

Retail/Office Building and Warehouse



4392 S. Arlington Rd., Uniontown, OH 44685



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Property Details

Great Retail/Office Location in Green. Located in high traffic area on S. Arlington between Caston and Greensburg. The entire property is available for lease including the warehouse behind the main building. Note: Space 2 Leasing is an option for Space 1, but not a requirement.

Price: \$4 - \$9 /SF/Year

- Open Floor Plan
- Currently has holding tank in place for hair salon discharges
- 11 Work Stations + 4 with sinks.
- Ramped Rear Entrance - Open Courtyard Area w/Hard Surface
- High Traffic Area, Large Lot with Excellent Visibility
- Separate Employee parking

View the full listing here: <http://www.crelisting.net/J8M0EGV6w/?StepID=107>

Total Space Available: 5,228 SF
Rental Rate: \$4 - \$9 /SF/Year
Min. Divisible: 2,400 SF
Max. Contiguous: 2,828 SF
Property Type: Retail
Property Sub-type: Street Retail
Additional Sub-types: Office Building, Medical Office, Free Standing Bldg
Building Size: 2,828 SF
Year Built: 1987
Lot Size: 3.44 AC

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Listing spaces

Space 1

Space Available:	2,828 SF
Rental Rate:	\$9 /SF/Year
Space / Lot Type:	Street Retail
Additional Space / Lot Types:	Free Standing Bldg,Office Building
Lease Type:	NNN
Date Available:	Jan 2016
Lease Term:	36 Months
No. Parking Spaces:	14
Pct. Procurement Fee:	3.00%

Large Open Floor Plan with the following rooms: Front Room - 53' x 22', Employee Break Area - 11' x 10', Waiting Area - 9' x 22', Employee and Public Restrooms, Rear Work Area - 36' x 19'.

Space 2

Space Available:	2,400 SF
Rental Rate:	\$4 /SF/Year
Space / Lot Type:	Free Standing Bldg
Lease Type:	NNN
Date Available:	Mar 2016
Lease Term:	36 Months
No. Parking Spaces:	8
Pct. Procurement Fee:	3.00%

Warehouse behind the Retail/Office Building 60x40 with Heat/AC.

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Location



Location Description

I77 to South on Arlington or Massillon Road (SR 241) to West on Greensburg to Arlington.

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Property Photos



Front Door



Main Area

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Property Photos



Work Area



Courtyard 1

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Property Photos



Courtyard 3



Aerial View

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4392 S. Arlington Rd., Uniontown, OH 44685

Property Photos



Warehouse and Parking Lot

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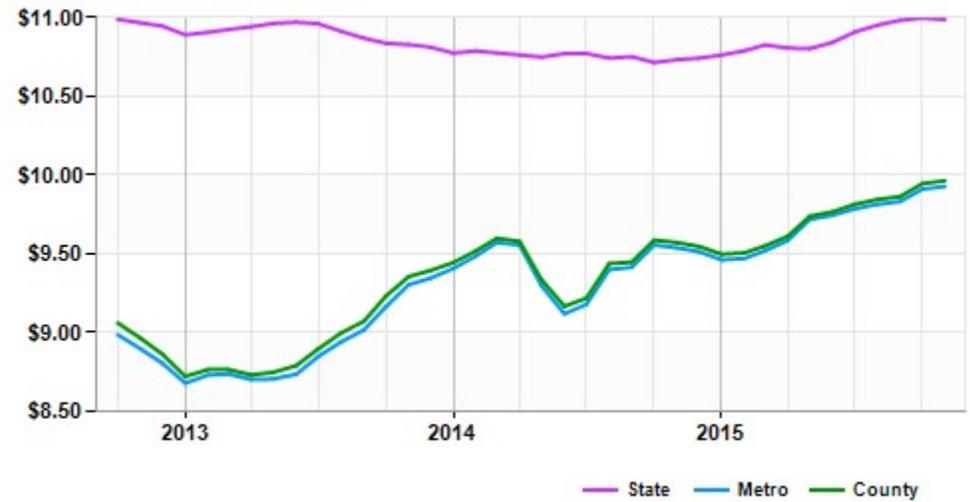
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Market Trends

Asking Prices Retail for Sale Uniontown, OH (\$/SF)



Asking Rent Retail for Lease Uniontown, OH (\$/SF/Year)



	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$77	+3.5%	+0.2%
Metro	\$79	+6.0%	+7.2%
County	\$85	+7.2%	+9.7%

	Nov 15	vs. 3 mo. prior	Y-O-Y
State	\$10.99	+0.3%	+2.4%
Metro	\$9.93	+1.2%	+4.1%
County	\$9.96	+1.2%	+4.1%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	2,218	10,641	32,705
2015 Female Population	2,264	11,299	33,605
% 2015 Male Population	49.49%	48.50%	49.32%
% 2015 Female Population	50.51%	51.50%	50.68%
2015 Total Population: Adult	3,449	17,146	51,750
2015 Total Daytime Population	3,273	25,157	66,747
2015 Total Employees	962	13,670	31,418
2015 Total Population: Median Age	42	43	43
2015 Total Population: Adult Median Age	51	52	52
2015 Total population: Under 5 years	245	1,158	3,454
2015 Total population: 5 to 9 years	287	1,367	4,118
2015 Total population: 10 to 14 years	315	1,462	4,541
2015 Total population: 15 to 19 years	317	1,349	4,010
2015 Total population: 20 to 24 years	229	1,139	3,340
2015 Total population: 25 to 29 years	222	1,138	3,343
2015 Total population: 30 to 34 years	266	1,172	3,696
2015 Total population: 35 to 39 years	238	1,188	3,726
2015 Total population: 40 to 44 years	302	1,474	4,613
2015 Total population: 45 to 49 years	336	1,507	4,697
2015 Total population: 50 to 54 years	363	1,823	5,346
2015 Total population: 55 to 59 years	375	1,813	5,494

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	300	1,584	5,039
2015 Total population: 65 to 69 years	260	1,304	3,999
2015 Total population: 70 to 74 years	149	838	2,536
2015 Total population: 75 to 79 years	129	633	1,799
2015 Total population: 80 to 84 years	76	457	1,237
2015 Total population: 85 years and over	73	534	1,322
% 2015 Total population: Under 5 years	5.47%	5.28%	5.21%
% 2015 Total population: 5 to 9 years	6.40%	6.23%	6.21%
% 2015 Total population: 10 to 14 years	7.03%	6.66%	6.85%
% 2015 Total population: 15 to 19 years	7.07%	6.15%	6.05%
% 2015 Total population: 20 to 24 years	5.11%	5.19%	5.04%
% 2015 Total population: 25 to 29 years	4.95%	5.19%	5.04%
% 2015 Total population: 30 to 34 years	5.93%	5.34%	5.57%
% 2015 Total population: 35 to 39 years	5.31%	5.41%	5.62%
% 2015 Total population: 40 to 44 years	6.74%	6.72%	6.96%
% 2015 Total population: 45 to 49 years	7.50%	6.87%	7.08%
% 2015 Total population: 50 to 54 years	8.10%	8.31%	8.06%
% 2015 Total population: 55 to 59 years	8.37%	8.26%	8.29%
% 2015 Total population: 60 to 64 years	6.69%	7.22%	7.60%
% 2015 Total population: 65 to 69 years	5.80%	5.94%	6.03%
% 2015 Total population: 70 to 74 years	3.32%	3.82%	3.82%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.88%	2.89%	2.71%
% 2015 Total population: 80 to 84 years	1.70%	2.08%	1.87%
% 2015 Total population: 85 years and over	1.63%	2.43%	1.99%
2015 White alone	4,222	20,681	62,680
2015 Black or African American alone	63	389	1,341
2015 American Indian and Alaska Native alone	10	44	134
2015 Asian alone	82	441	970
2015 Native Hawaiian and OPI alone	n/a	1	19
2015 Some Other Race alone	20	60	184
2015 Two or More Races alone	85	324	982
2015 Hispanic	64	296	890
2015 Not Hispanic	4,418	21,644	65,420
% 2015 White alone	94.20%	94.26%	94.53%
% 2015 Black or African American alone	1.41%	1.77%	2.02%
% 2015 American Indian and Alaska Native alone	0.22%	0.20%	0.20%
% 2015 Asian alone	1.83%	2.01%	1.46%
% 2015 Native Hawaiian and OPI alone	0.00%	0.00%	0.03%
% 2015 Some Other Race alone	0.45%	0.27%	0.28%
% 2015 Two or More Races alone	1.90%	1.48%	1.48%
% 2015 Hispanic	1.43%	1.35%	1.34%
% 2015 Not Hispanic	98.57%	98.65%	98.66%

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4392 S. Arlington Rd., Uniontown, OH 44685

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	3,927	18,860	57,641
2015 Not Hispanic: Black or African American alone	33	143	693
2015 Not Hispanic: American Indian and Alaska Native alone	9	35	103
2015 Not Hispanic: Asian alone	21	149	401
2015 Not Hispanic: Native Hawaiian and OPI alone	n/a	4	10
2015 Not Hispanic: Some Other Race alone	2	10	42
2015 Not Hispanic: Two or More Races	20	135	423
% 2015 Not Hispanic: White alone	97.20%	97.11%	96.61%
% 2015 Not Hispanic: Black or African American alone	0.82%	0.74%	1.16%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.22%	0.18%	0.17%
% 2015 Not Hispanic: Asian alone	0.52%	0.77%	0.67%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.00%	0.02%	0.02%
% 2015 Not Hispanic: Some Other Race alone	0.05%	0.05%	0.07%
% 2015 Not Hispanic: Two or More Races	0.50%	0.70%	0.71%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	4,482	21,940	66,310
2015 Households	1,701	8,933	26,618
Population Change 2010-2015	161	423	368
Household Change 2010-2015	95	305	549
% Population Change 2010-2015	3.73%	1.97%	0.56%
% Household Change 2010-2015	5.92%	3.54%	2.11%
Population Change 2000-2015	442	2,518	6,649
Household Change 2000-2015	195	1,271	3,539
% Population Change 2000 to 2015	10.94%	12.96%	11.14%
% Household Change 2000 to 2015	12.95%	16.59%	15.33%

Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	1,535	8,122	24,217
2015 Occupied Housing Units	1,506	7,662	23,079
2015 Owner Occupied Housing Units	1,281	6,091	19,007
2015 Renter Occupied Housing Units	225	1,571	4,072
2015 Vacant Housings Units	29	460	1,138
% 2015 Occupied Housing Units	98.11%	94.34%	95.30%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	85.06%	79.50%	82.36%
% 2015 Renter occupied housing units	14.94%	20.50%	17.64%
% 2000 Vacant housing units	1.89%	5.66%	4.70%

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$70,930	\$65,543	\$61,834
2015 Household Income: Average	\$86,805	\$84,238	\$78,564
2015 Per Capita Income	\$32,944	\$34,525	\$31,687
2015 Household income: Less than \$10,000	37	263	1,161
2015 Household income: \$10,000 to \$14,999	62	309	1,079
2015 Household income: \$15,000 to \$19,999	85	395	1,034
2015 Household income: \$20,000 to \$24,999	50	335	1,215
2015 Household income: \$25,000 to \$29,999	66	396	1,107
2015 Household income: \$30,000 to \$34,999	56	371	1,136
2015 Household income: \$35,000 to \$39,999	65	420	1,186
2015 Household income: \$40,000 to \$44,999	53	269	1,057
2015 Household income: \$45,000 to \$49,999	61	481	1,405
2015 Household income: \$50,000 to \$59,999	204	910	2,582
2015 Household income: \$60,000 to \$74,999	153	859	2,837
2015 Household income: \$75,000 to \$99,999	327	1,544	4,329
2015 Household income: \$100,000 to \$124,999	189	951	2,661
2015 Household income: \$125,000 to \$149,999	121	550	1,522
2015 Household income: \$150,000 to \$199,999	88	422	1,288

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4392 S. Arlington Rd., Uniontown, OH 44685

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	84	458	1,019
% 2015 Household income: Less than \$10,000	2.18%	2.94%	4.36%
% 2015 Household income: \$10,000 to \$14,999	3.64%	3.46%	4.05%
% 2015 Household income: \$15,000 to \$19,999	5.00%	4.42%	3.88%
% 2015 Household income: \$20,000 to \$24,999	2.94%	3.75%	4.56%
% 2015 Household income: \$25,000 to \$29,999	3.88%	4.43%	4.16%
% 2015 Household income: \$30,000 to \$34,999	3.29%	4.15%	4.27%
% 2015 Household income: \$35,000 to \$39,999	3.82%	4.70%	4.46%
% 2015 Household income: \$40,000 to \$44,999	3.12%	3.01%	3.97%
% 2015 Household income: \$45,000 to \$49,999	3.59%	5.38%	5.28%
% 2015 Household income: \$50,000 to \$59,999	11.99%	10.19%	9.70%
% 2015 Household income: \$60,000 to \$74,999	8.99%	9.62%	10.66%
% 2015 Household income: \$75,000 to \$99,999	19.22%	17.28%	16.26%
% 2015 Household income: \$100,000 to \$124,999	11.11%	10.65%	10.00%
% 2015 Household income: \$125,000 to \$149,999	7.11%	6.16%	5.72%
% 2015 Household income: \$150,000 to \$199,999	5.17%	4.72%	4.84%
% 2015 Household income: \$200,000 or more	4.94%	5.13%	3.83%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$467,995	\$2,435,197	\$7,196,105
2015 Jewelry stores	\$179,425	\$932,690	\$2,730,416
2015 Mens clothing stores	\$572,476	\$2,973,552	\$8,766,195
2015 Shoe stores	\$578,620	\$2,992,487	\$8,806,705

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$999,894	\$5,180,843	\$15,260,121
2015 Automobile dealers	\$7,996,373	\$41,393,779	\$121,537,474
2015 Automotive parts and accessories stores	\$1,543,083	\$7,995,767	\$23,635,941
2015 Other motor vehicle dealers	\$220,302	\$1,139,648	\$3,407,192
2015 Tire dealers	\$689,928	\$3,573,949	\$10,552,169
2015 Hardware stores	\$34,196	\$174,195	\$514,689
2015 Home centers	\$347,330	\$1,778,384	\$5,222,321
2015 Nursery and garden centers	\$421,253	\$2,174,697	\$6,346,364
2015 Outdoor power equipment stores	\$184,799	\$953,096	\$2,817,805
2015 Paint andwallpaper stores	\$39,118	\$199,147	\$590,019
2015 Appliance, television, and other electronics stores	\$1,079,915	\$5,582,044	\$16,437,687
2015 Camera andphotographic supplies stores	\$83,753	\$432,275	\$1,263,187
2015 Computer andsoftware stores	\$2,829,697	\$14,696,869	\$43,470,871
2015 Beer, wine, and liquor stores	\$493,479	\$2,568,216	\$7,557,479
2015 Convenience stores	\$2,126,037	\$11,072,778	\$32,683,363
2015 Restaurant Expenditures	\$2,076,466	\$10,774,096	\$31,674,074
2015 Supermarkets and other grocery (except convenience) stores	\$7,925,726	\$41,204,931	\$121,981,359
2015 Furniture stores	\$752,122	\$3,888,471	\$11,387,647
2015 Home furnishings stores	\$2,647,116	\$13,685,114	\$40,350,488
2015 General merchandise stores	\$13,815,736	\$71,407,496	\$209,978,956
2015 Gasoline stations with convenience stores	\$6,821,973	\$35,411,059	\$104,776,077

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$4,939,681	\$25,611,056	\$75,865,279
2015 Department stores (excl leased depts)	\$13,636,311	\$70,474,806	\$207,248,540
2015 General merchandise stores	\$13,815,736	\$71,407,496	\$209,978,956
2015 Other health and personal care stores	\$540,223	\$2,796,154	\$8,209,215
2015 Pharmacies and drug stores	\$2,144,734	\$11,121,874	\$32,824,610
2015 Pet and pet supplies stores	\$585,290	\$3,018,780	\$8,950,921
2015 Book, periodical, and music stores	\$92,094	\$477,430	\$1,396,231
2015 Hobby, toy, and game stores	\$248,009	\$1,277,629	\$3,785,402
2015 Musical instrument and supplies stores	\$26,258	\$134,687	\$392,454
2015 Sewing, needlework, and piece goods stores	\$48,463	\$248,772	\$735,777
2015 Sporting goods stores	\$248,055	\$1,280,583	\$3,742,384

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Broker Profile



Patrick M. Corrigan

Patrick holds an Engineering Degree and has 30+ of business (retail & manufacturing), property management and renovation and real estate sales-acquisition experience. Shelee holds several Business Degrees (including a Masters) and has many years of legal, business consulting / business management and sales-acquisition real estate experience. The Corrigan Team. CSD

Current Occupation: Commerical Real Estate Consultants

Organizations/Associations: LoopNet, Inc.

Website: <http://www.thecorriganteam.com>

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