

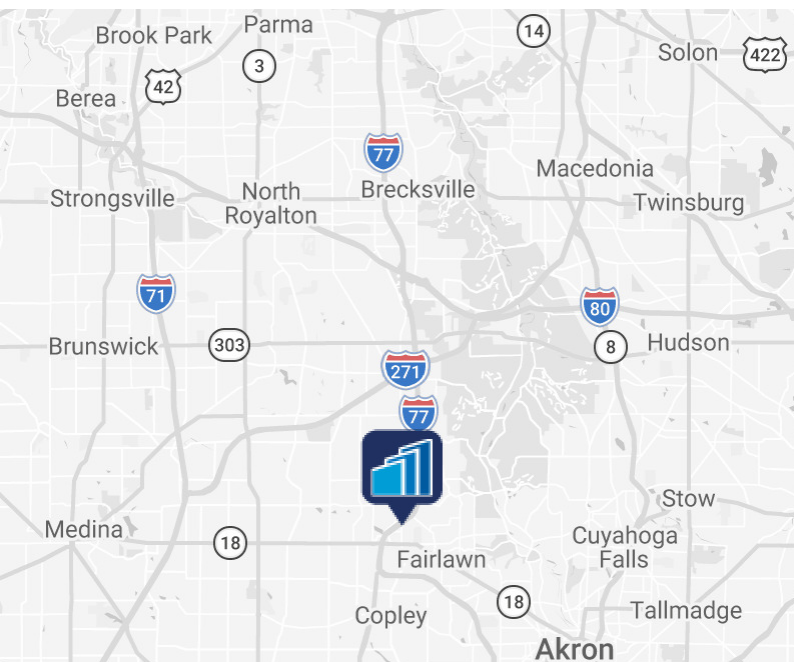
312 N. CLEVELAND MASSILLON ROAD

312 N. Cleveland Massillon Road, Akron, OH 44333



**THE MASICA
COMPANY**

OFFICE BUILDING FOR SALE / LEASE



OFFERING SUMMARY

Sale Price:	\$485,000
Lease Rate:	\$14.25 SF/yr (MG)
Number of Units:	1
Available SF:	5,008 SF
Building Size:	5,008 SF

SPACES	LEASE RATE	SPACE SIZE
312 N. Cleveland Massillon Road	\$14.25 SF/yr	5,008 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
Total Population	70	314	2,150
Average HH Income	\$127,294	\$158,826	\$183,135

Steve Masica

steve.masica@themasicacompany.com
216.293.8900

Patrick Craig

patrick.craig@themasicacompany.com
216.293.8900

The Masica Company
themasicacompany.com
216.293.8900

2 PROPERTY DETAILS & HIGHLIGHTS

Building Name	312 N. Cleveland Massillon Road
Property Type	Office
Property Subtype	Office Building
APN	0405561
Building Size	5,008 SF
Lot Size	-
Building Class	B
Year Built	1989
Number of Floors	2
Average Floor Size	2,504 SF

Introducing a prime investment opportunity in Akron, OH - a 5,008 SF office building nestled in the coveted Fairlawn area. This well-maintained property, built in 1989, offers a single unit and is zoned B-3 for Office, Research, and Limited Business use. With its strategic location and versatile zoning, this property presents a lucrative prospect for office building investors seeking a solid asset in a thriving business district. Don't miss out on the chance to capitalize on this remarkable real estate offering.

This offering presents a flexible office ownership opportunity ideal for an owner-user seeking an office suite within a single professional office building. The available space spans two floors and, while not contiguous, functions seamlessly as an integrated upstairs/downstairs layout—well-suited for organizations that benefit from natural separation between departments, client-facing and back-office operations, or executive and administrative uses.

The interiors are in clean, professional condition and feature a practical blend of private offices, open work areas, conference and meeting space, and supporting areas. Neutral finishes throughout allow for easy customization across a wide range of business types. One level can serve as a primary headquarters suite, while the secondary floor offers executive offices, partner space, therapy or consultation rooms, project team areas, or quiet touchdown offices.

This configuration provides flexibility, efficiency, and long-term control over occupancy costs, making it an attractive solution for businesses looking to own a polished, adaptable office environment with room to grow.

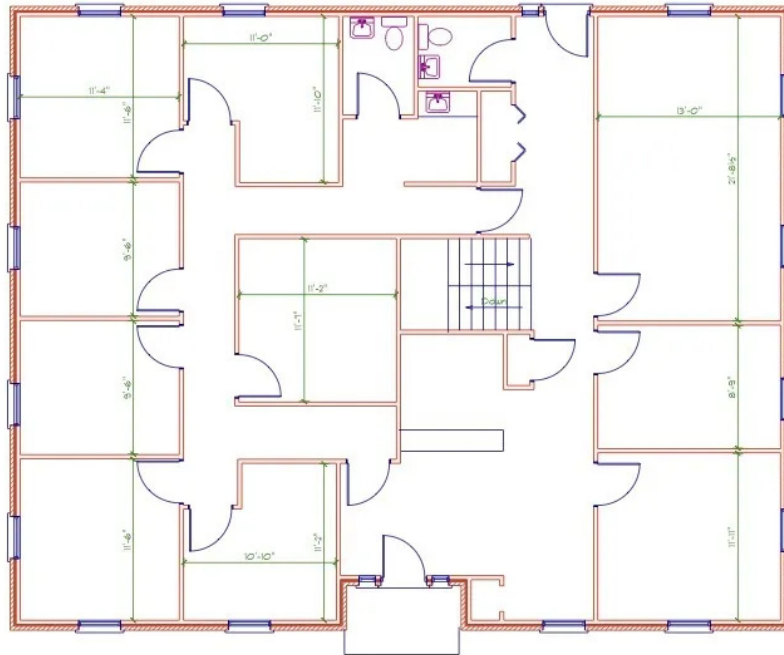


- Flexible owner-user office opportunity
- Two-floor layout functioning as a single integrated suite
- Ideal for client-facing / back-office separation
- Clean, professional interiors with neutral finishes
- Mix of private offices, open areas, and conference space
- Secondary floor suited for executive or specialty offices
- Supports headquarters plus overflow/admin use
- Efficient layout with built-in operational flexibility
- Well-maintained space with minimal upfront capital needs
- Long-term ownership solution offering control and adaptability
- Asking Rate: \$14.25 PSF Modified Gross (predictable occupancy costs; base rent includes standard operating expenses).
- Single-Tenant, Full-Building Suite: Entire building is one leased suite for a single user—strong identity and control.
- Natural Department Separation: Two-floor layout
- Neutral, Professional Finish supports client-facing vs. back-office, teams, or quiet/admin zones.
- Professional, Move-In-Ready Buildout: Functional mix of private offices, open workspace, and meeting/conference areas.
- Commercial carpet/tile mix, suspended acoustical ceilings, bright lay-in lighting, central HVAC.
- Ample On-Site Parking: Convenient surface parking for employees and visitors.
- Prime Fairlawn/Bath location: Close to Rt 18 commercial corridor retail/dining/hotels and minutes to I-77 / SR-18 for regional access.

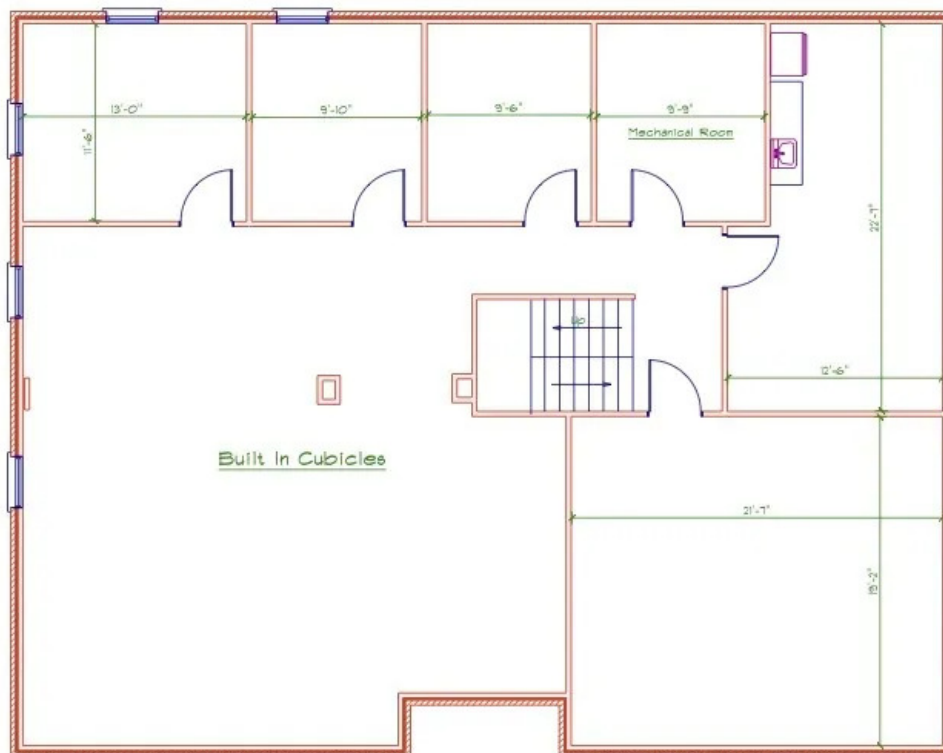
3 ADDITIONAL PHOTOS



4 ADDITIONAL PHOTOS

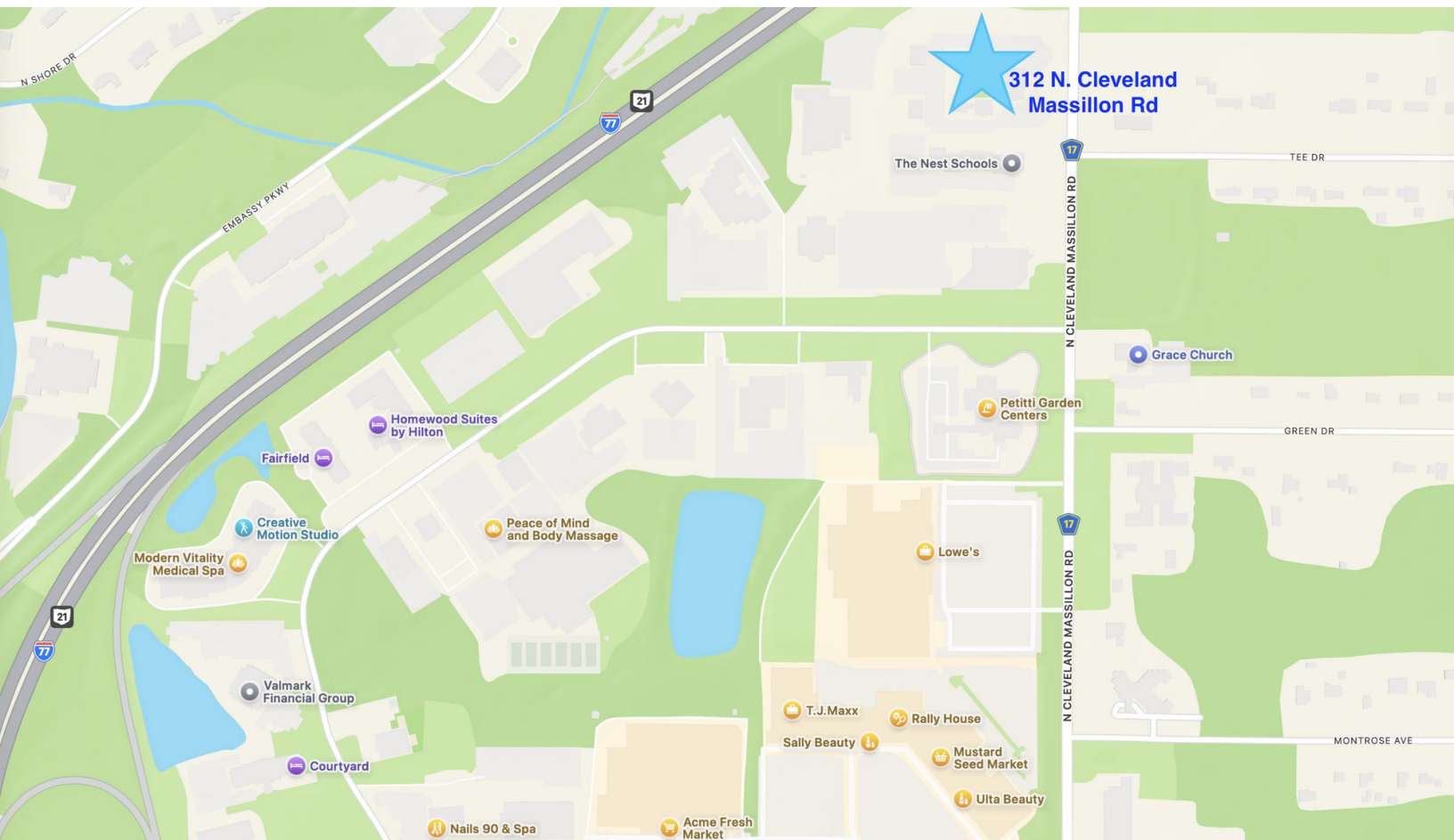
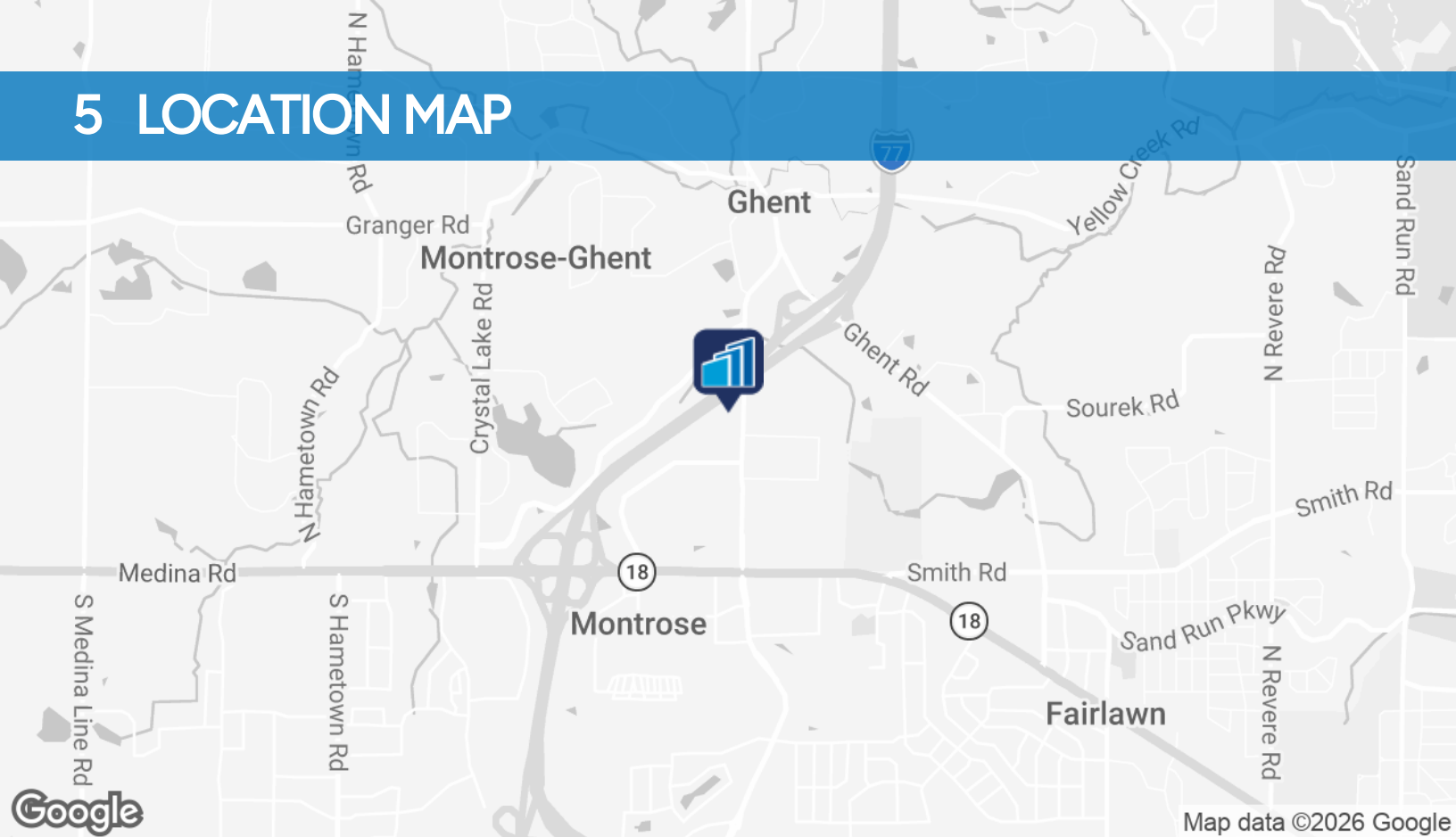


Main Floor



Lower Level

5 LOCATION MAP



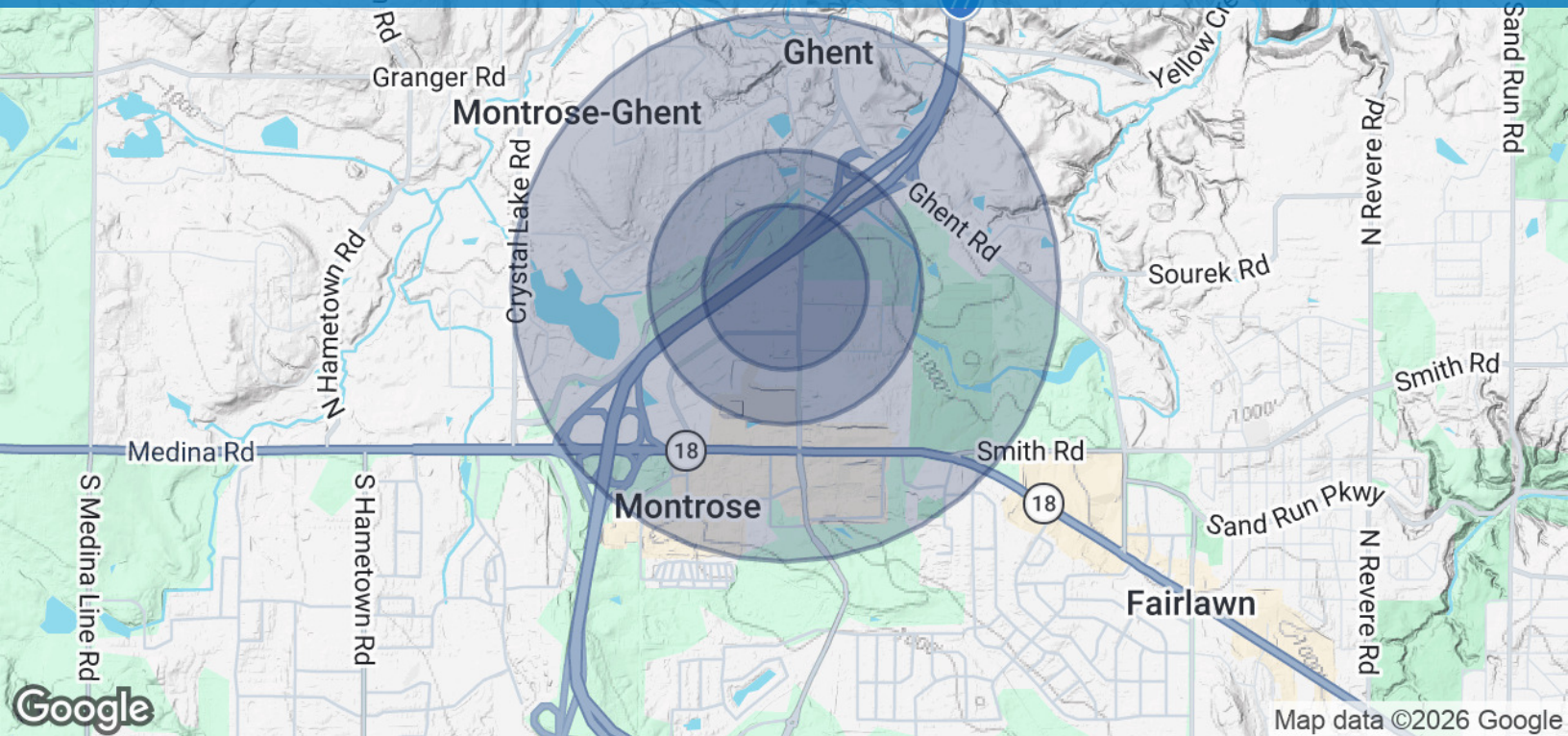
The Masica Company

themasicacompany.com | 225 E. Liberty St. Ste #100 | Medina, OH 44256 | 216.293.8900



**THE MASICA
COMPANY**

6 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	70	314	2,150
Average Age	61	58	53
Average Age (Male)	54	52	50
Average Age (Female)	65	61	55
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	144	991
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$127,294	\$158,826	\$183,135
Average House Value	\$326,401	\$389,503	\$449,421

2020 American Community Survey (ACS)