



# For Lease

## Premier Industrial Opportunity for Manufacturing & Distribution

557 East Tallmadge Avenue, Akron, OH 44310



### PROPERTY SUMMARY

Built for industrial users, the Subject Property is equipped with heavy electrical capacity to power machinery and equipment, a backup generator for operational continuity, and over an acre of paved yard space suitable for truck staging, fleet parking, or outdoor storage.

This is a strategic opportunity for manufacturers or distribution users seeking ready-to-operate space with robust infrastructure, excellent highway access, and strong industrial fundamentals.

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<b>Lease Rate</b>	\$6.00 SF/yr (NNN)
<b>Cam Charge</b>	Estimated \$1.50 PSF
<b>Available SF:</b>	5,170 - 30,814 SF
<b>Year Built:</b>	1952
<b>Year Renovated</b>	1995
<b>Zoning</b>	U-5 Ordinary Industry
<b>APN</b>	6763574
<b>Clear Ceiling Heights</b>	9' to 14'
<b>Immediate Access</b>	State Route 8 and Interstate 77

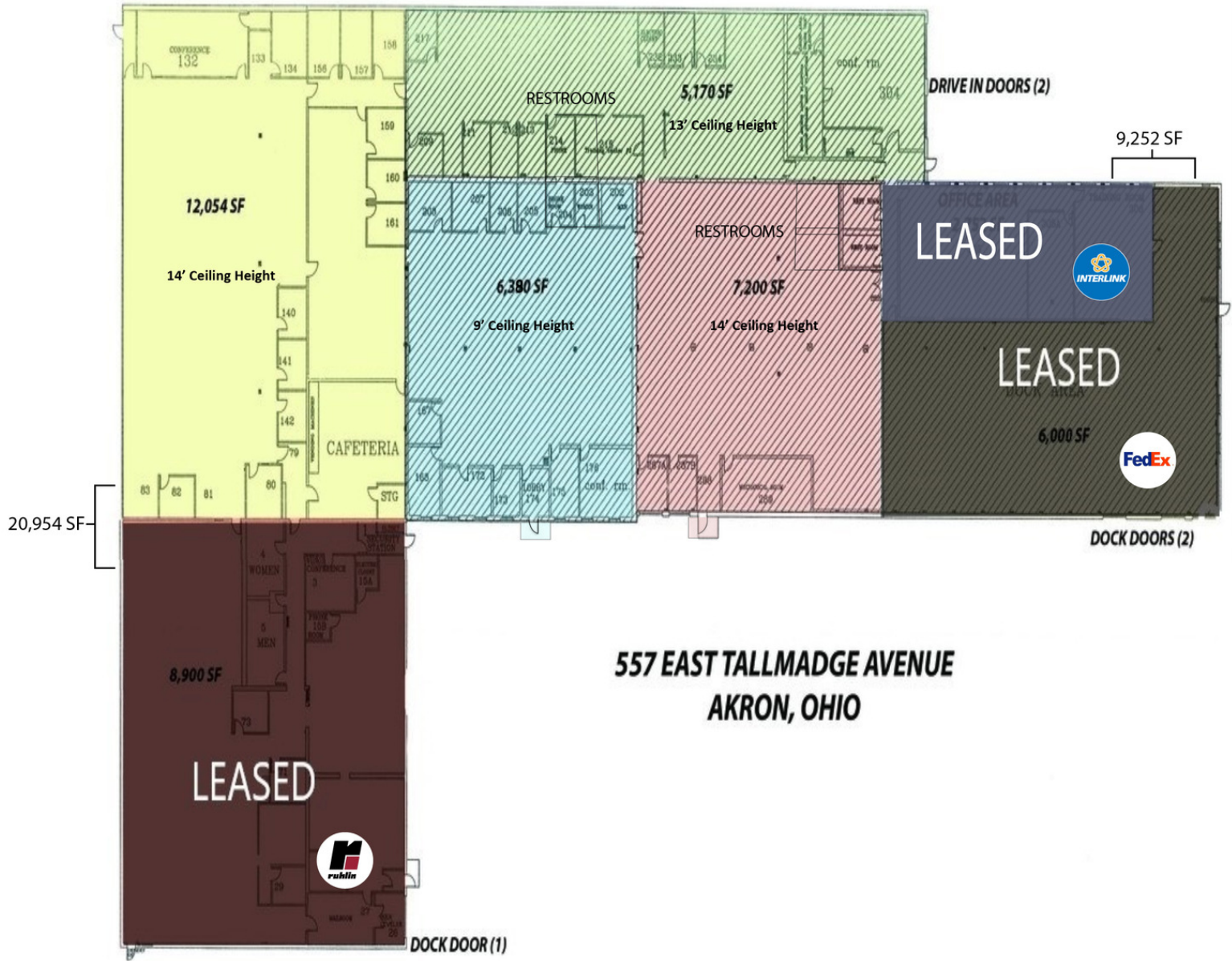


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*\*Approximate inside dimensions*



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# Photos

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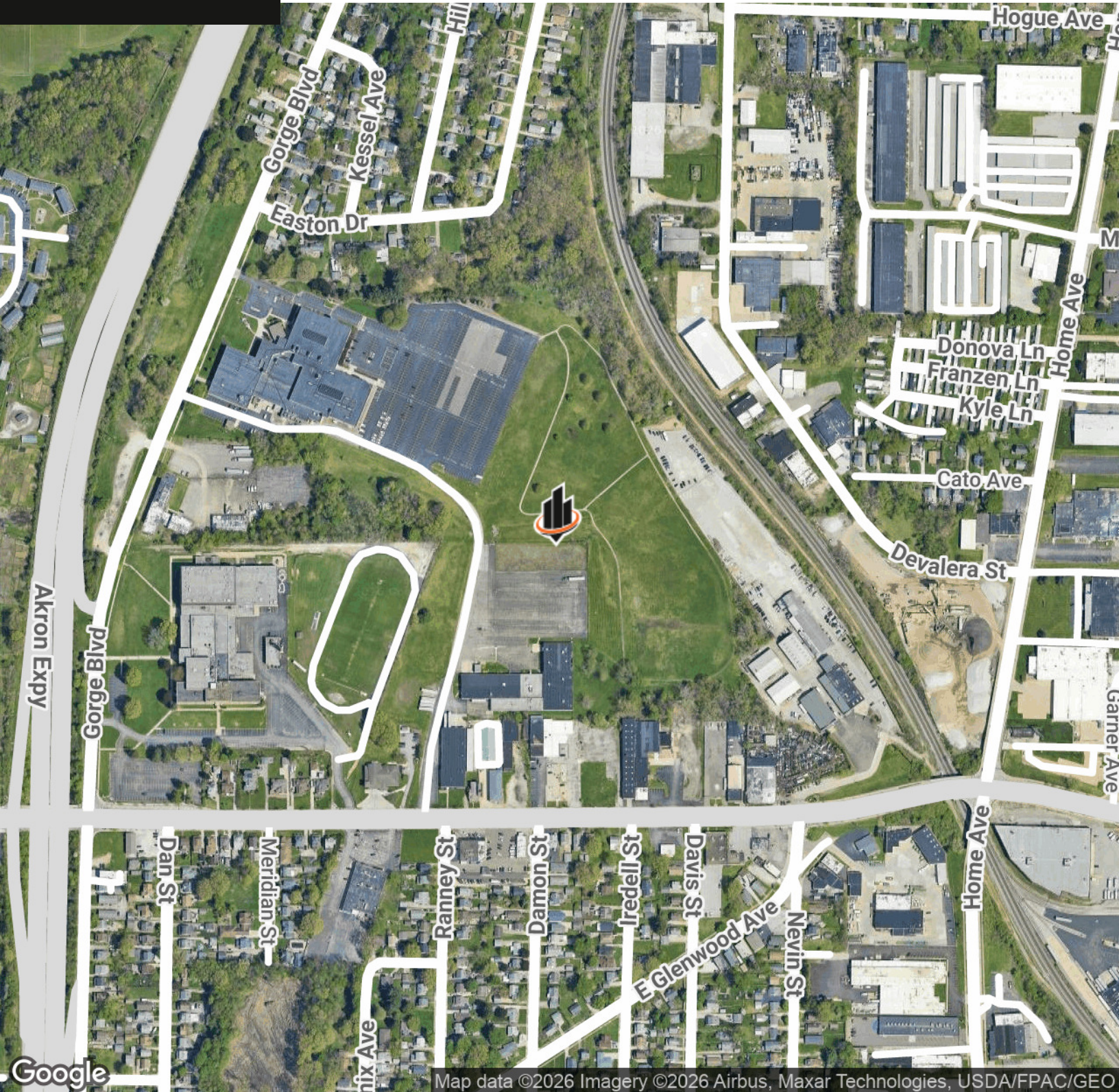


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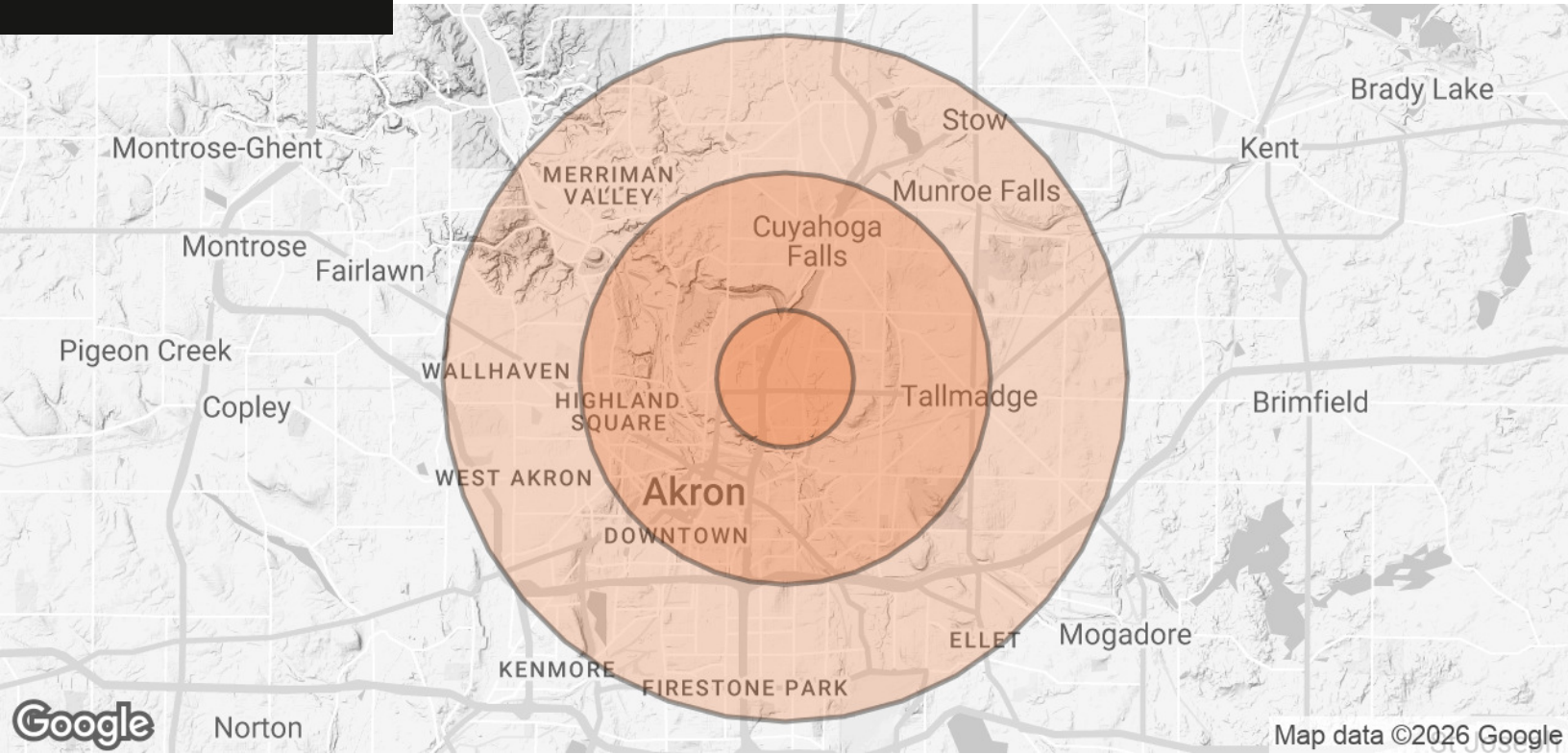
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,730	105,738	259,429
<b>AVERAGE AGE</b>	35.3	34.7	36.2
<b>AVERAGE AGE (MALE)</b>	36.1	34.1	35.3
<b>AVERAGE AGE (FEMALE)</b>	34.7	35.9	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,852	44,647	109,767
<b># OF PERSONS PER HH</b>	2.4	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$40,249	\$43,420	\$47,489
<b>AVERAGE HOUSE VALUE</b>	\$80,084	\$125,422	\$134,373

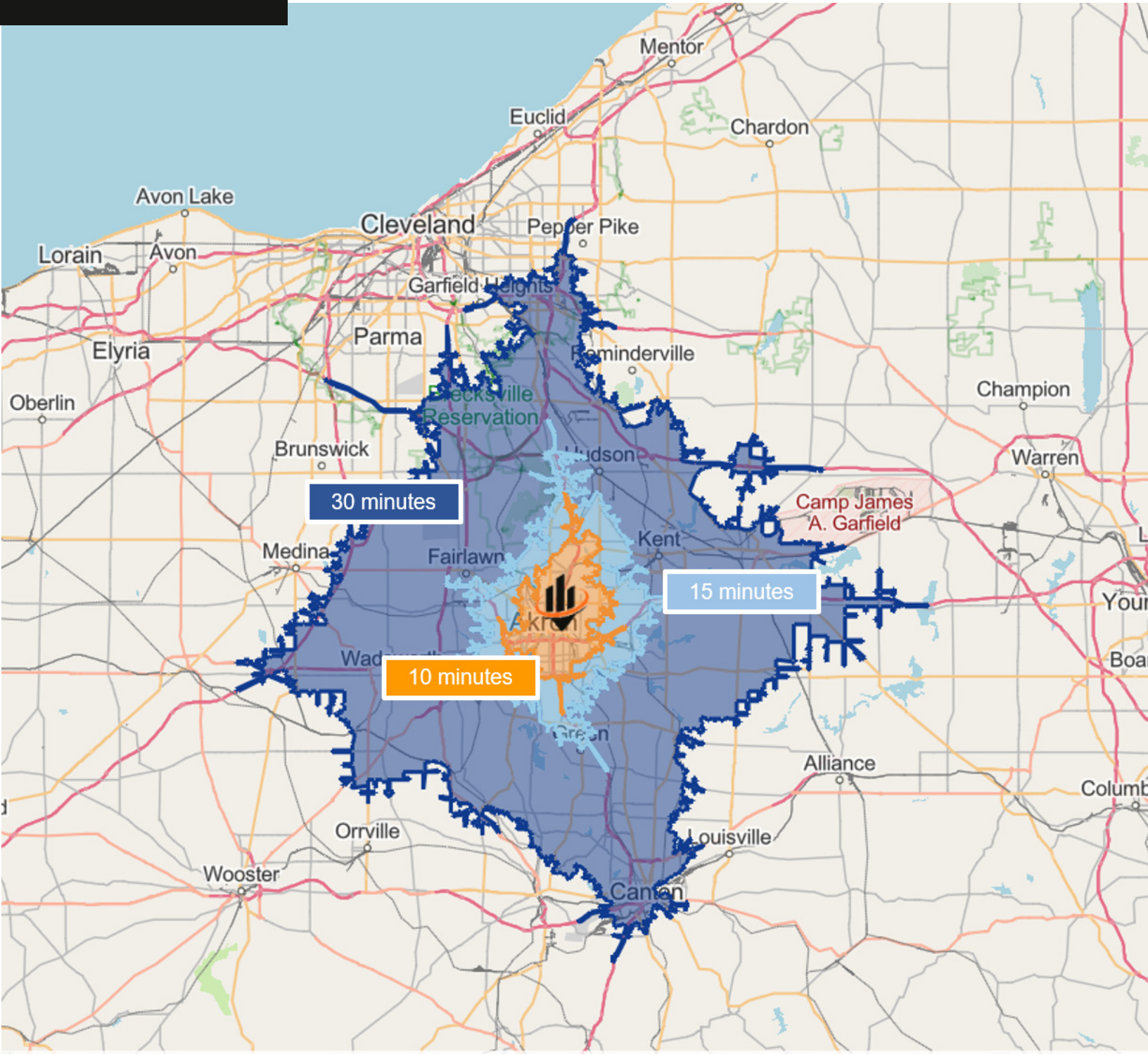
2020 American Community Survey (ACS)



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