

FOR LEASE

557 East Tallmadge Avenue

557 EAST TALLMADGE AVENUE

Akron, OH 44310

PRESENTED BY:

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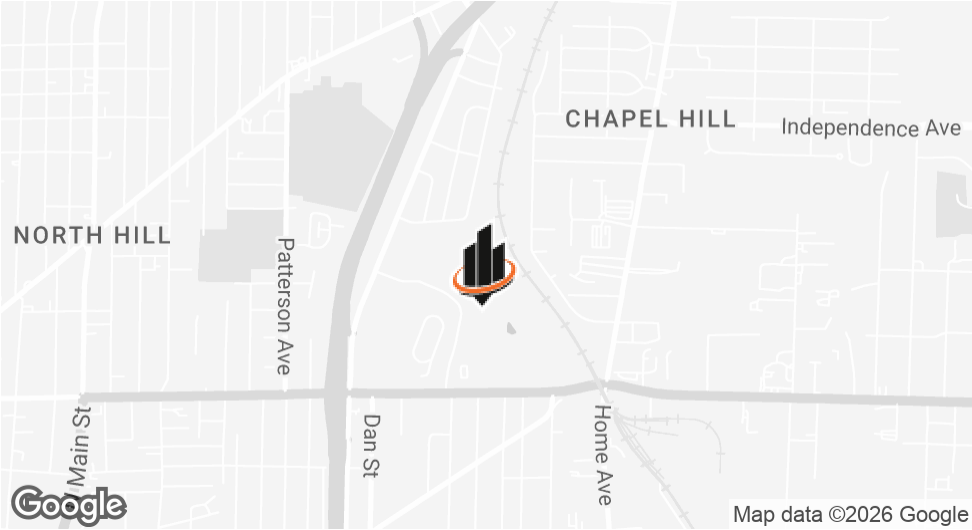
AARON DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/yr (NNN)
CAM CHARGE:	Estimated \$1.50 PSF
AVAILABLE SF:	5,170 - 30,814 SF
YEAR BUILT:	1952
RENOVATED	1995
ZONING	U-5 Ordinary Industry
APN	6763574

PROPERTY DESCRIPTION

Positioned in a high-visibility location with immediate access to State Route 8 and Interstate 77, this 64,966 SF light industrial facility offers a versatile footprint ideal for manufacturing, warehousing, or distribution operations.

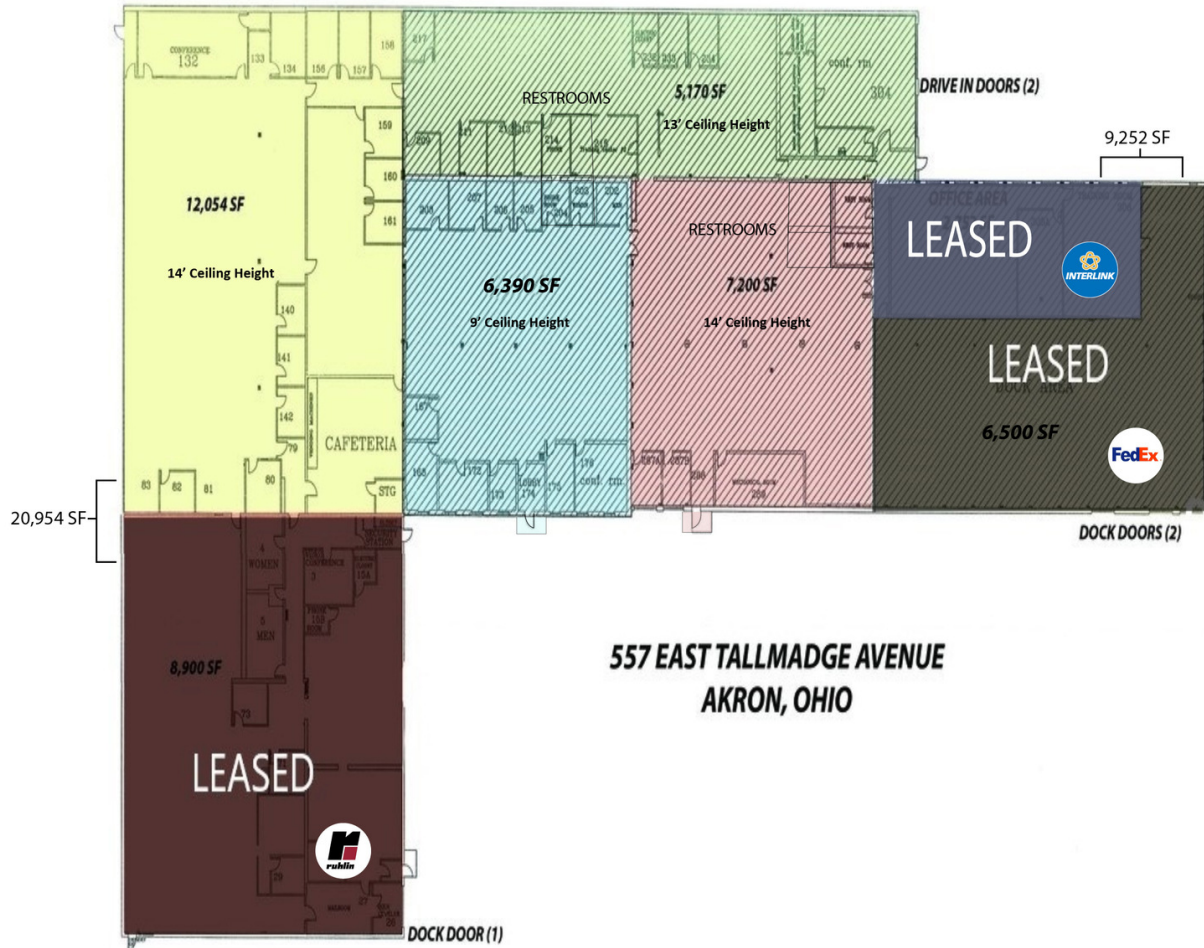
A total of 37,369 SF is currently available, with divisible units ranging from 5,170 to 12,054 SF. The building features a combination of dock-high and overhead drive-in doors, supporting efficient loading and logistics. Clear ceiling heights range from 9' to 14', accommodating light manufacturing equipment, storage racks, and production systems.

Built for industrial users, the Subject Property is equipped with heavy electrical capacity to power machinery and equipment, a backup generator for operational continuity, and over an acre of paved yard space suitable for truck staging, fleet parking, or outdoor storage. This is a strategic opportunity for manufacturers or distribution users seeking ready-to-operate space with robust infrastructure, excellent highway access, and strong industrial fundamentals.

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FLOORPLAN



**Approximate inside dimensions*

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AFTER CONVERSION PHOTO



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AS IS OFFICE PHOTOS



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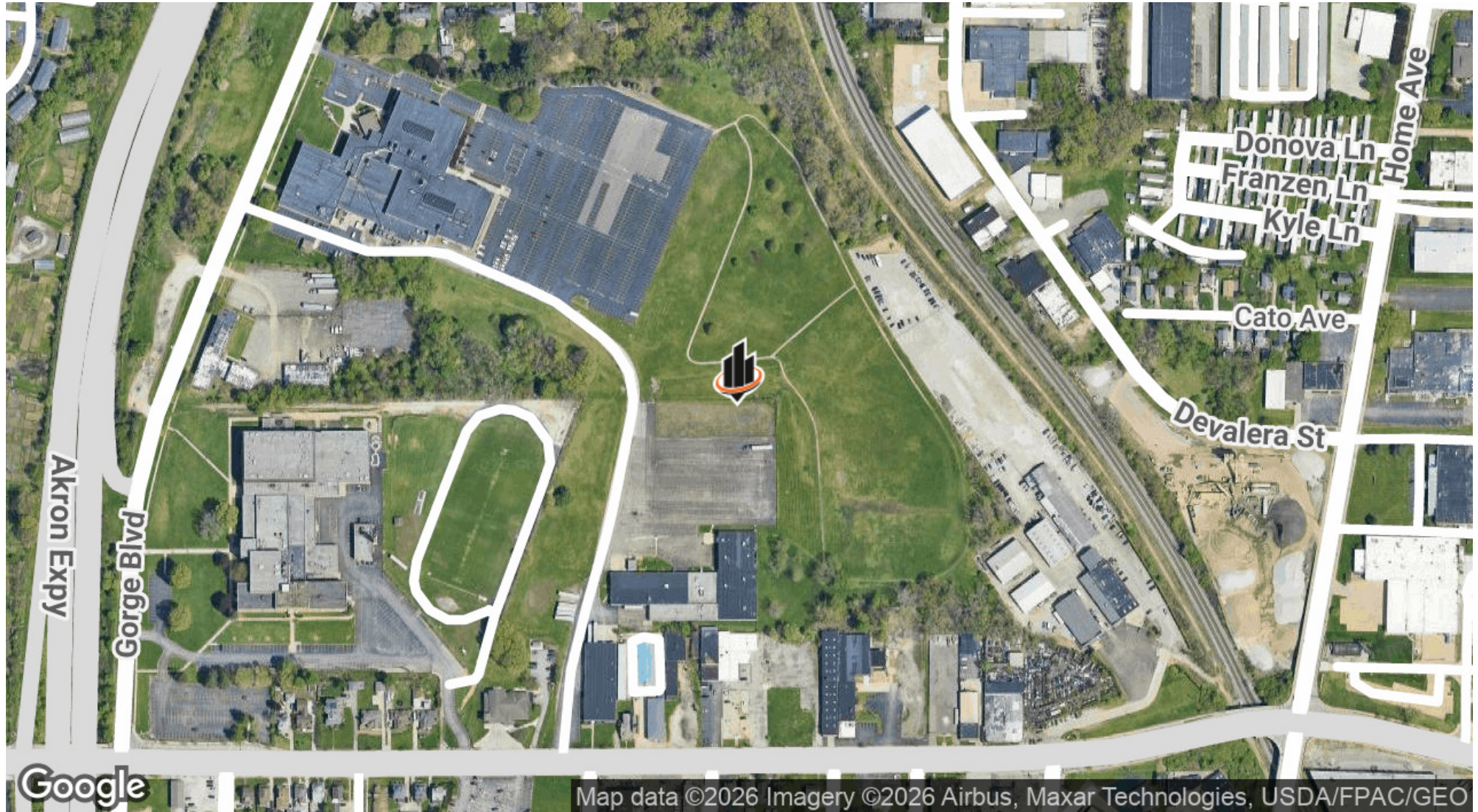
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

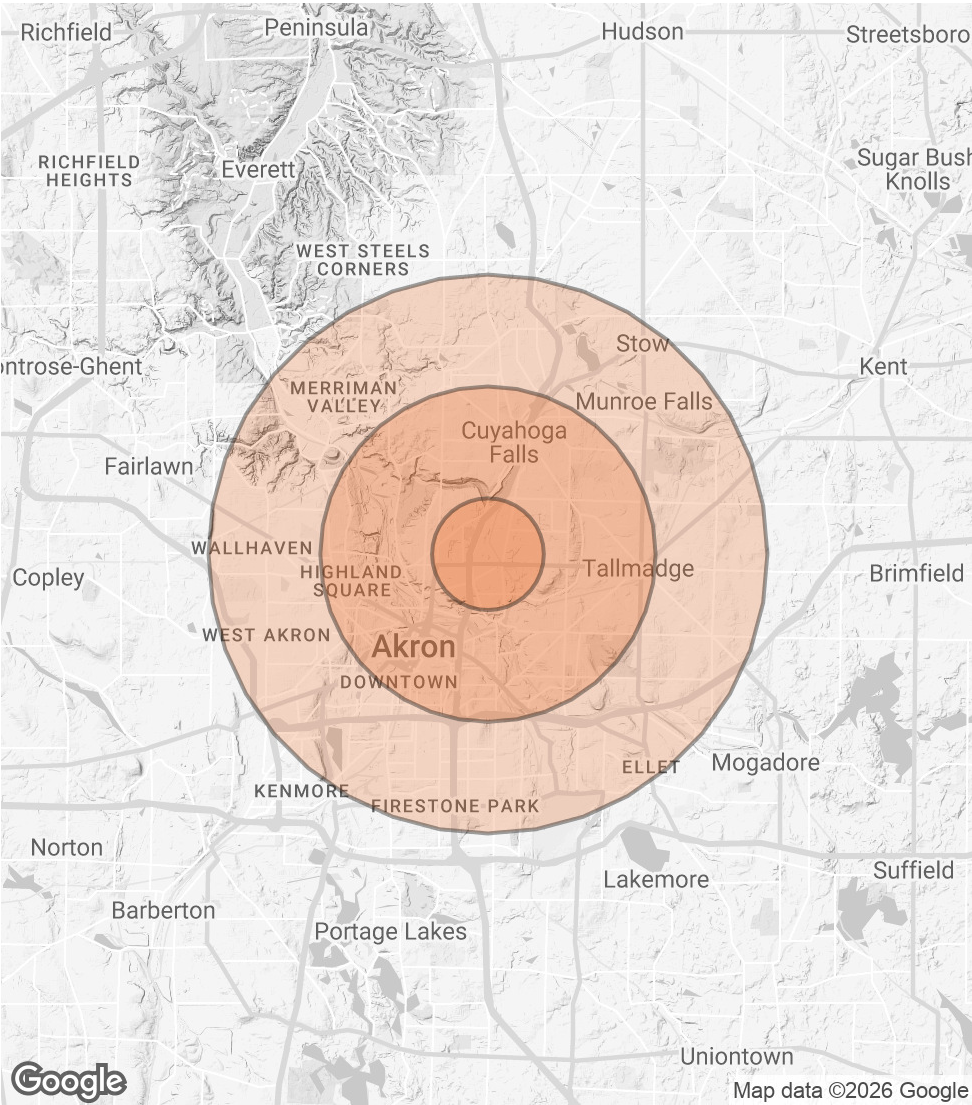
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,730	105,738	259,429
AVERAGE AGE	35.3	34.7	36.2
AVERAGE AGE (MALE)	36.1	34.1	35.3
AVERAGE AGE (FEMALE)	34.7	35.9	37.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,852	44,647	109,767
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$40,249	\$43,420	\$47,489
AVERAGE HOUSE VALUE	\$80,084	\$125,422	\$134,373

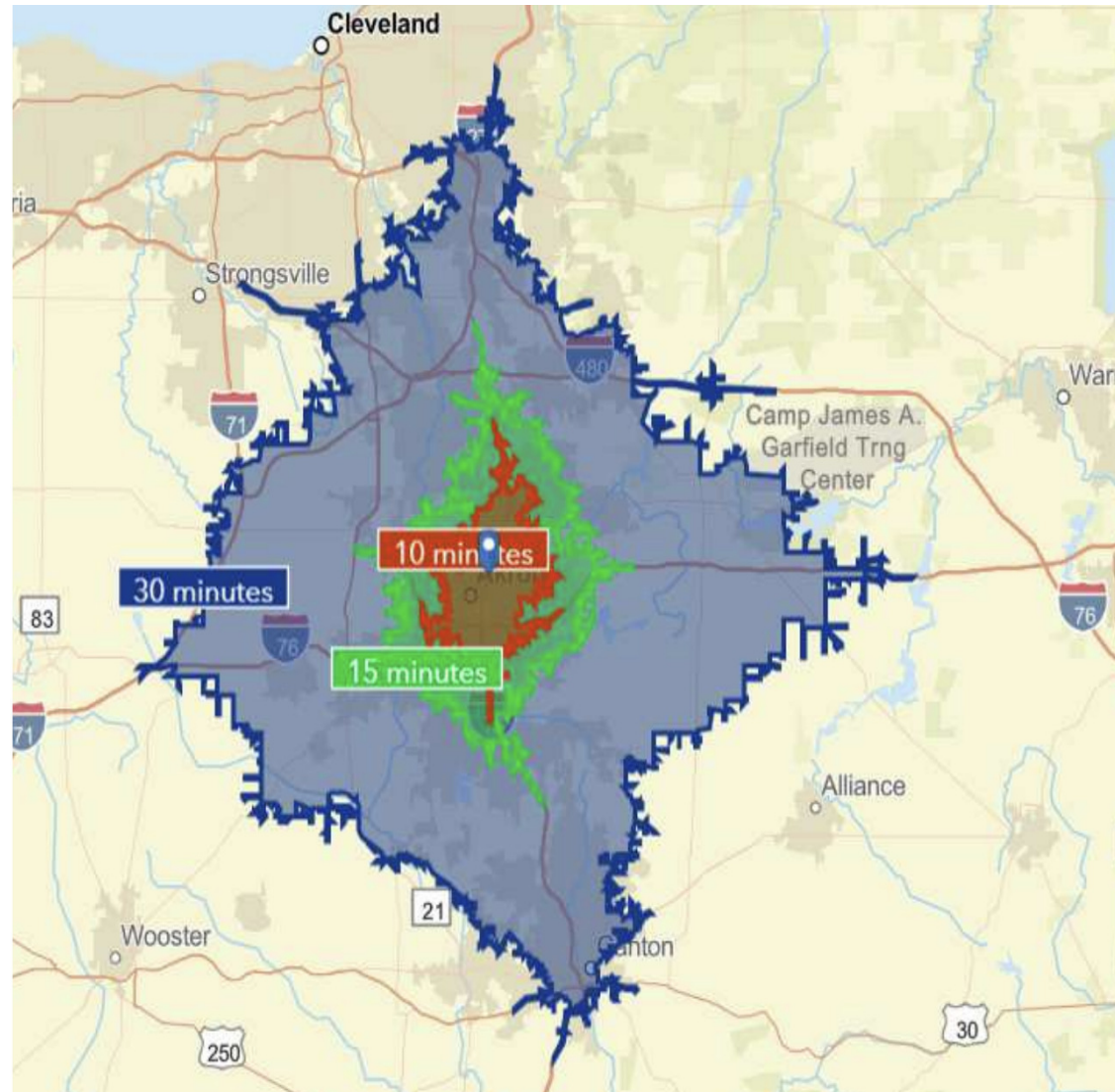
2020 American Community Survey (ACS)



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DRIVE TIME MAP



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