

Office/Retail Building for Sale

1717 BRITTAIN 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

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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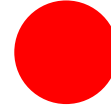
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DEMOGRAPHICS



87,884

Population



39.5

Median Age



2.2

Average
Household Size

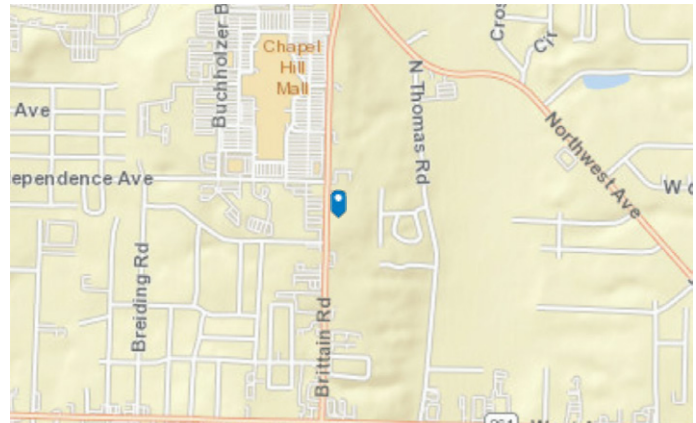


\$58,745

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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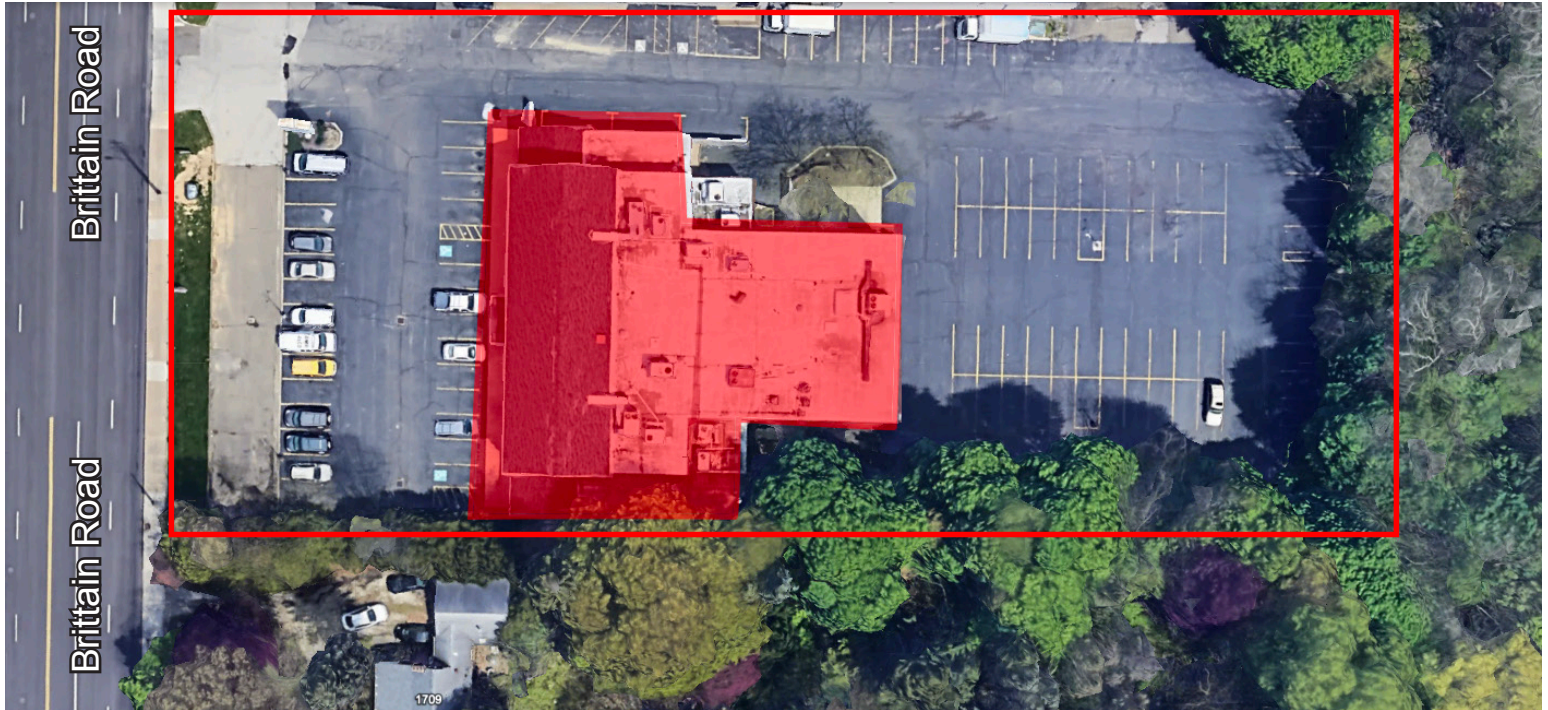
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