

For Sale

Industrial Property



711 Johnston St

711 Johnston St
Akron, Ohio 44306

Property Highlights

- ~13,000 SF office
- All utilities on site
- Heavy power
- 4 Dock doors
- 2 Overhead doors
- Sprinklered
- Freight elevator
- Ample parking
- No mineral rights transfer
- Eligible for historical federal & state tax credits

Property Description

Located at the Interchange of I-77, Route 8 & I-76
13.6 miles to Akron Canton Regional Airport
41 Miles to Cleveland Hopkins International Airport
Historic building that can be converted into a brewery, condominiums, storage facility or an industrial warehouse

OFFERING SUMMARY

Sale Price	\$690,000
Lot Size	1.62 Acres
Building Size	98,246 SF

TRAFFIC COUNT

Street	Traffic Count	Year
Route 8	14,596	2016
I-76	99,766	2014
Johnston St	4,950	2013

For more information

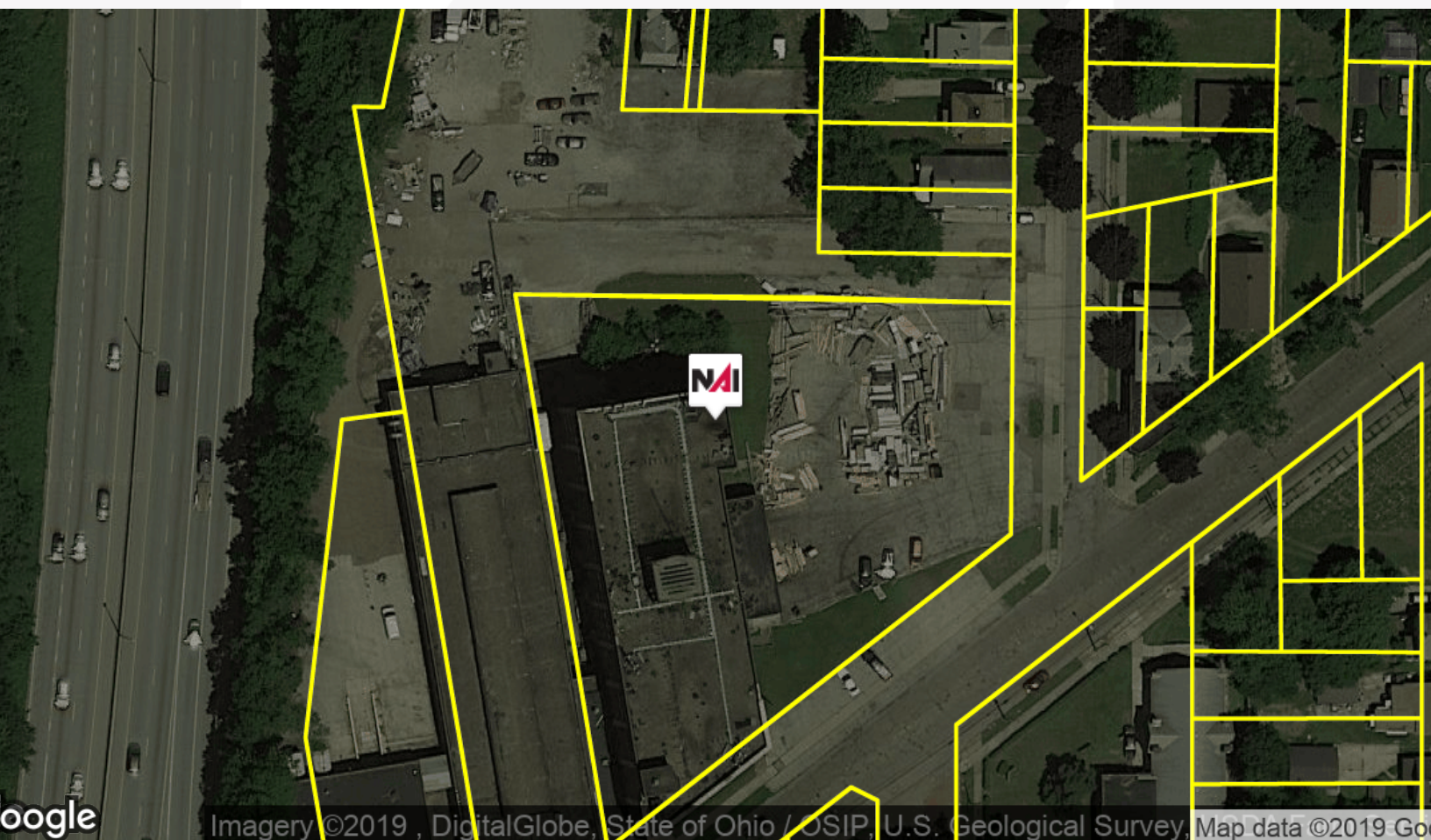
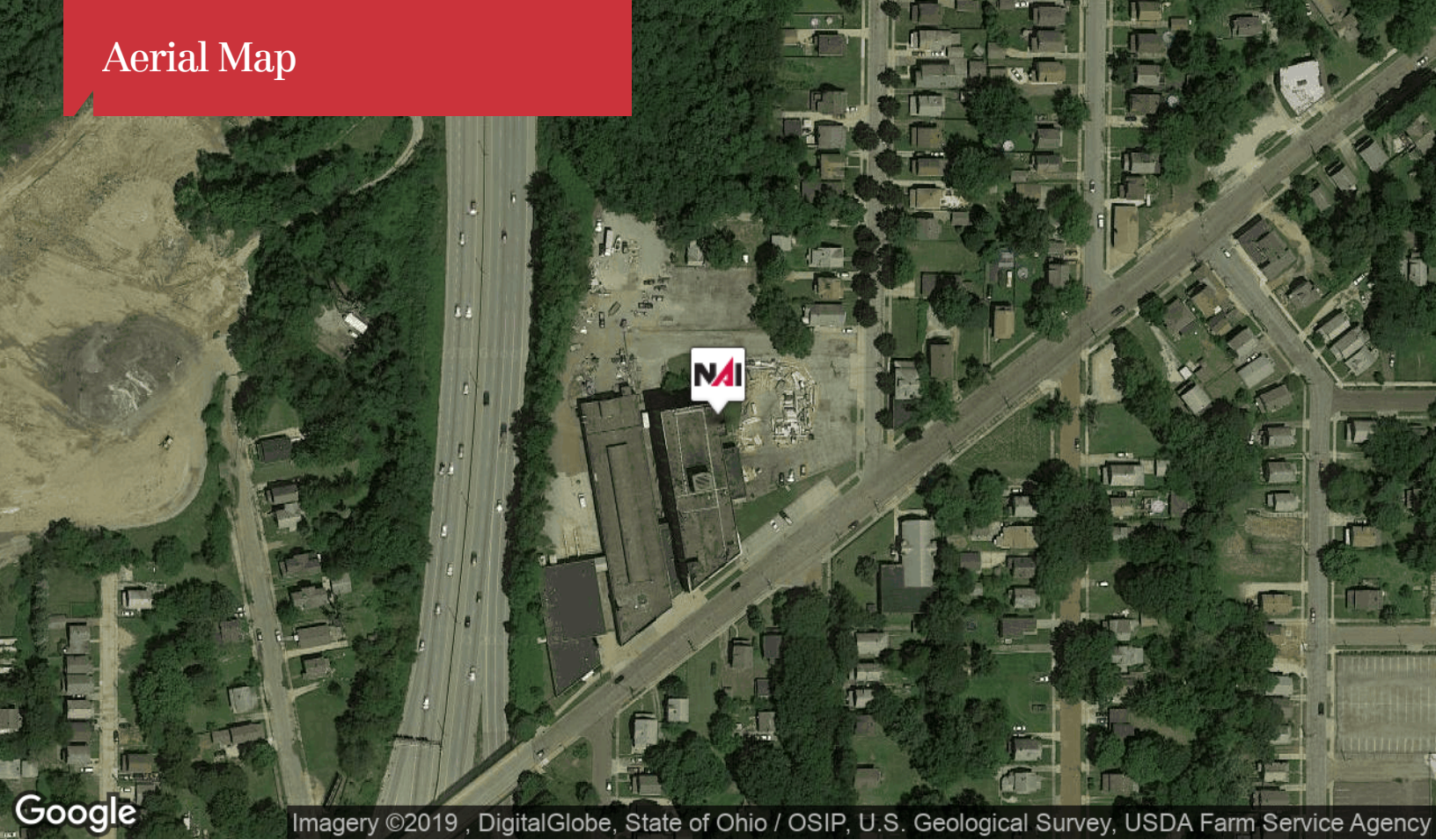
Laurie Stanbro

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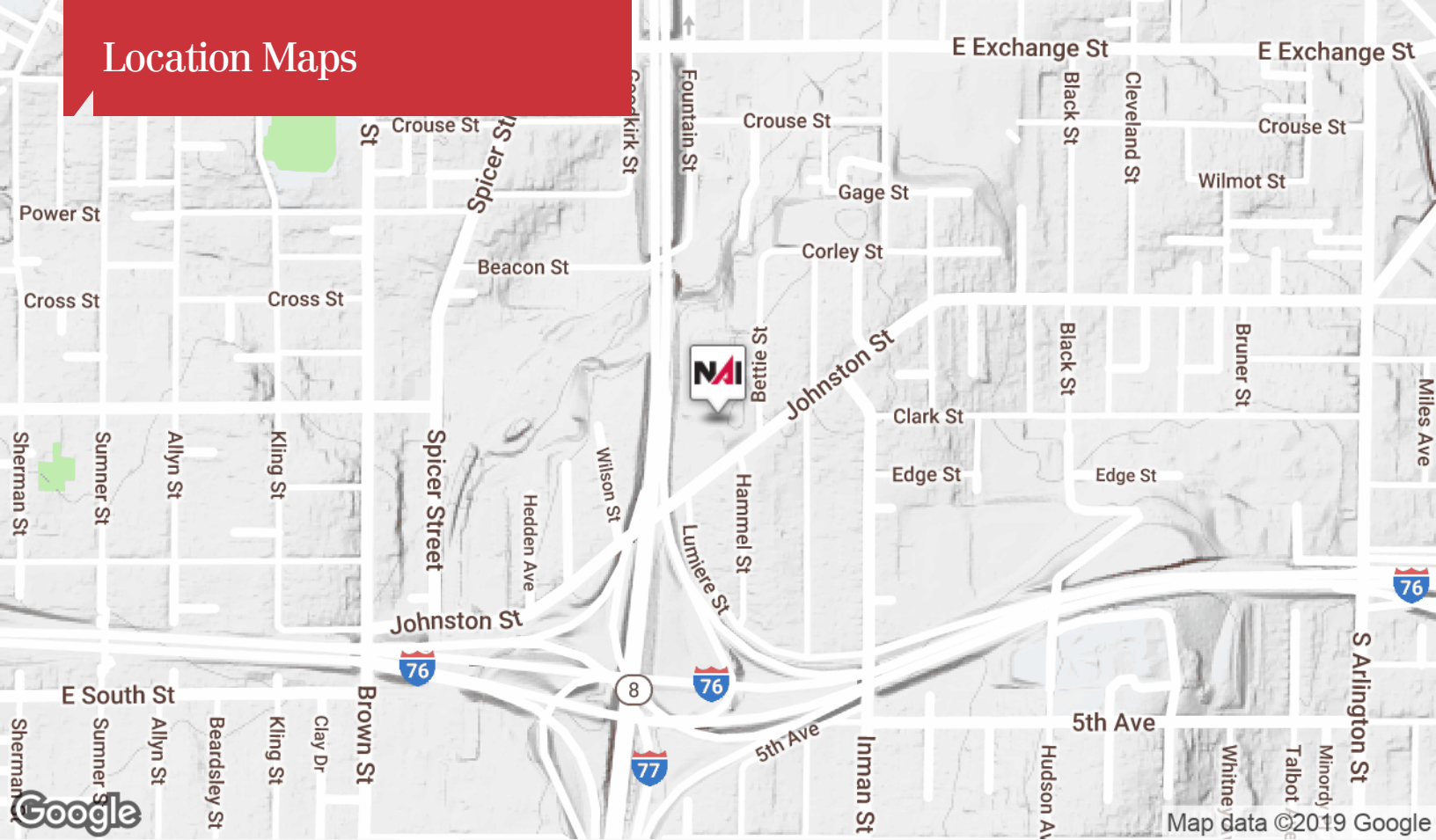
Additional Photos



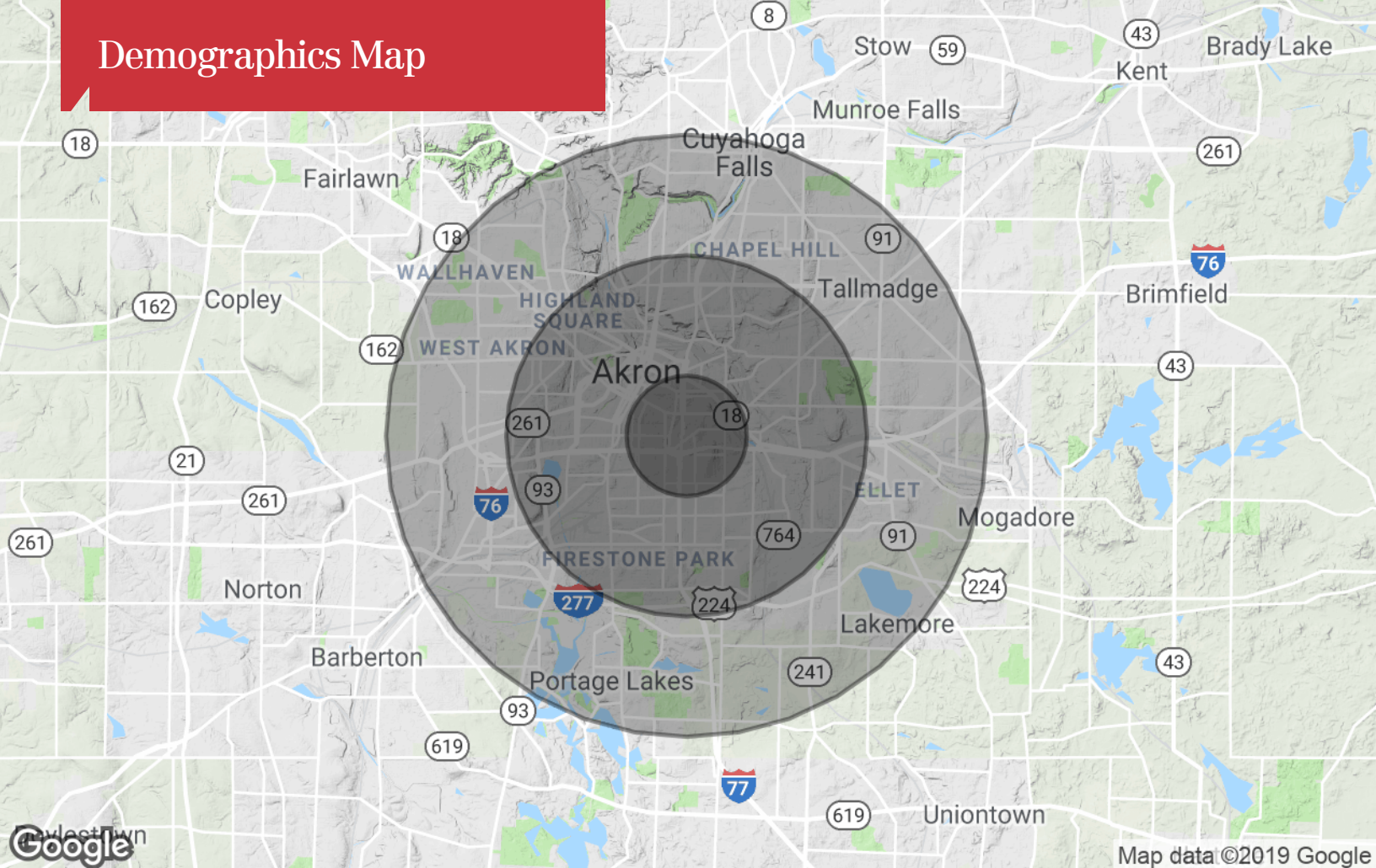
Aerial Map



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	19,020	110,962	252,599
MEDIAN AGE	27.1	32.6	35.6
MEDIAN AGE (MALE)	27.4	32.8	34.7
MEDIAN AGE (FEMALE)	27.3	32.9	36.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,645	44,753	105,983
# OF PERSONS PER HH	2.9	2.5	2.4
AVERAGE HH INCOME	\$26,990	\$36,600	\$43,149
AVERAGE HOUSE VALUE	\$65,165	\$86,751	\$119,796

* Demographic data derived from 2010 US Census

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98,246 SF | \$690,000



Laurie Stanbro

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Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and C101 courses.

Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

Professional Background

Laurie Stanbro joined NAI Ohio River Corridor's Bolivar, Ohio office and will focus on sales, leasing and assisting in site selection assignments with Bryce Custer in Stark, Carroll and Columbiana Counties and along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), Appalachian Basin for the industrial and office market.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer".

Prior to joining the Wilkshire Hills-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on our clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk in Malvern Ohio and they have three children.