

Flex Space Just South of Downtown Akron, OH



1325 S. Main St.
Akron, OH 44301

Property Features

- Building Size: 9,768 SF
- Zoned: U-3 Retail Business
- (7) Drive-in service bays and an additional drive-in door to warehouse area
- Fenced-in lot for outside storage
- Second floor can be used for storage or converted to office space
- High-traffic location on S. Main St. at Cole Ave.
- Parcel: 6762718 & 6762719
- Sale Price: \$659,000
- Lease Rate: \$7.00 PSF MG

Property Notes

Formerly a NAPA Auto Parts Store and Service Center, this 9,768 SF property offers a convenient, high-traffic location near Downtown Akron with excellent visibility and functionality.

The building includes nearly 1,500 SF of office space, seven 13' drive-in service bays facing S. Main Street, and one 10' drive-in door on Cole Avenue providing access to warehouse space. Additional features include fenced lot for outside storage, a second floor that can be converted to office and U-3 Retail Business zoning, supporting a range of retail, service, or commercial uses.

David Whyte

330 352 7746

dwhyte@naipvc.com

Karen Whyte

330 351 1757

kwhyte@naipvc.com

1325 S. Main St.
Akron, OH 44301

FOR SALE
OR LEASE

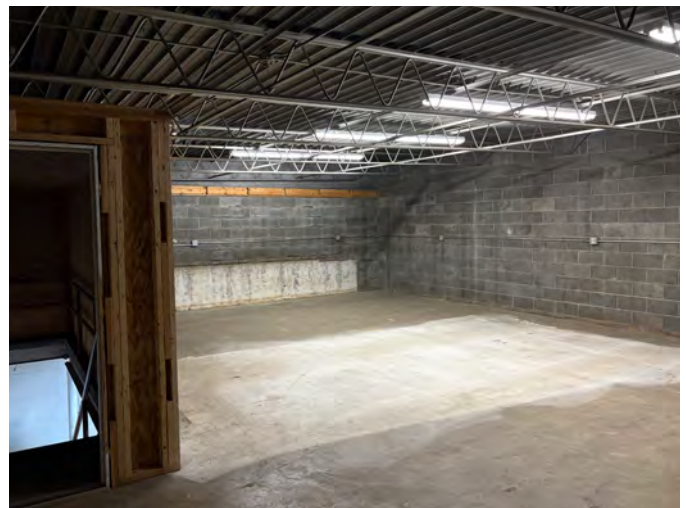
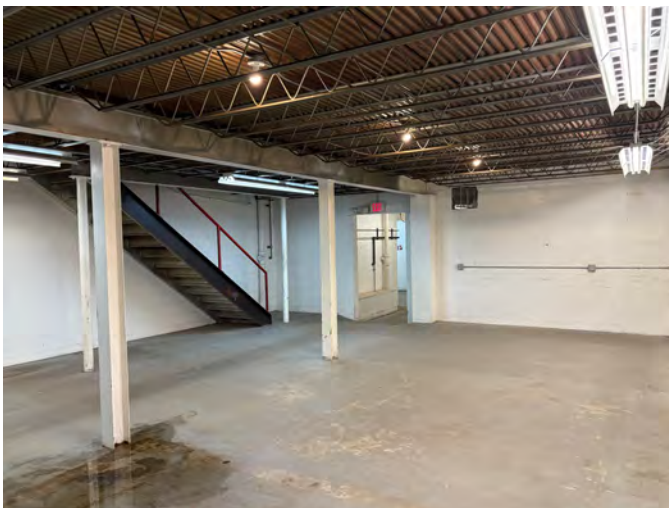
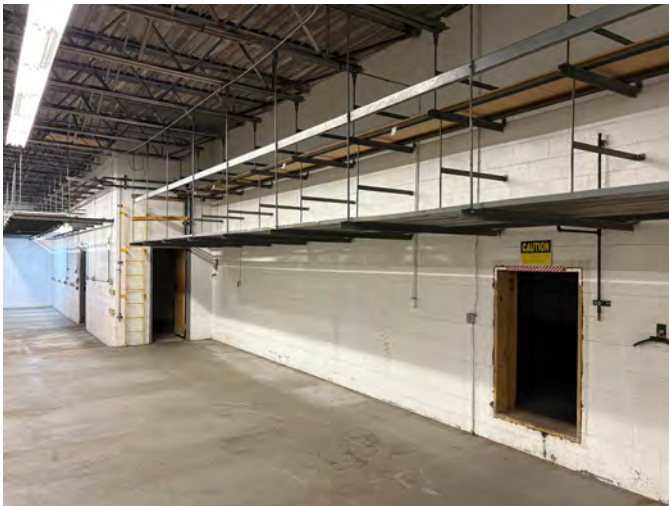


David Whyte 330 352 7746 | dwhyte@naipvc.com

Karen Whyte 330 351 1757 | kwhyte@naipvc.com

1325 S. Main St.
Akron, OH 44301

FOR SALE
OR LEASE



David Whyte 330 352 7746 | dwhyte@naipvc.com

Karen Whyte 330 351 1757 | kwhyte@naipvc.com

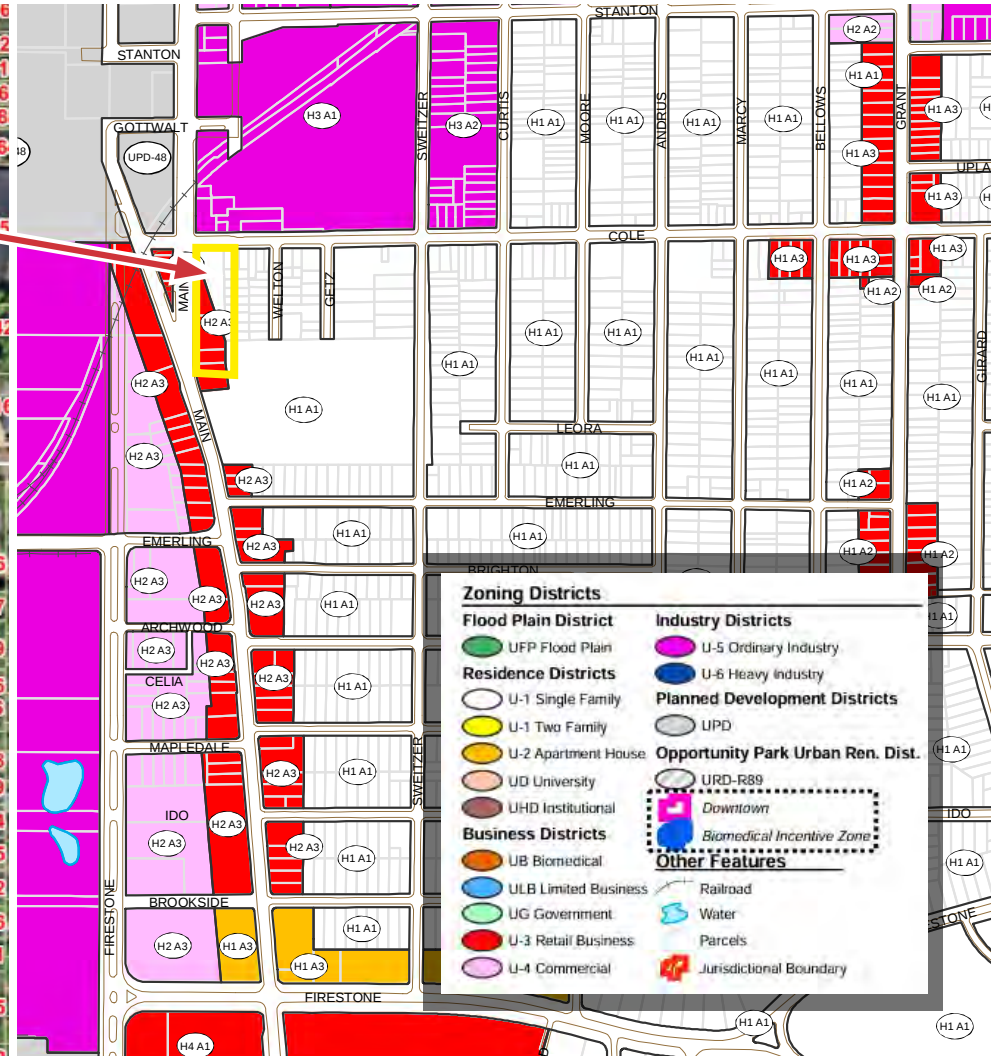
1325 S. Main St.
Akron, OH 44301

FOR SALE OR LEASE

Parcels



Zoning



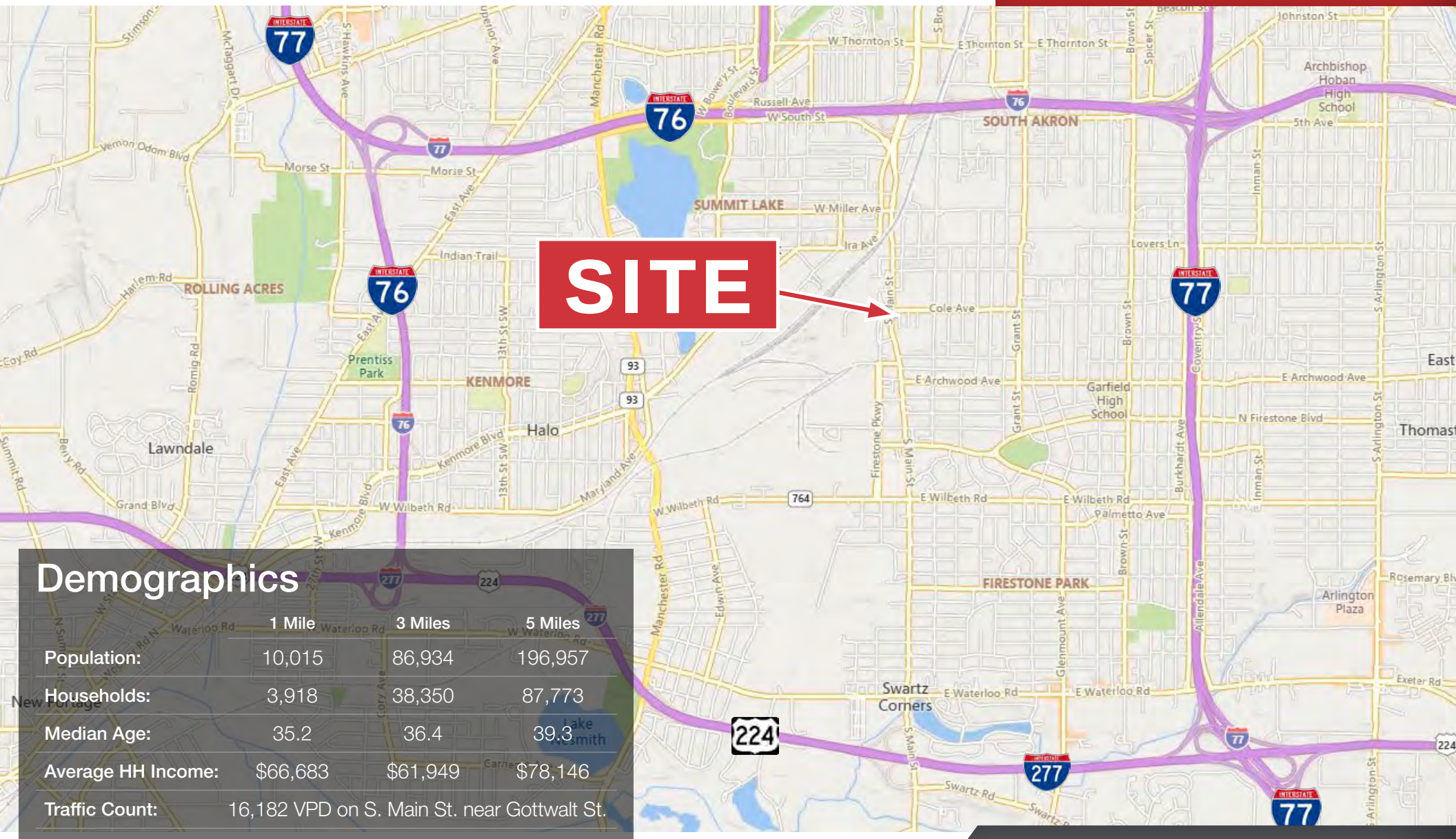
David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

540 White Pond Dr. Suite A
Akron, Ohio, 44320
+1 330 535 2661
naipvc.com

1325 S. Main St.
Akron, OH 44301

FOR SALE
OR LEASE



NAI Pleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

540 White Pond Dr. Suite A
Akron, Ohio, 44320
+1 330 535 2661
naipvc.com

1325 S. Main St.
Akron, OH 44301

FOR SALE
OR LEASE

1 MILE

3 MILES

5 MILES

KEY FACTS

10,015

Population



Average
Household Size

35.2

Median Age

\$46,538

Median Household
Income

EDUCATION

15.8%

No High School
Diploma



35.7%
High School
Graduate



35.9%
Some College/
Associate's Degree



12.7%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

51.3%



Blue Collar

25.1%



Services

23.6%



11.9%

Unemployment
Rate

INCOME



\$46,538

Median Household
Income



\$23,987

Per Capita Income



\$50,825

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.5%)

The smallest group: \$200,000+ (2.2%)

Indicator	Value	Diff	
<\$15,000	17.2%	+8.9%	
\$15,000 - \$24,999	8.3%	+2.8%	
\$25,000 - \$34,999	9.9%	+3.0%	
\$35,000 - \$49,999	18.2%	+6.4%	
\$50,000 - \$74,999	18.5%	+1.3%	
\$75,000 - \$99,999	13.7%	0	
\$100,000 - \$149,999	9.5%	-8.1%	
\$150,000 - \$199,999	2.6%	-6.6%	
\$200,000+	2.2%	-7.6%	

Bars show deviation from Summit County

KEY FACTS

86,934

Population



Average
Household Size

36.4

Median Age

\$43,677

Median Household
Income

EDUCATION

12.0%

No High School
Diploma



37.5%
High School
Graduate



35.3%
Some College/
Associate's Degree



15.2%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

47.5%



Blue Collar

27.0%



Services

25.5%



8.5%

Unemployment
Rate

INCOME



\$43,677

Median Household
Income



\$24,306

Per Capita Income



\$32,783

Median Net Worth

2026 Households by income (Esri)

The largest group: <\$15,000 (18.7%)

The smallest group: \$200,000+ (1.2%)

Indicator	Value	Diff	
<\$15,000	18.7%	+10.4%	
\$15,000 - \$24,999	9.8%	+4.3%	
\$25,000 - \$34,999	10.7%	+3.8%	
\$35,000 - \$49,999	17.7%	+5.9%	
\$50,000 - \$74,999	18.2%	+1.0%	
\$75,000 - \$99,999	11.3%	-2.4%	
\$100,000 - \$149,999	9.9%	-7.7%	
\$150,000 - \$199,999	2.6%	-6.6%	
\$200,000+	1.2%	-8.6%	

Bars show deviation from Summit County

KEY FACTS

196,957

Population



Average
Household Size

39.3

Median Age

\$52,619

Median Household
Income

EDUCATION

10.5%

No High School
Diploma



35.0%
High School
Graduate



32.5%
Some College/
Associate's Degree



22.0%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

52.9%



Blue Collar

26.2%



Services

20.9%



6.9%

Unemployment
Rate

INCOME



\$52,619

Median Household
Income



\$30,448

Per Capita Income



\$91,543

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$200,000+ (3.0%)

Indicator	Value	Diff	
<\$15,000	14.2%	+5.9%	
\$15,000 - \$24,999	8.4%	+2.9%	
\$25,000 - \$34,999	9.6%	+2.7%	
\$35,000 - \$49,999	15.2%	+3.4%	
\$50,000 - \$74,999	18.8%	+1.6%	
\$75,000 - \$99,999	13.4%	-0.3%	
\$100,000 - \$149,999	12.9%	-4.7%	
\$150,000 - \$199,999	4.4%	-4.8%	
\$200,000+	3.0%	-6.8%	

Bars show deviation from Summit County

David Whyte 330 352 7746 | dwhyte@naipvc.com

Karen Whyte 330 351 1757 | kwhyte@naipvc.com

1325 S. Main St.
Akron, OH 44301

FOR SALE
OR LEASE

Property Details

SALE PRICE:	\$659,000
LEASE RATE:	\$7.00 PSF MG
BUILDING SIZE:	9,768 SF
PROPERTY TYPE:	Former automotive repair service with fenced-in outside storage area
LAND AREA:	0.9 acres
PARKING:	10-15 spaces
PARCELS:	6762718 & 6762719
ZONING:	U-3 Retail Business

Formerly a NAPA Auto Parts Store and Service Center, this 9,768 SF property offers a convenient, high-traffic location near Downtown Akron with excellent visibility and functionality.

The building includes nearly 1,500 SF of office space, seven 13' drive-in service bays facing S. Main Street, and one 10' drive-in door on Cole Avenue providing access to warehouse space. Additional features include fenced lot for outside storage, a second floor that can be converted to office and U-3 Retail Business zoning, supporting a range of retail, service, or commercial uses.

David Whyte 330 352 7746 | dwhyte@naipvc.com

Karen Whyte 330 351 1757 | kwhyte@naipvc.com