

# Office/Retail Building for Sale

1717 BRITAIN ROAD, AKRON, OH 44310

**PRICE REDUCTION - HIGH CAP RATE!!!**



## Overview

Brittain Square is a fully leased, 28,000 SF brick building consisting of office and retail tenants. This attractive brick building sits on over 2.0 acres of land providing ample parking in front and in rear of the building. High traffic counts and visible monument signage offer excellent exposure in the Akron/Tallmadge area of Summit County.

New improvements include: fresh exterior painting, updated signage, renovated units, 2 new HVAC units, and more.

Please contact Jennifer for additional information.

## Highlights

- Double Digit Cap Rate!
- Abundance of Parking
- Multi-Tenant
- Excellent Signage
- Parcel #'s 60-04486, 60-04483, 68-26517, 68-26516
- City Water & Sewer
- Great Investment Opportunity
- Recent Improvements

## Property Details

 **Sales Price**  
\$1,330,000  
\$1,150,000

 **Zoning**  
Office/Retail

 **Lot Size**  
2.2 Acres

 **Building Size**  
28,000 SF

Rev: September 24, 2025



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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.

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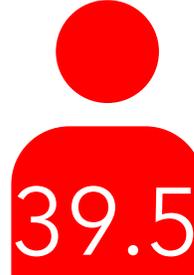
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## DEMOGRAPHICS



87,884  
Population



39.5  
Median Age



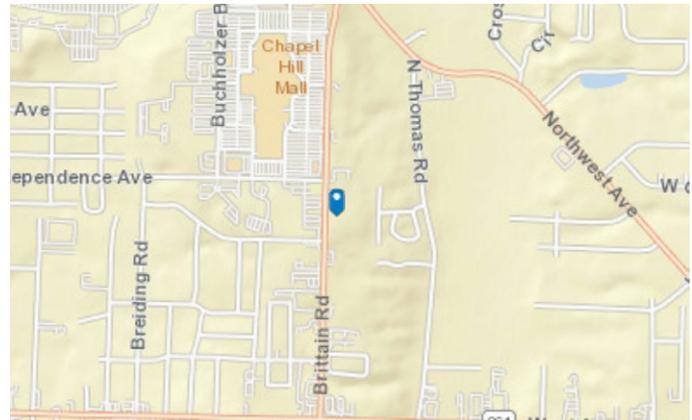
2.2  
Average  
Household Size



\$58,745  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Brittain Rd	6,690	0.1
Yorkshire Dr	12,030	0.1
Bailey Rd	8,398	0.3
Independence Ave	8,691	0.3
Breiding Rd	7,356	0.4



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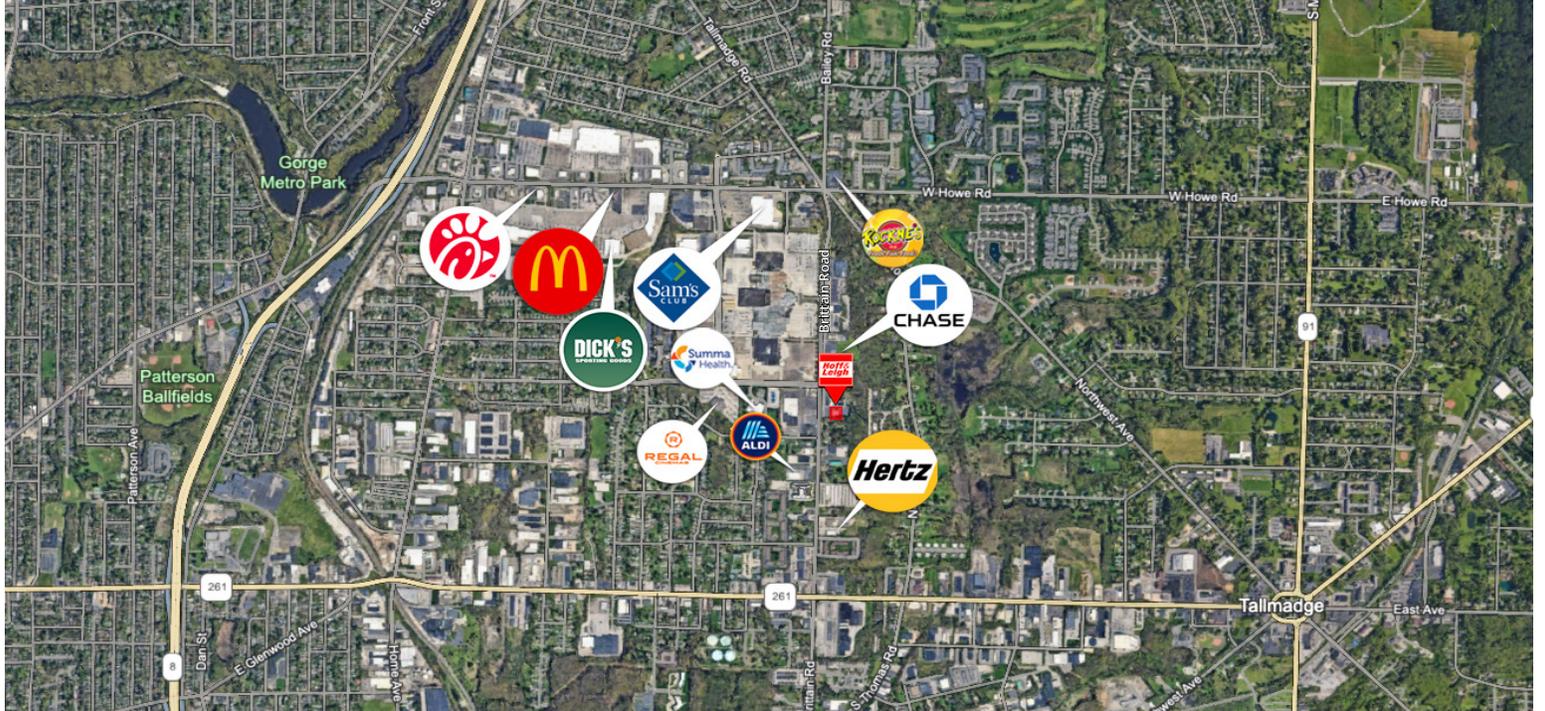
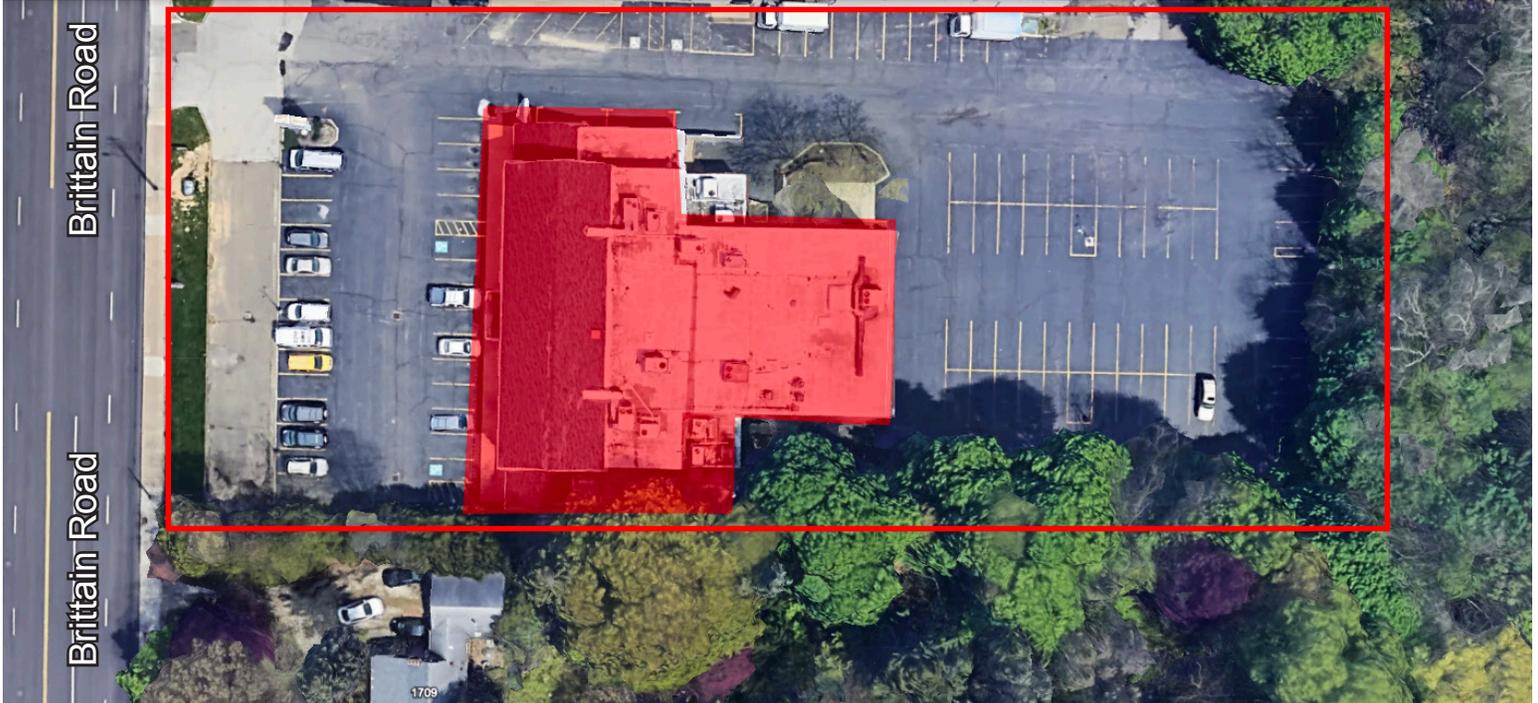
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