



OVERVIEW

One of the last remaining development opportunities in the heart of Montrose | Bath | Fairlawn, OH, situated on 6 well maintained acres, including a 26,842 SF office building. Possibility of short-term income potential. Walking distance to restaurants, lodging and commerce. Value is in the land.

HIGHLIGHTS

- Signalized Corner
- Household Income: \$97,482
- 3 Access Points to I-77, Within Seconds
- Perfect for Mixed-Use Development or Ideal for Corporate H.Q
- Building Can Be Razed or Re-Purposed

**Sale Price:**

\$1,500,000

**Building Size:**

26,842 SF

**Lot Size:**

6 Acres

**Zoning:**

B-3 (Broad Zoning Classification)

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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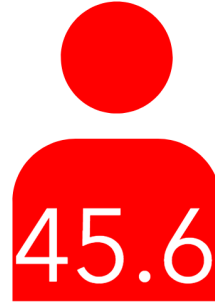
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395 Springside Dr, Akron, Ohio, 44333 (Ring of 5 miles)

DEMOGRAPHICS



62,333
Population



45.6
Median Age



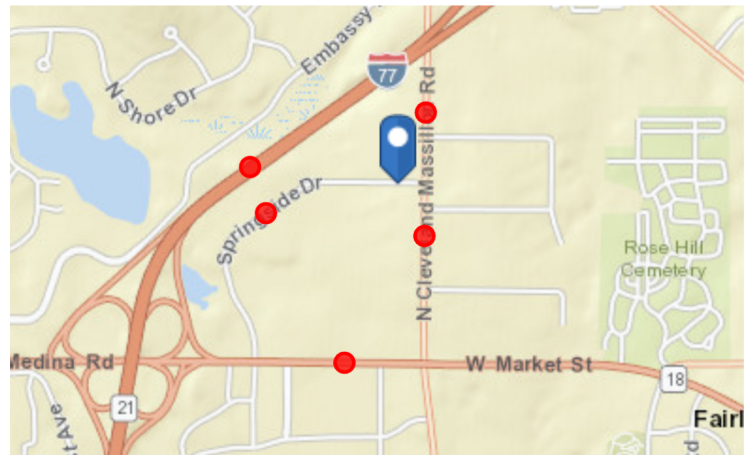
2.3
Average
Household Size



\$75,379
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Green Dr	11,422	0.1
Tee Dr	9,458	0.2
Medina Rd	4,647	0.3
N Cleveland Massillon Rd	59,996	0.4
Brookmont Rd	38,865	0.4



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MONTROSE OFFICE BUILDING ON 6 ACRES | REDEVELOPMENT

395 Springside Drive, Akron OH 44333



Surrounding Employers:

Buckingham Doolittle-Burroughs
First Energy Corp.
Howden North America
Infocision Management Corp
Koroseal Interior Products
Rubbermaid Newell
Sterling Jewelers Headquarters



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