

RIVERPARKE BUILDING OFFICE SUITES FOR LEASE

1653 MERRIMAN ROAD, AKRON, OH 44313



Overview

Office suites in the beautiful Riverparke Building at the intersection of Merriman Valley and N. Portage Path in the Merriman Valley. Suite 101 is 977 SF on the first floor at the front entrance to the building which contains several offices. We have two spaces on the lower level that are being renovated and will be ready for occupancy soon. Suite LL2 is 1,328 SF and Suite LL3 is 1,250 SF. The lower level suites have windows, grade level exits and parking as well as elevator access to the other floors. The lease rates for these units are full service which includes all utilities and cleaning. This property also has some covered parking available.

Unit:	Size:	Price:
101	977 SF	\$15.00 SF/YR
LL2	1,328 SF	\$12.00 SF/YR
LL3	1,250 SF	\$12.00 SF/YR

Property Details



Space Available
977 - 1,328 SF



Lease Rate
\$12.00 - \$15.00 SF/YR
(Full Service)



Lot Size
1.13 Acres



Zoning
U-3 Retail Business

Rev: October 23, 2023

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DEMOGRAPHICS



70,550
Population



41.9
Median Age



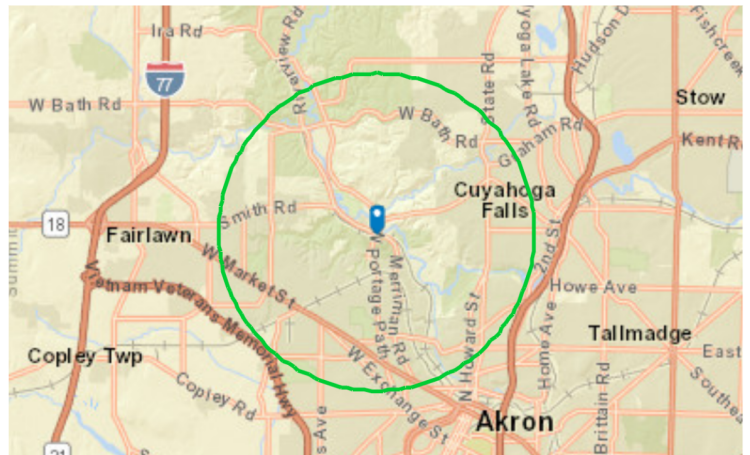
2.2
Average
Household Size



\$62,342
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Akron Peninsula Rd	22,165	0.1
Weathervane Ln	16,230	0.1
Sand Run Pkwy	7,791	0.2
Coral Dr	10,712	0.2
Sand Run Pkwy	8,616	0.3

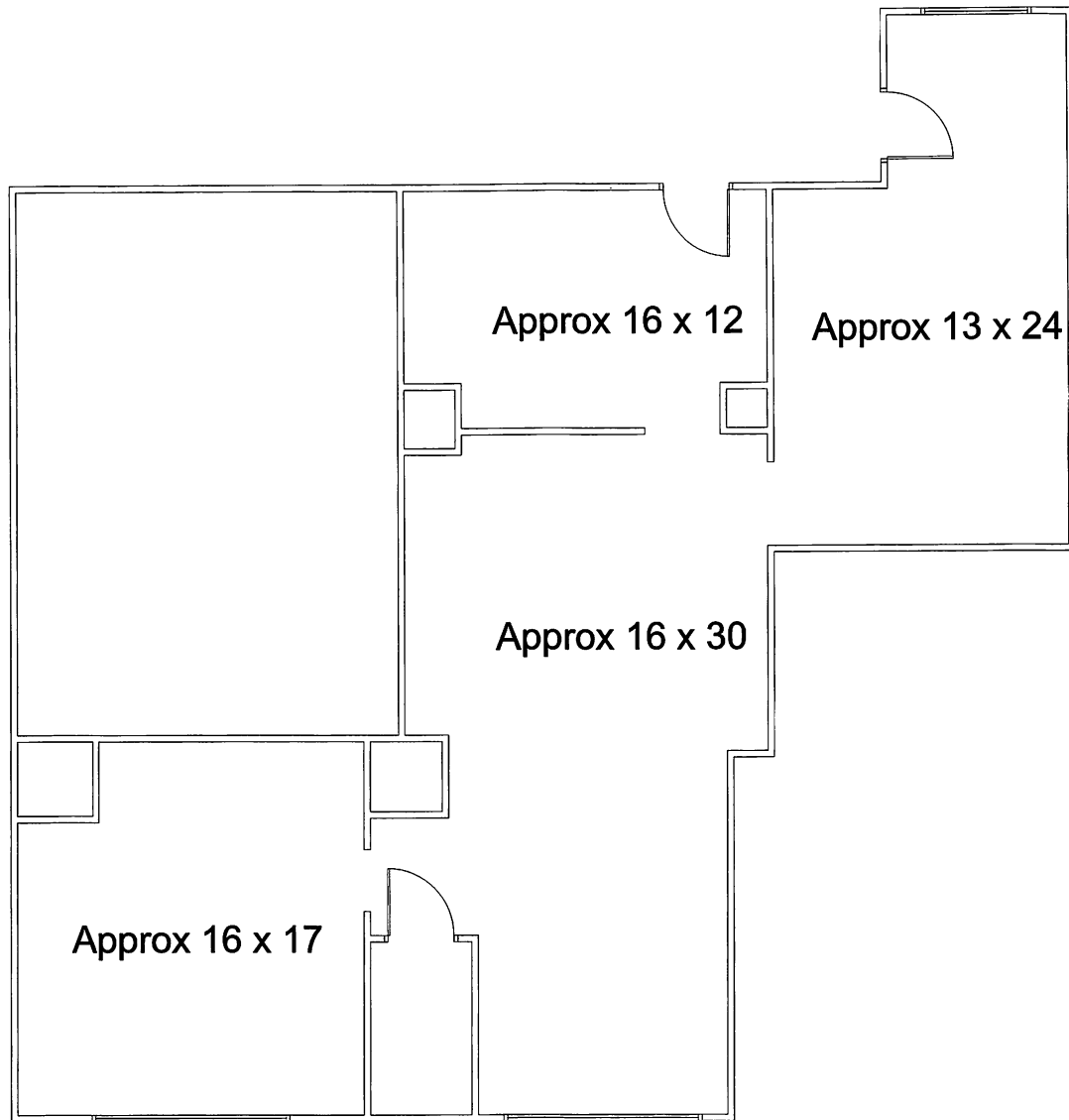


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1653 MERRIMAN ROAD, AKRON, OH 44313



RIVERPARKE BUILDING SUITE L 3 1,250 SQ FT

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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.

Ed Jesson

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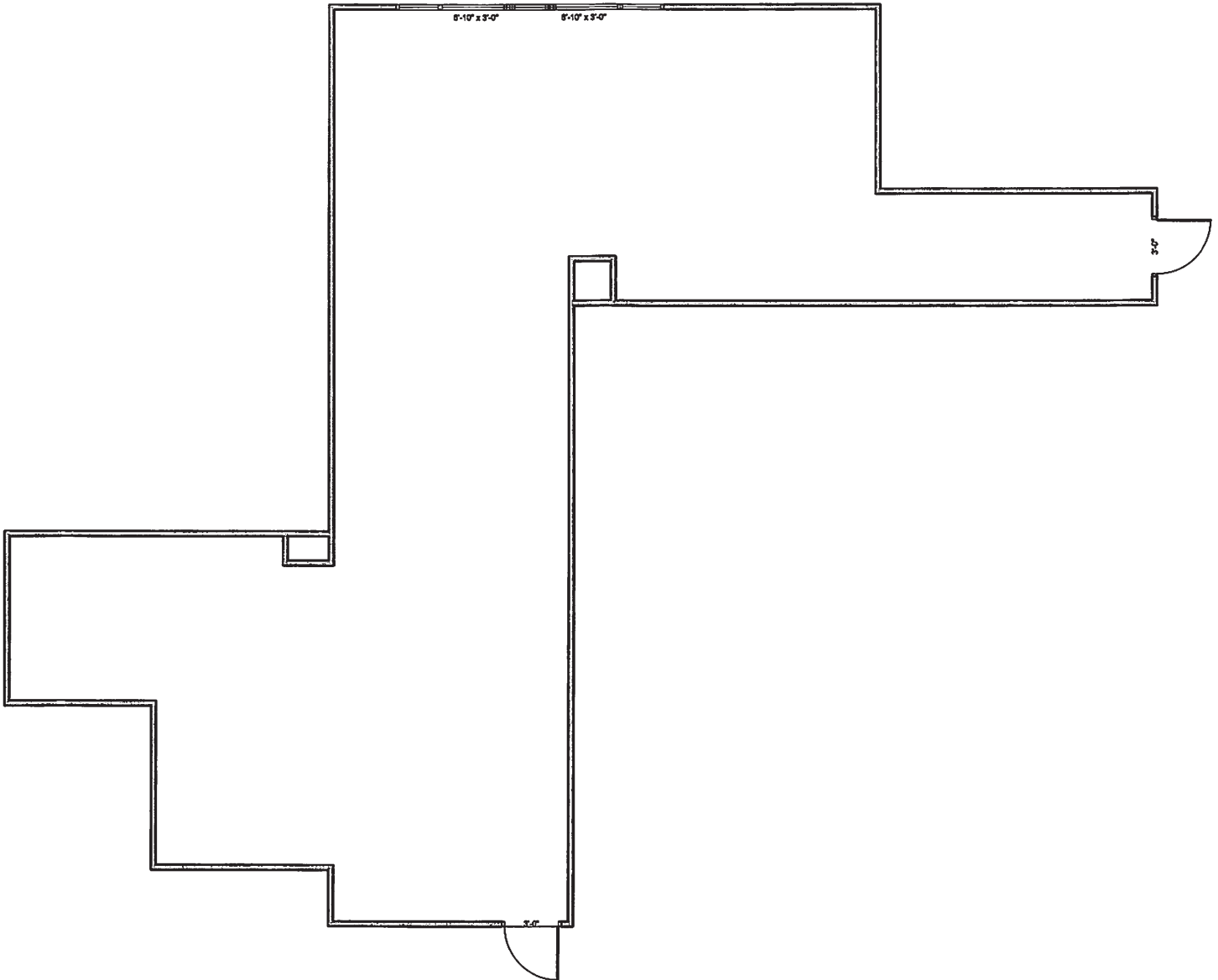
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RIVERPARKE BUILDING

SUITE LL2

1,328 SQ FT

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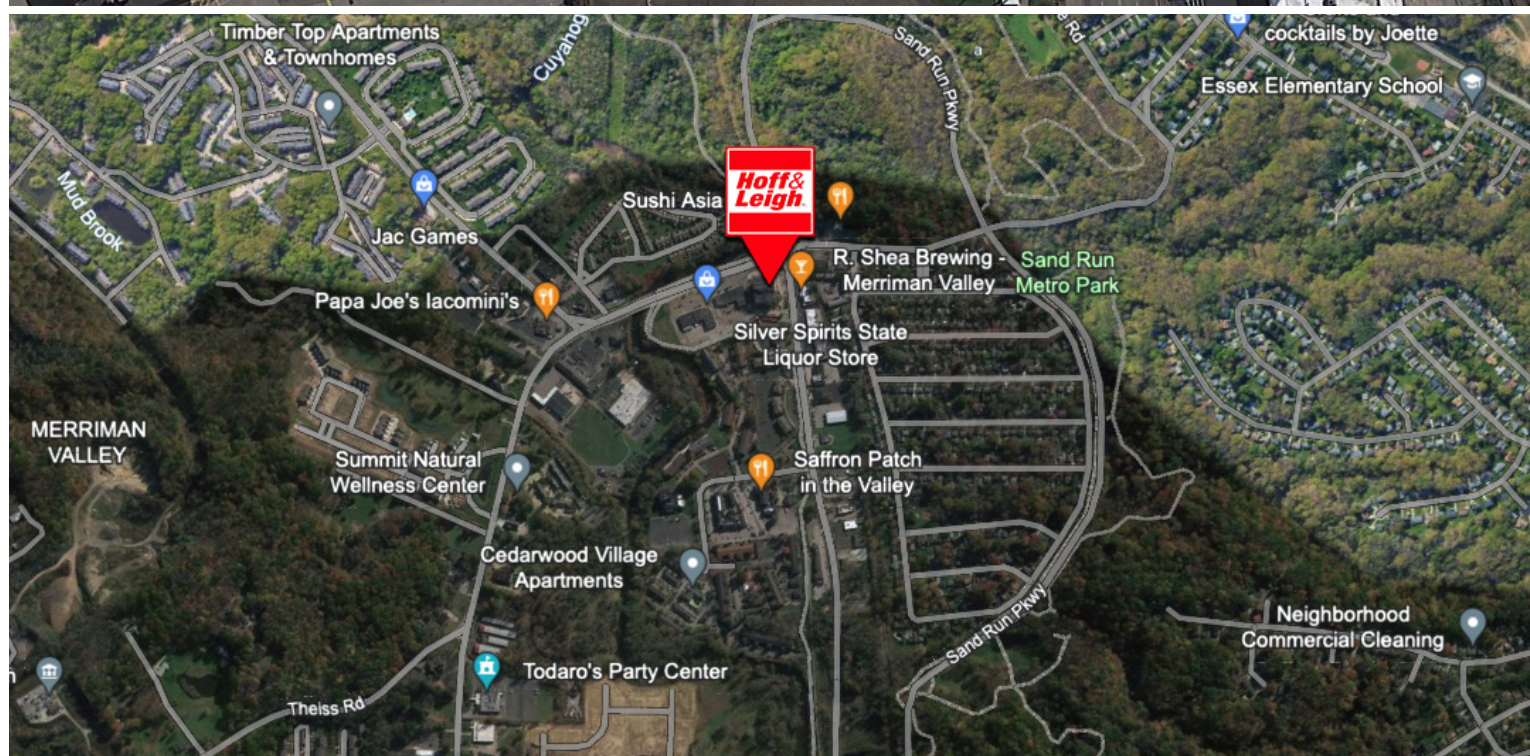
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