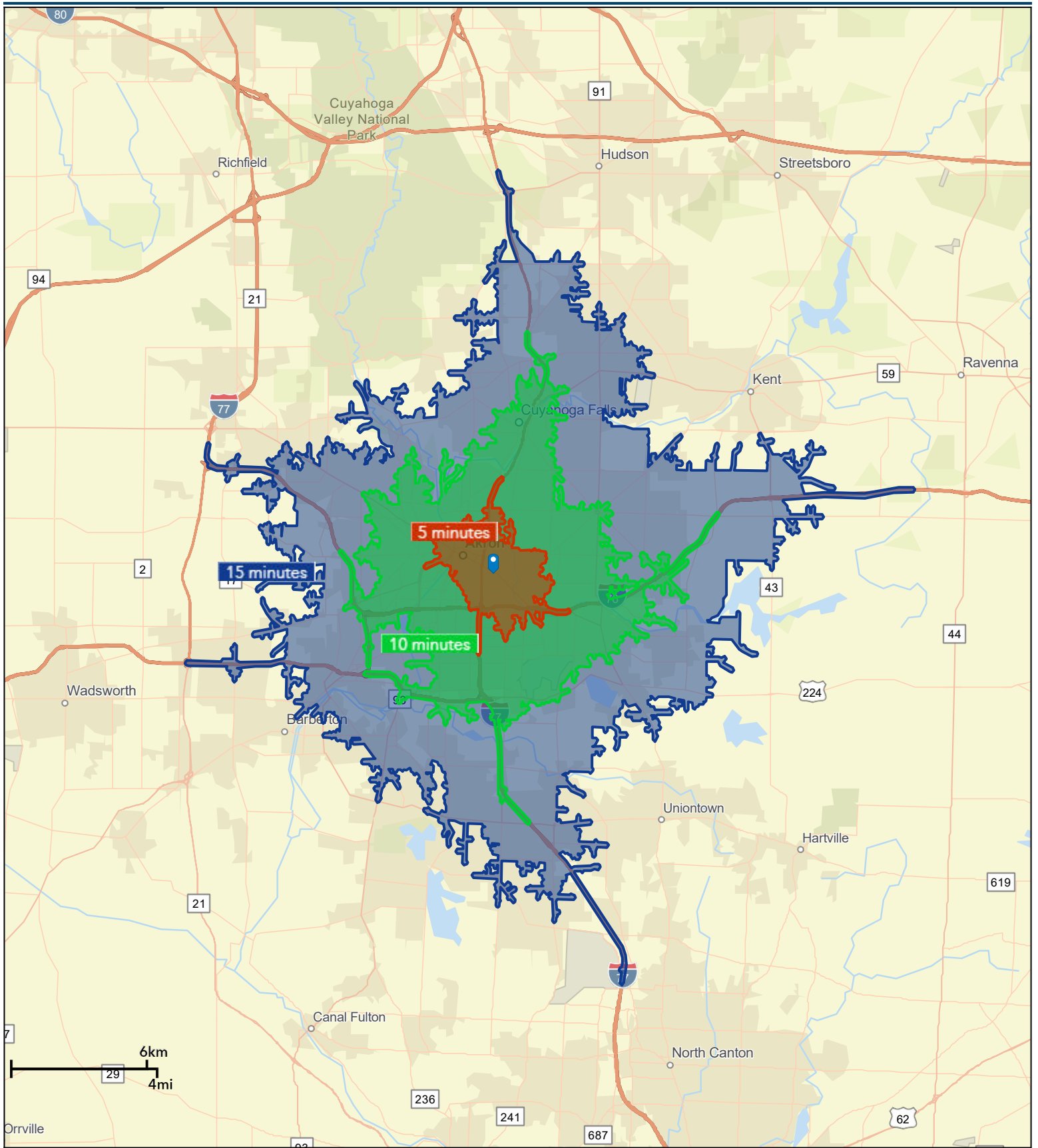
RETAILER MAP

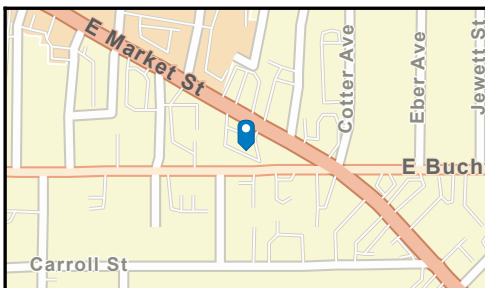
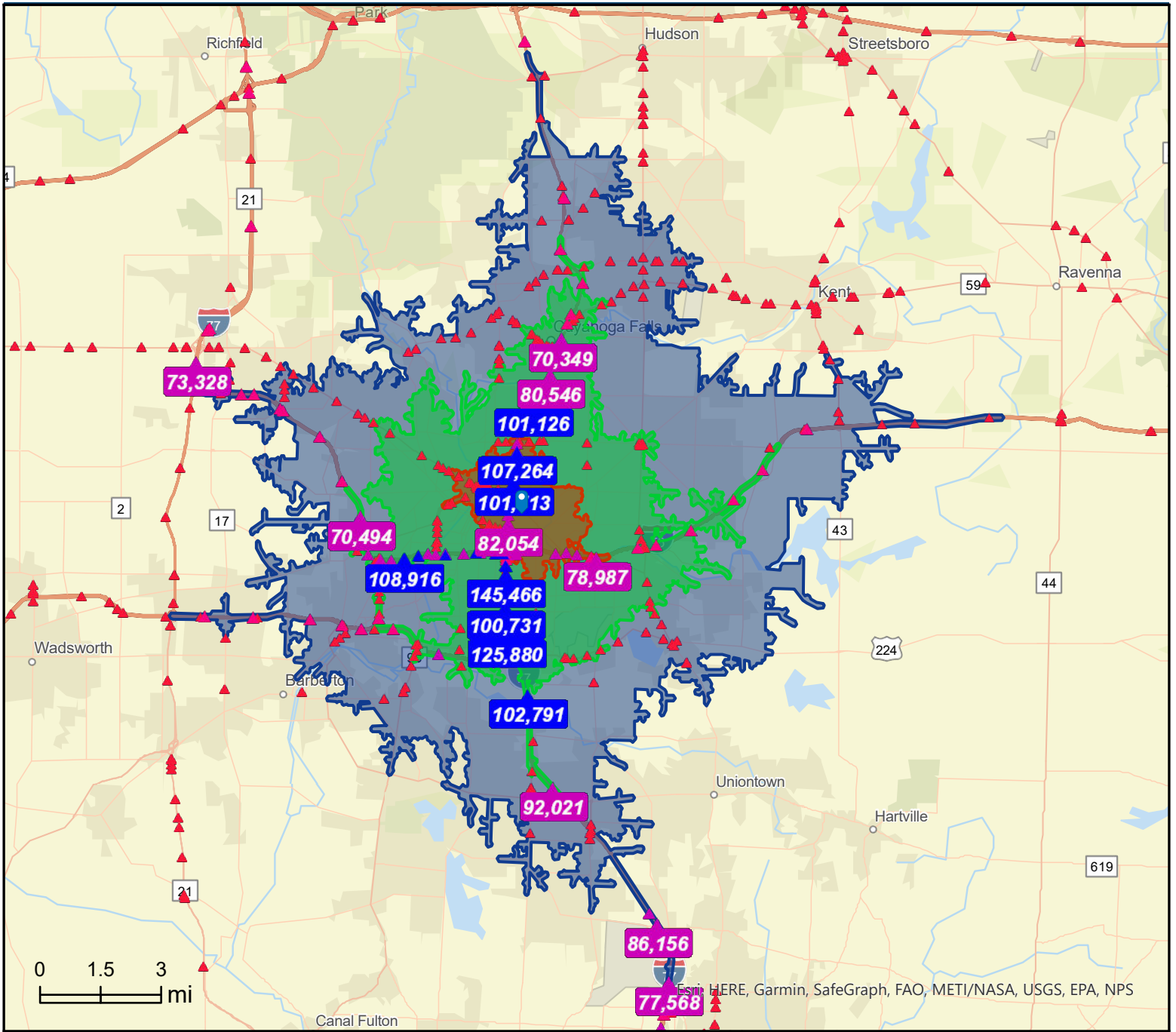


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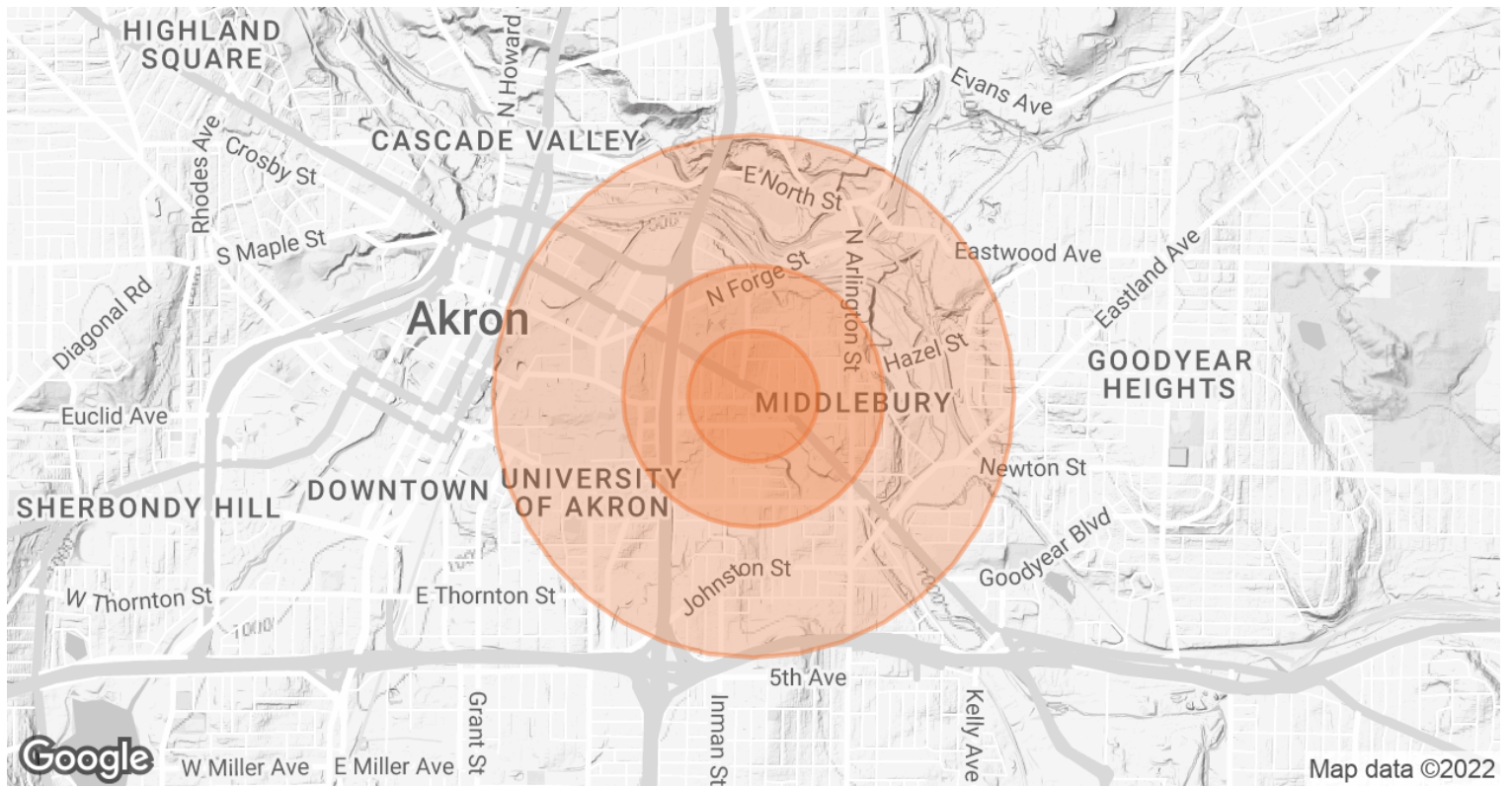


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	941	2,507	9,493
AVERAGE AGE	33.7	30.4	28.9
AVERAGE AGE (MALE)	33.9	30.5	30.1
AVERAGE AGE (FEMALE)	32.2	29.6	28.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	487	1,183	4,223
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$22,040	\$24,549	\$27,829
AVERAGE HOUSE VALUE	\$95,627	\$174,353	\$112,636

* Demographic data derived from 2020 ACS - US Census

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