

Office Building Available for Lease

1037 NORTH MAIN STREET, AKRON, OHIO 44310



Overview

This 2,700 sq. ft. former Urgent Care Center is the anchor space that fronts N. Main St. in the North Hill area of Akron just south of Cuyahoga Falls. Currently a medical buildout consisting of large waiting room with handicap accessible restroom, administrative area, 6 exam rooms, all with sinks, lab room, X-ray room, nurses station, private office with restroom, kitchen/breakroom, storage with washer and dryer hookups and 3 exit doors.

Modified gross rent that includes common area maintenance, property taxes and property insurance.

Highlights

- Medical Buildout
- Anchor Tenant Location
- High Traffic Location
- Security System
- Excellent Signage & Exposure
- Winner of multiple beautification Awards

Unit:	Size:	Lease Rate:
Suite A	2,700 SF	\$15.00 SF/YR (MG)

Property Details

Lease Rate

■ \$15.00 SF/YR (Modified Gross)

Space Available

■ 2,700 SF

Zoning

■ U-3

Lot Size

■ 0.57 Acres

Rev: July 1, 2026



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DEMOGRAPHICS



101,101
Population



37.3
Median Age



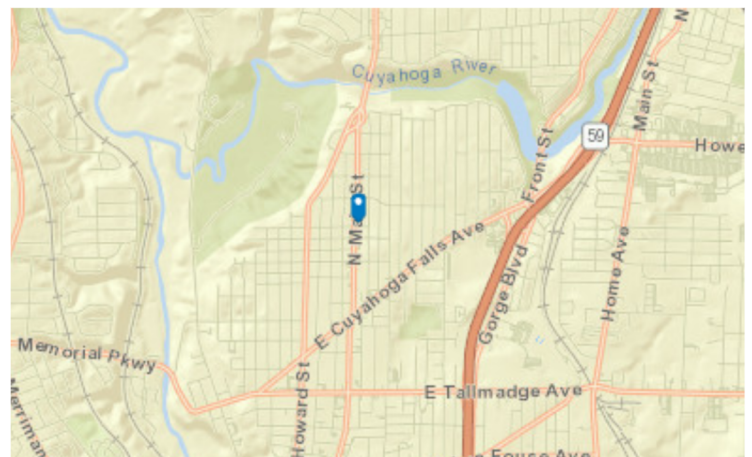
2.1
Average
Household Size



\$52,975
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Iuka Ave	9,311	0.0
E Lowell Ave	9,375	0.1
Oakland Ave	557	0.2
Berwin St	420	0.2
Woodward Ave	608	0.2



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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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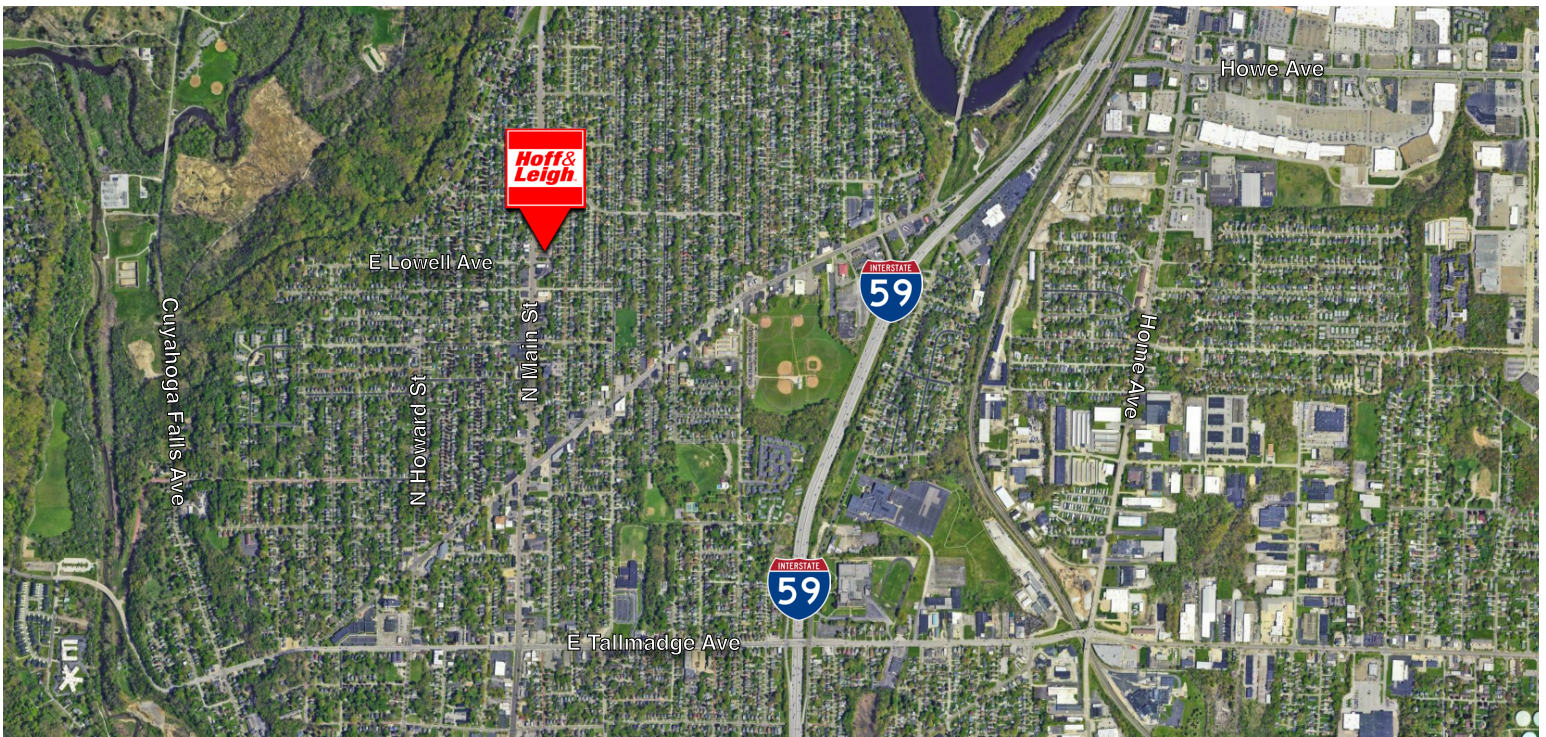
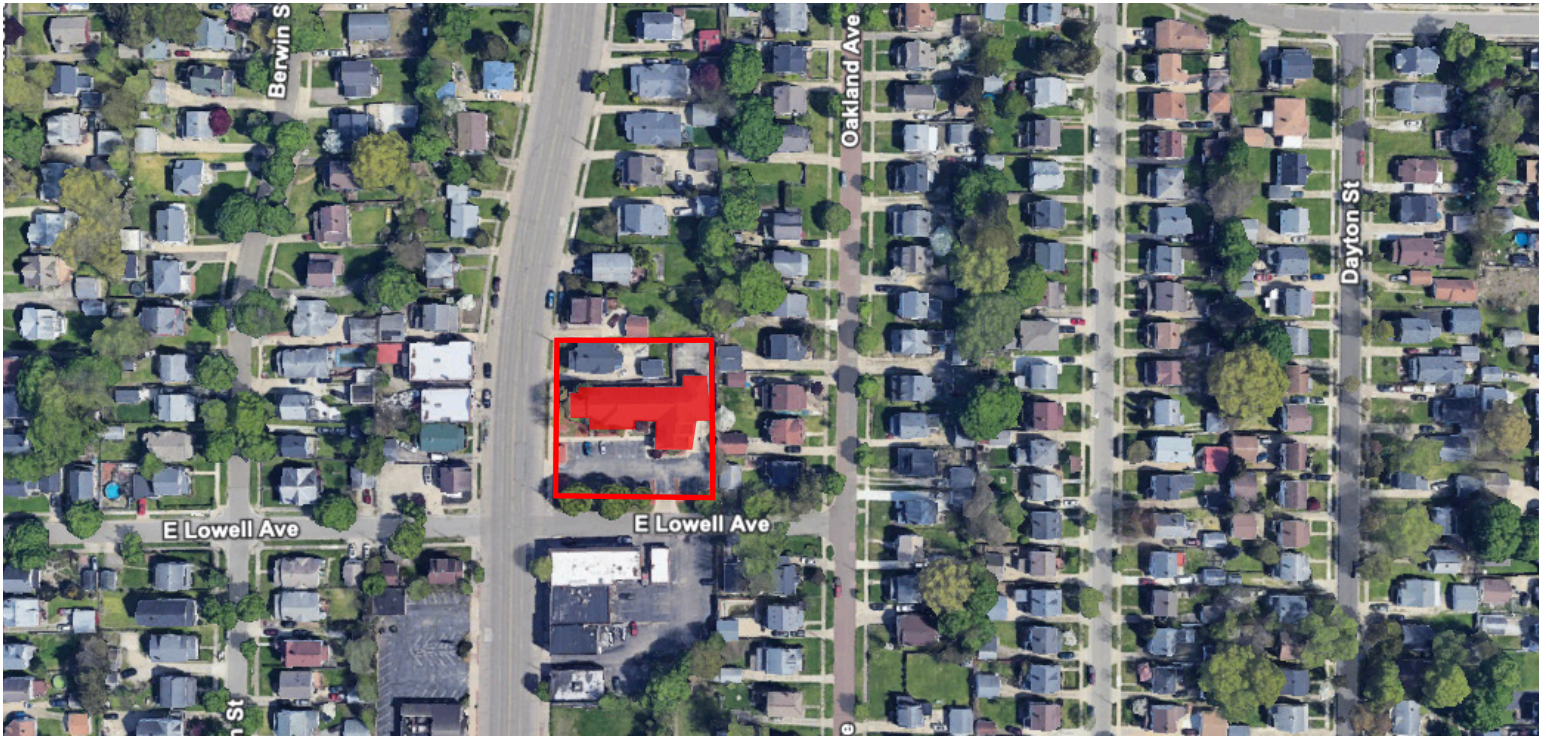
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