

Office Suite Available for Lease

3522 MANCHESTER ROAD, UNIT A, AKRON, OH 44319



Overview

Small office suite available in Coventry Twp./Portage Lakes. Suite features waiting area, two private offices, and a kitchenette. Shared M/F restrooms/common area maintained by owner. Owner also pays trash. Property features lots of parking. Tenant responsible for in-suite utilities and prorated portion of common area electric/sewer. Contact TJ Hollin for additional details.






Owner is a licensed real estate agent in the State of Ohio.

Suite #:	Available Space:	Lease Rate:
A	800 SF	\$800 / Month (Gross)

Highlights

- Lots of Parking
- Small Office in Quiet Setting
- Recently Renovated

Property Details

	Lease Rate \$12.00 SF/YR (+ Utilities)		Space Available 800 SF
	Building Size 4,948 SF		Lot Size 2.88 Acres
			Zoning B-3 Business

Rev: May 30, 2025

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3522 Manchester Rd, Coventry Township, Ohio, 44319

DEMOGRAPHICS



46,374
Population



43.5
Median Age



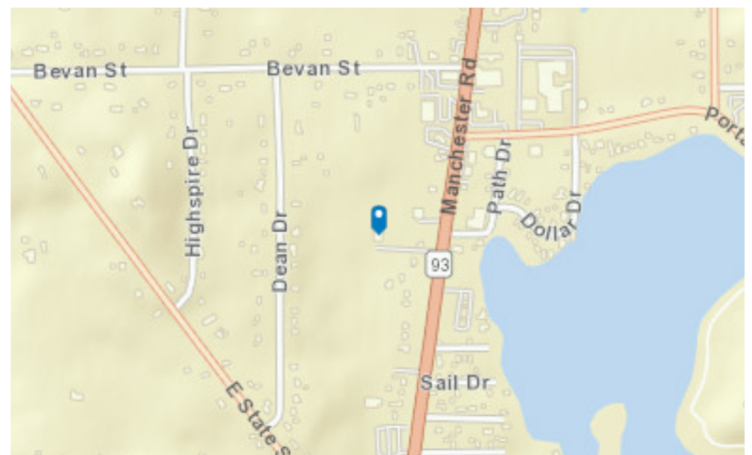
2.2
Average
Household Size



\$50,461
Median Household
Income

TRAFFIC COUNT

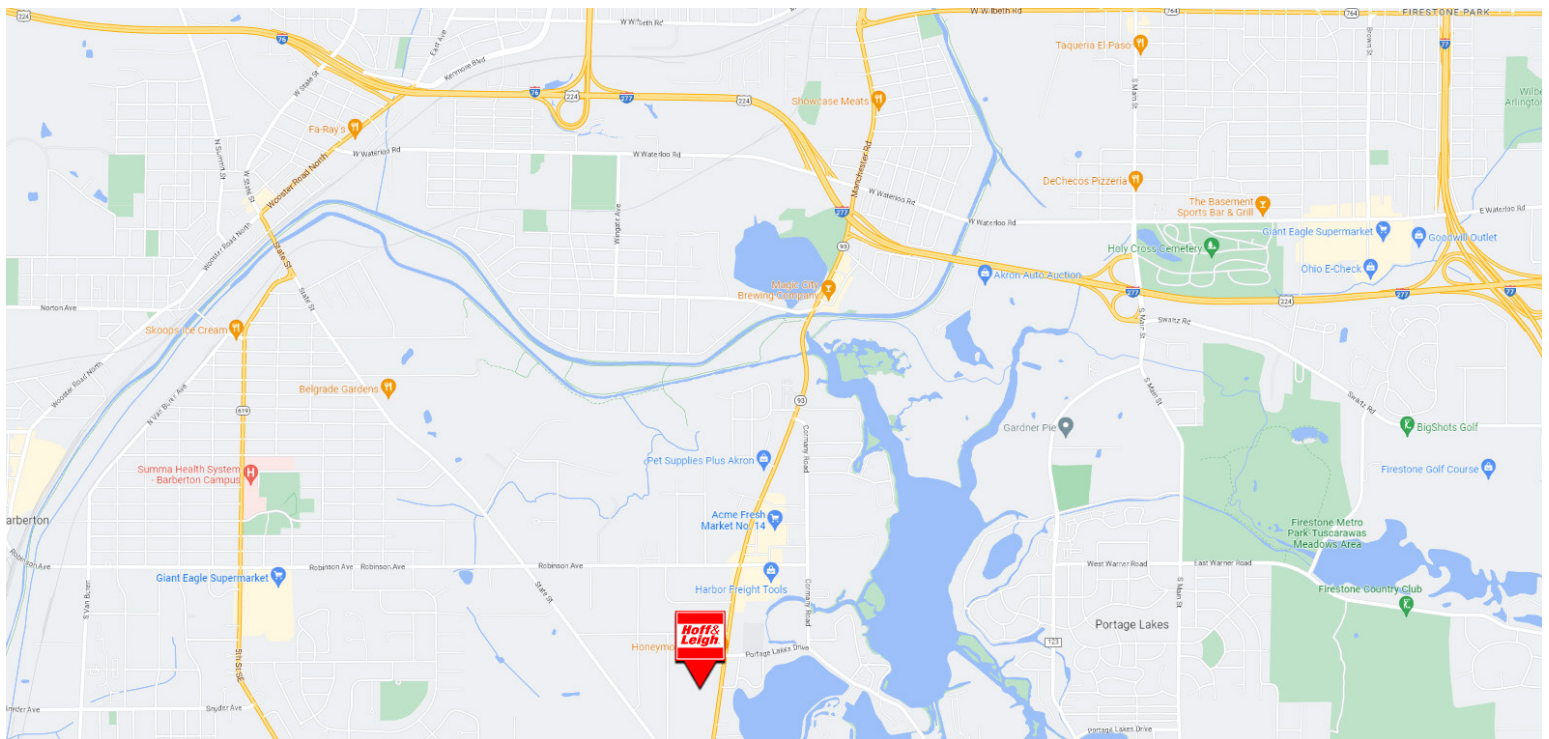
Cross street	Traffic 1	Distance
Anchor Dr	13,120	0.1
Dollar Dr	3,521	0.2
Proehl Ave	14,722	0.3
Highspire Dr	4,230	0.3
Lockwood Rd	5,000	0.3



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