

# Multi-Tenant Commercial Industrial Flex Property for Sale and Lease

3344 E WATERLOO ROAD, AKRON, OHIO 44312



## Overview

### Multi-Tenant Commercial Industrial Flex Property includes Food Prep Space

- Incredible Opportunity for an Investor, Occupier or Combination
- 10,850 SF of like-new storage space and food prep space with hood, sinks and external grease trap
- Unit 1 previous food prep space = 3,825 SF with 14' drive-in door available for lease
- Units 2-6 currently leased ranging from 800 SF to 2,400 SF
- Ceiling Hts range from 12' to 14' to 16'
- Drive-In Doors 12' to 14'
- Built 2012
- Metal Roof age 7 years
- Public Water/Sewer
- Lakemore Village/Springfield Twp

## Sale Details

### Sales Price

■ \$975,000

### Building Size

■ 10,850 SF

### Lot Size

■ 1.02 Acres

### Zoning

■ Commercial Light Mfg

## Lease Details

### Lease Price

■ \$12.00 SF/YR  
(Plus Utilities)

### Space Available

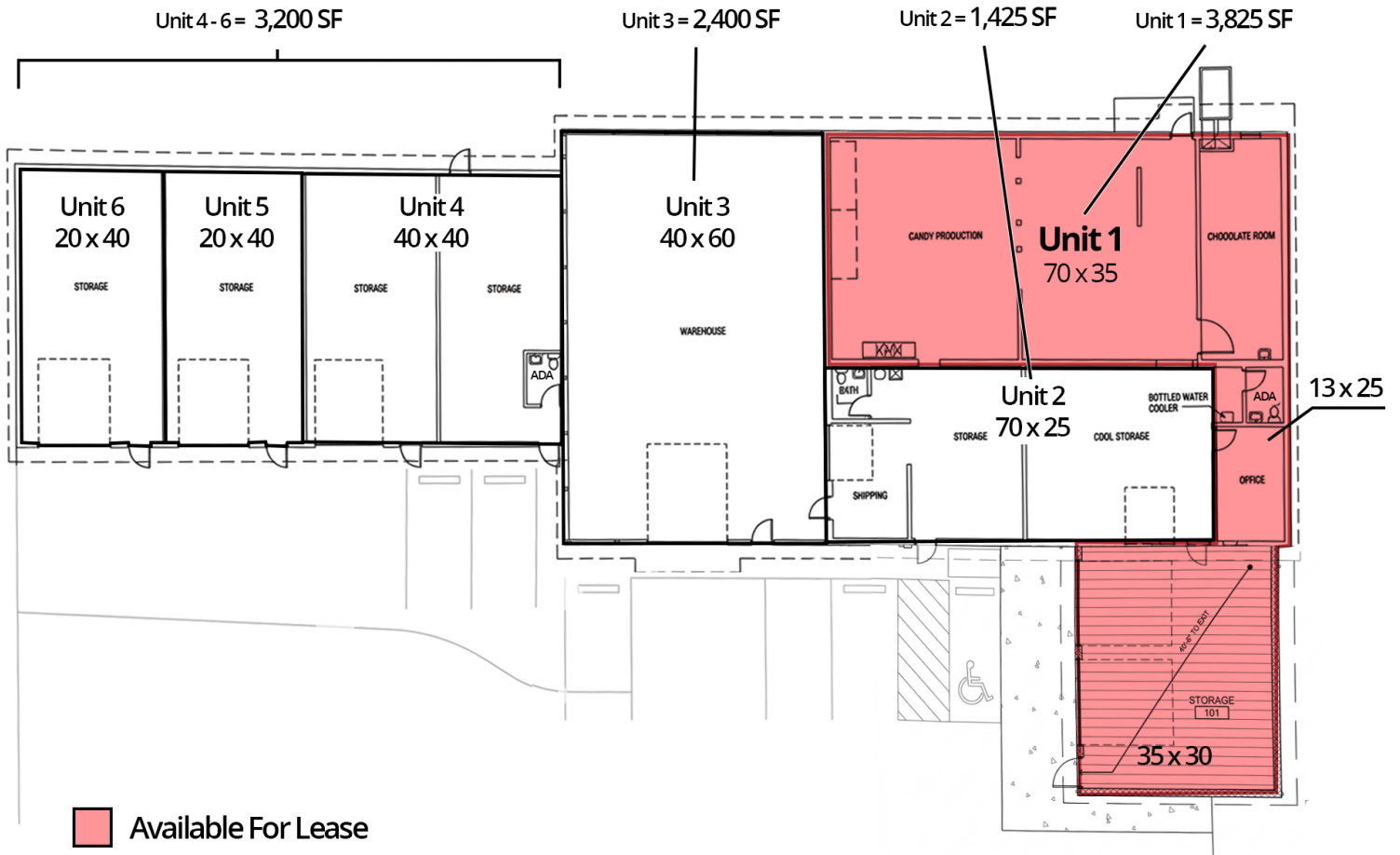
■ 3,825 SF

\*Highlighted on floor plan

Previous FDA approved food prep space includes commercial hood and sinks

Rev: April 15, 2026

**Floor Plan**



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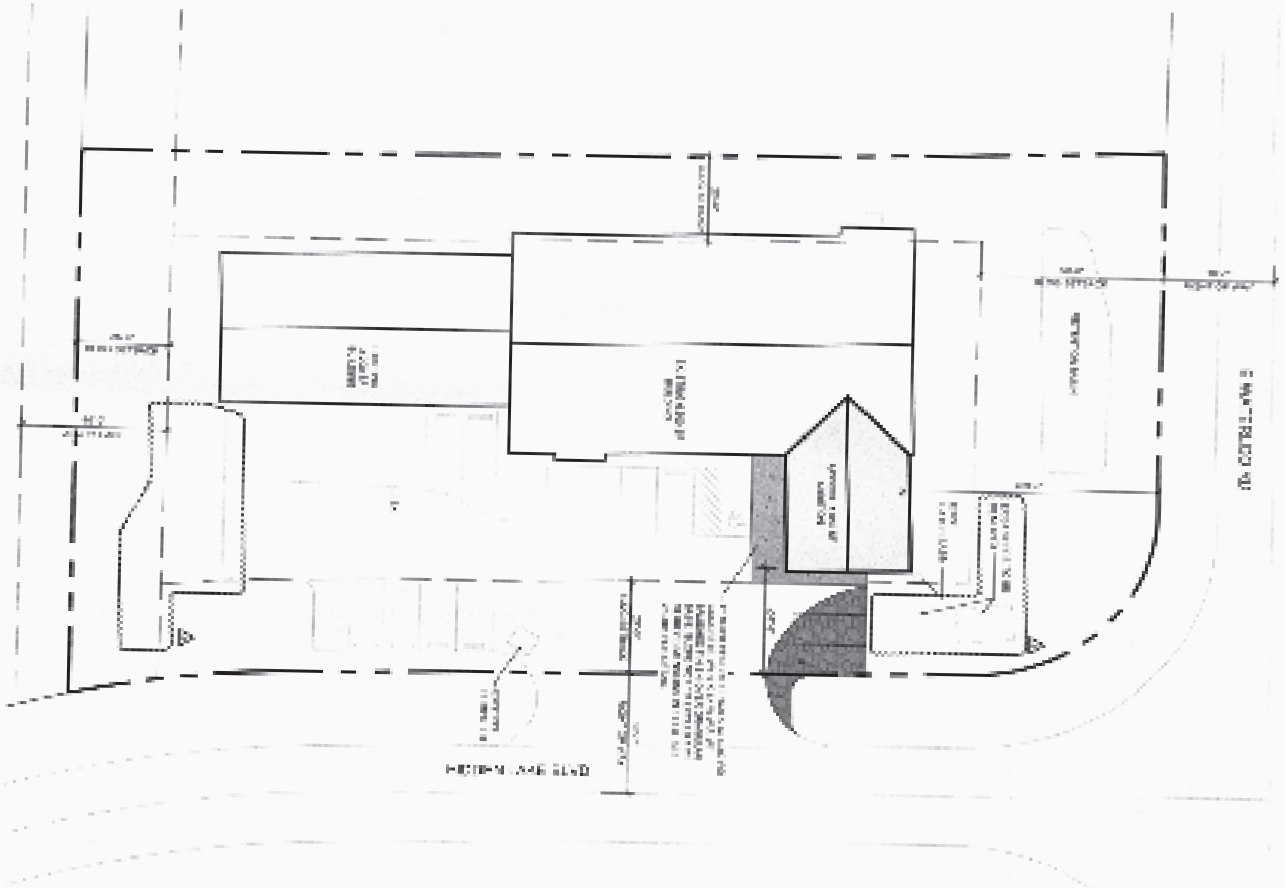


All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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**Site Plan**



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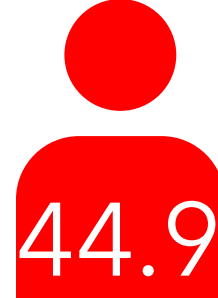
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## DEMOGRAPHICS



**34,501**  
Population



**44.9**  
Median Age



**2.2**  
Average Household Size



**\$66,293**  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Laverne Ln	4,480	0.0
Laverne Ln	3,322	0.2
Ewart Rd	11,366	0.4
Brittany Blvd	16,557	0.5
Brittany Blvd	18,714	0.5



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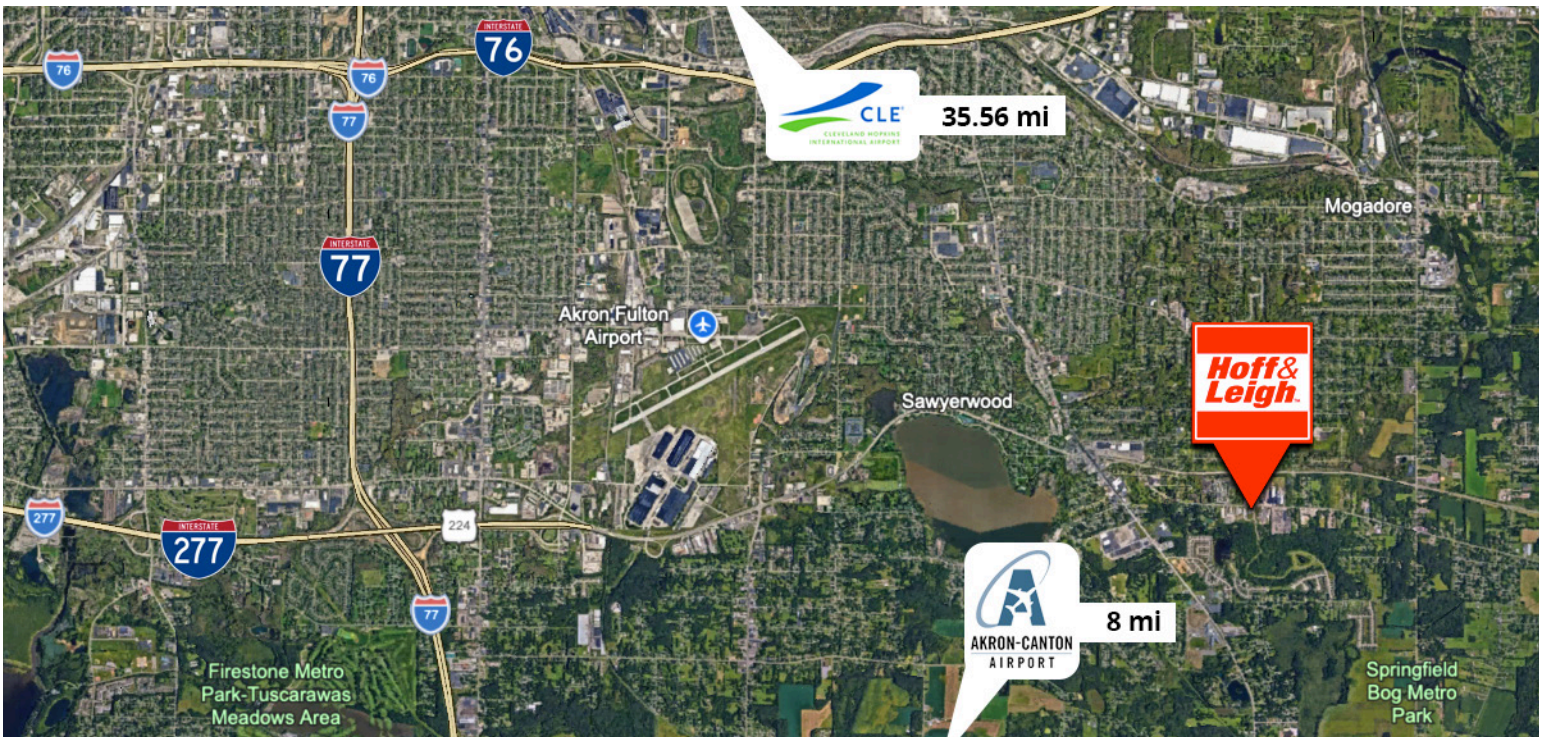
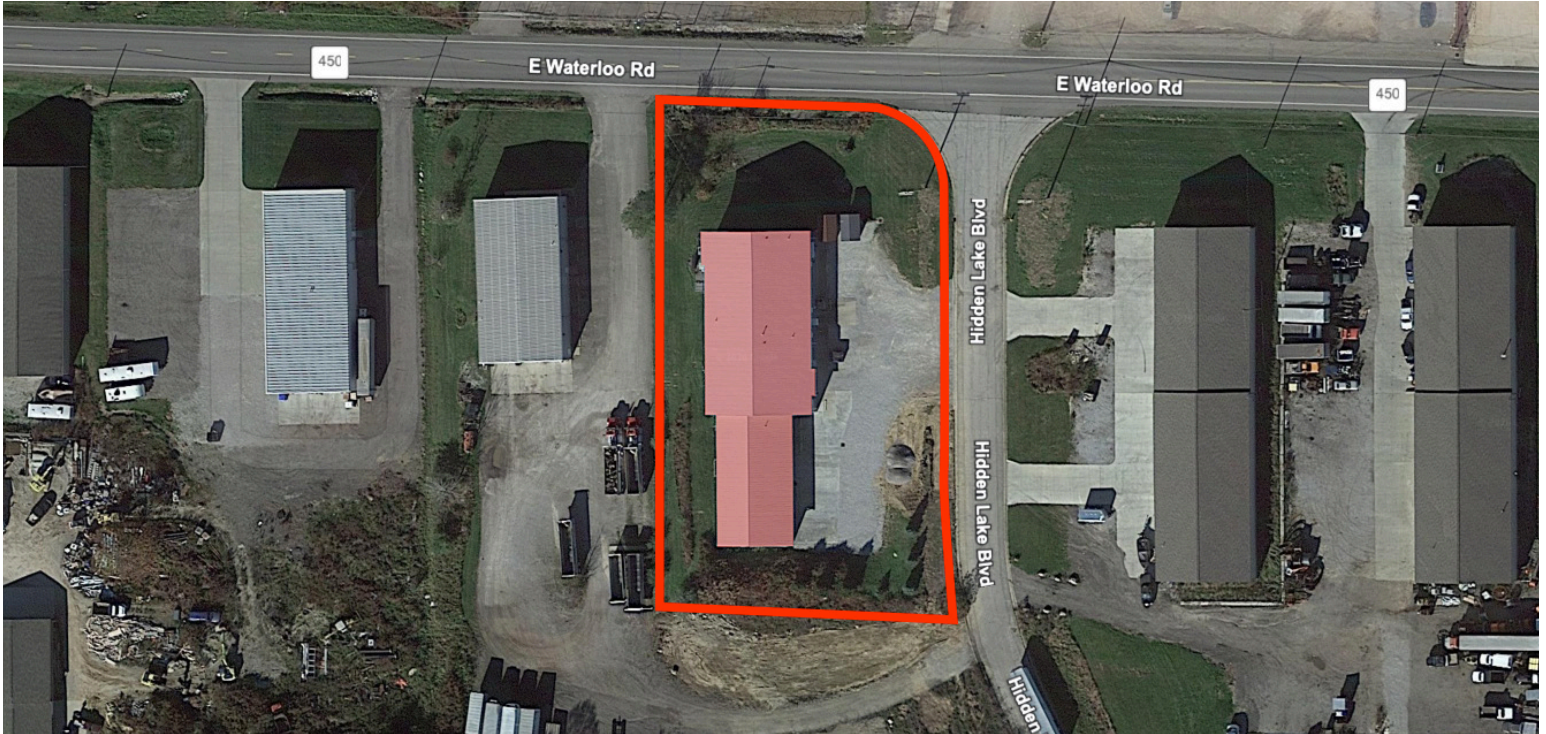
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