

FOR SUBLEASE

313 Boyle Street

AKRON, OH 44310

PRESENTED BY:

GRAYDON FOX

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/yr (MG)
MONTHLY RENT:	\$2,910 plus utilities
AVAILABLE SF:	5,820 SF
LOT SIZE:	0.45 Acres
ZONING:	Industrial

PROPERTY OVERVIEW

The Subject Property is a 5,820 SF office/warehouse flex building in Akron, OH, The building is 3,650 SF of warehouse space with 2,170 SF of office/storage space. The property is located on Boyle Street in close proximity to Route 8. The warehouse is set up as a 3 bay garage (47'x48') with mezzanine storage. The property is ideally suited for potential mechanic shop user with lift and air compressor already in place. The office area includes two restrooms, 5 private offices/storage areas, and a large meeting room for conferences. The rear of the property features fenced outdoor storage.

PROPERTY HIGHLIGHTS

- (3) Drive In 12'x12' doors
- 14'5" Clear Height
- Single Phase 220V Electric
- Minutes from SR-8

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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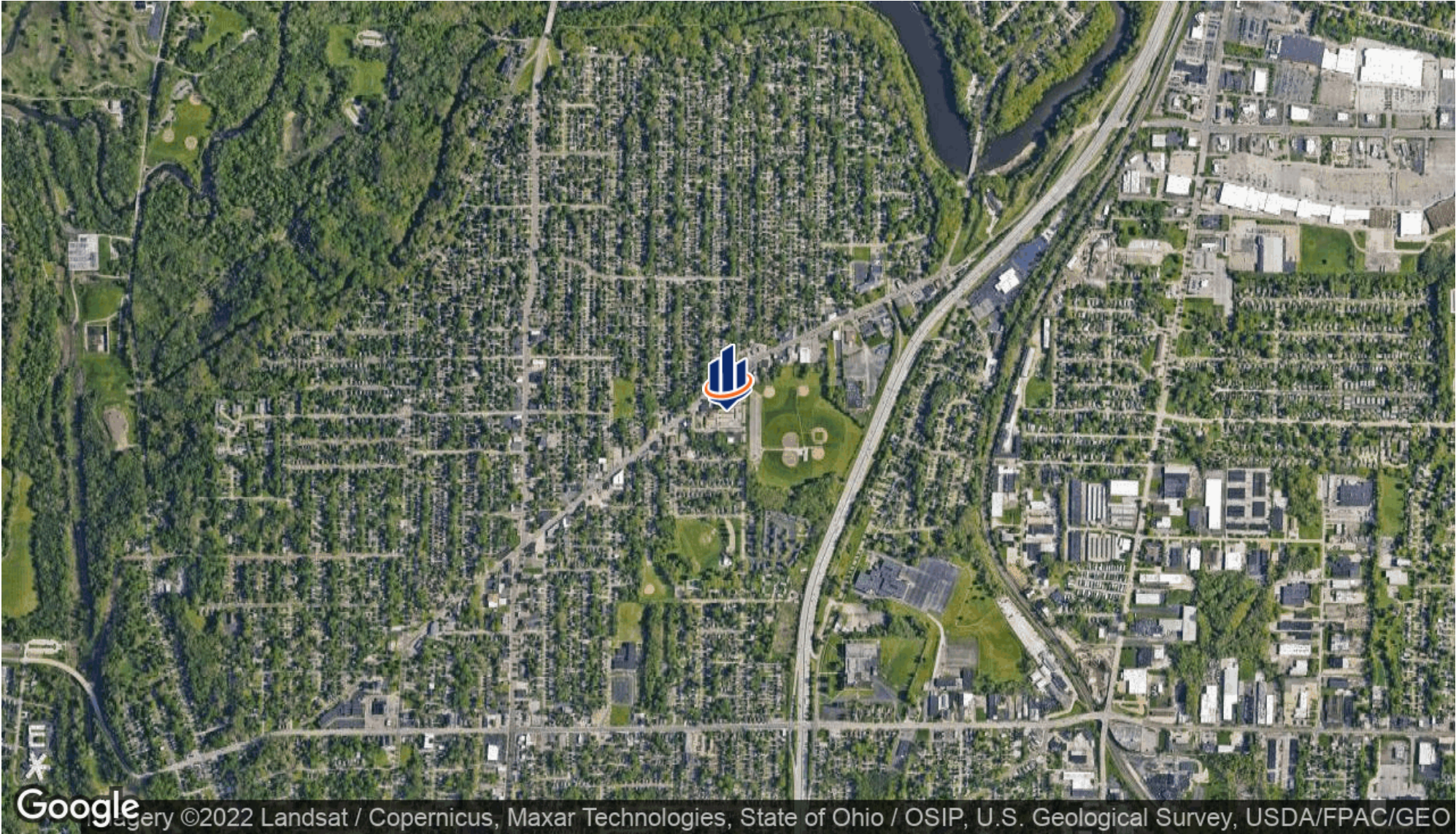
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

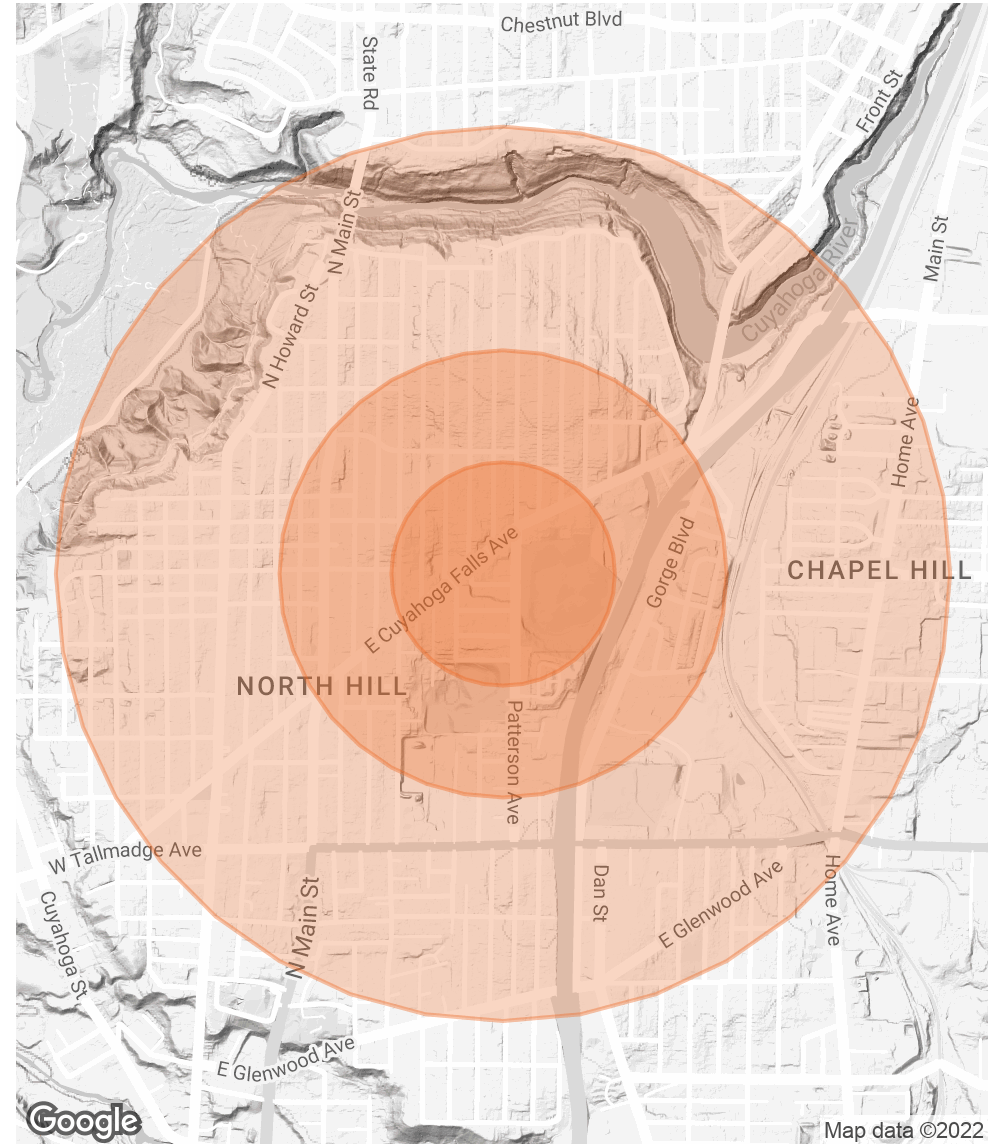
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,016	5,220	18,349
AVERAGE AGE	38.6	36.4	34.0
AVERAGE AGE (MALE)	35.6	33.7	32.4
AVERAGE AGE (FEMALE)	40.4	40.3	38.1

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	336	1,909	7,505
# OF PERSONS PER HH	3.0	2.7	2.4
AVERAGE HH INCOME	\$48,858	\$51,336	\$46,951
AVERAGE HOUSE VALUE	\$68,655	\$68,511	\$69,329

* Demographic data derived from 2020 ACS - US Census



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