

AKRON\ELLET RETAIL-OFFICE-MEDICAL FOR LEASE

2503-2523 Leland Avenue, Akron, OH 44308



OVERVIEW

- * Retail \ Office \ Medical Space Available in Summit Academy Plaza in Akron (Ellet)
- * Just Off Heavily Traveled Canton Road
- * Positioned with Densely Populated Neighborhoods and Subdivisions
- * Adjacent to Acme Fresh Market Plaza, Save-A-Lot Market, Eastgate Ellet Plaza

Suite:	Available SF:
2507	1,650 SF
2511	1,200 SF
2523	7,600 SF

HIGHLIGHTS

- Suite 2503 - Current Summit Academy Charter School
- Suite 2507 - Former Pizza Shop
- Suite 2511 - Former Hair Salon
- Suite 2523 - Raw Space Requires Build-Out at Tenant Expense
- Rate is Negotiable and Dependent on Tenant Contribution
- Plenty of Parking
- Real Estate Taxes: TBD (Currently Tax Free Property)



Lease Rate:

\$6.00 - \$10.00 SF/YR
(MG)



Available SF:

1,200 - 10,450 SF



Zoning:

Retail / Office



Lot Size:

3.4 Acres

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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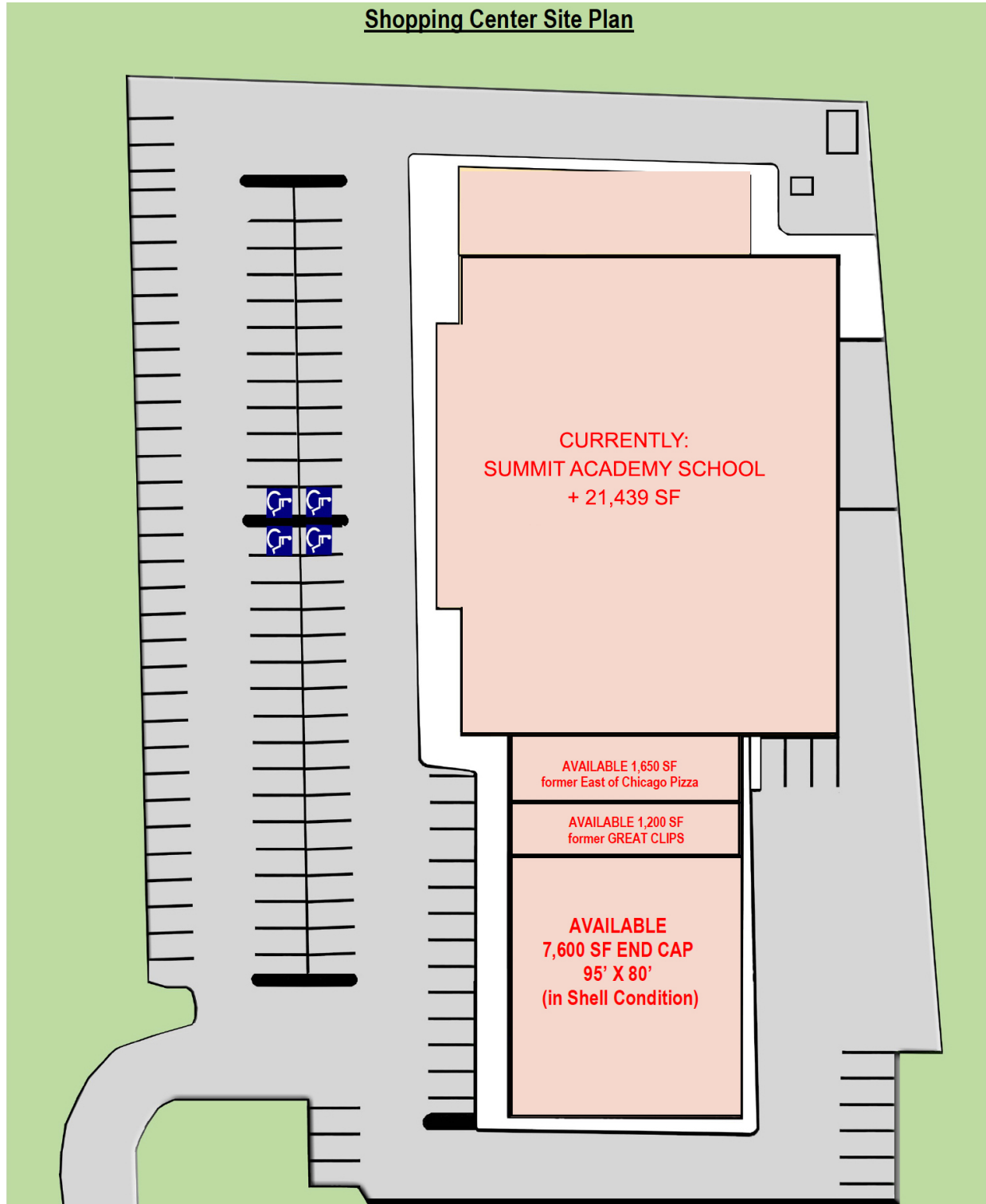
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Shopping Center Site Plan



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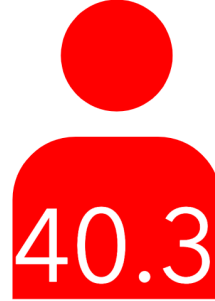
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2503 Leland Ave, Akron, Ohio, 44312

DEMOGRAPHICS



65,043
Population



40.3
Median Age



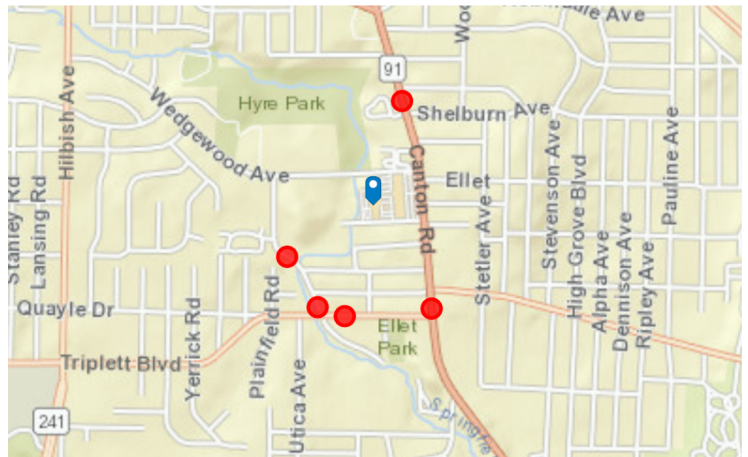
2.4
Average
Household Size



\$47,700
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Ogden Ave	4,630	0.2
Cedar Creek	17,476	0.3
Abington Rd	8,828	0.3
Triplett Blvd	4,645	0.3
Triplett Blvd	19,740	0.3



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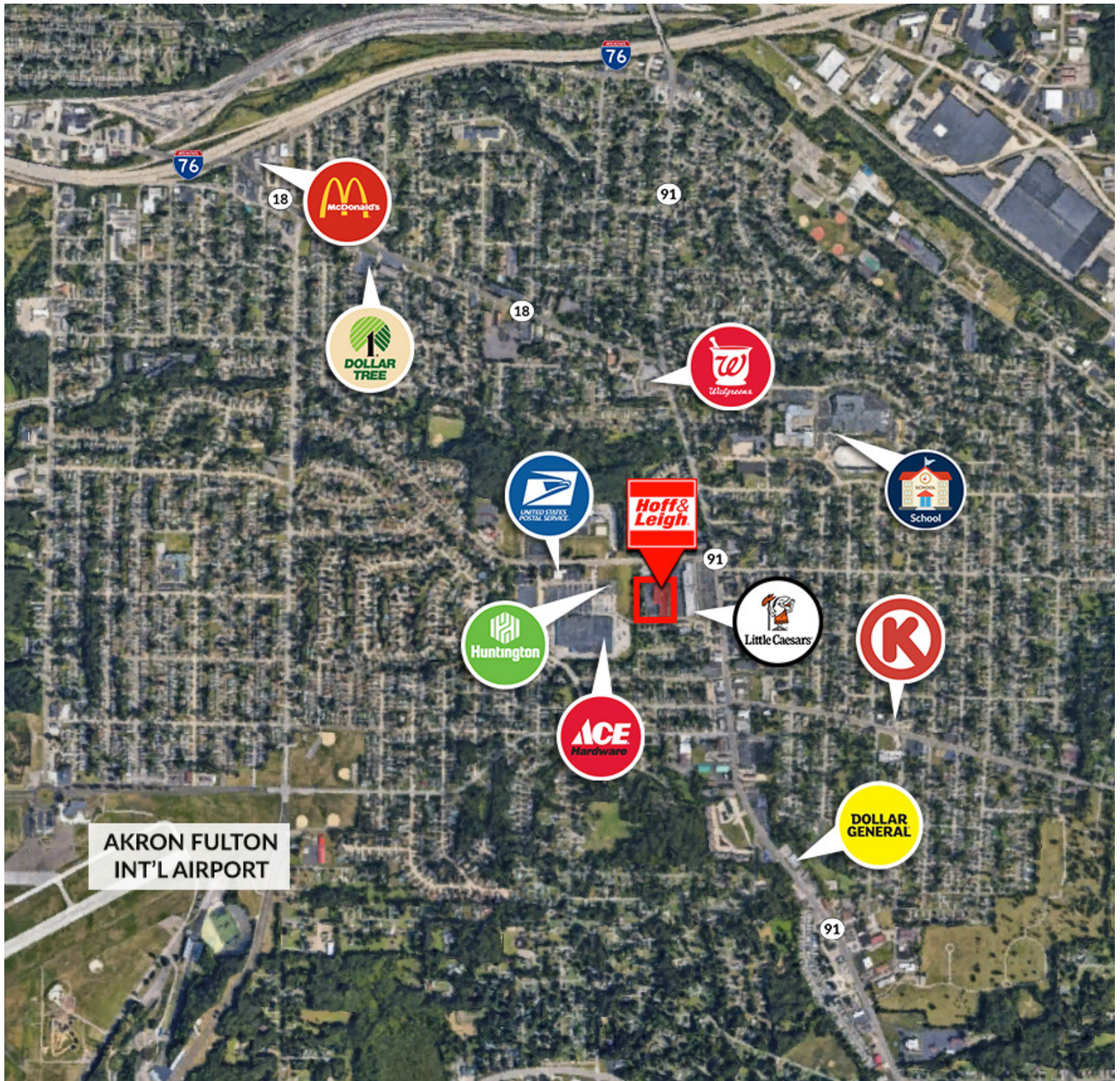
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