

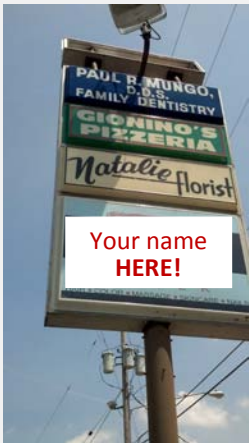
RETAIL Suite For Lease – Merriman Valley Akron, Ohio

1376 B, North Portage Path

Well maintained retail property in the Alder Creek Center (next to the BP Gas station at the corner of Merriman Road and North Portage Path. Located “in the Valley” just minutes from Cleveland or Akron.

- Double suite of approximately 2,225 square feet formerly occupied by a hair salon (trade equipment is removed but plumbing is capped at the ground to easily reconvert to a hair salon if needed)
- May be divided into 2 smaller suites OR add an adjacent suite consisting of 1,025 square feet for a grand total of 3,250 square feet
- Tenant pays gas and electric
- Beautiful new facade

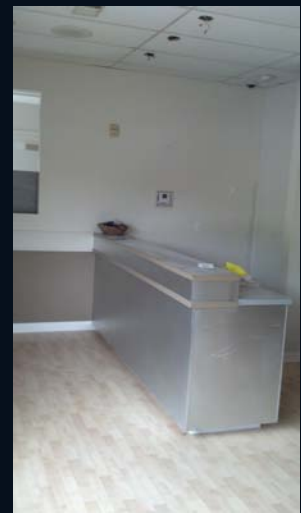
Neighboring tenants:



\$1,500 per month + utilities

Plus a portion of parking lot lighting, cleaning, and snow plowing.

NO other triple net charges—Landlord pays all real estate taxes and insurance!!!



The information herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.

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