

CONFIDENTIAL OFFERING MEMORANDUM



1411 S. ARLINGTON ROAD | AKRON, OH

5.5+ YEAR ABSOLUTE NNN

**INVESTMENT GRADE TENANT
(S&P: A- STABLE)**

STRONG DEPOSITS



OFFERING MEMORANDUM DISCLAIMER

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HANK DAVIS

Senior Director

+1 513 235 5546

hank.davis@cushwake.com



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The Opportunity

Cushman & Wakefield is pleased to present the opportunity to purchase an Absolute NNN **Huntington Bank** (the “Property”) in Akron, Ohio. The tenant has recently reaffirmed its long-term commitment by executing a 5-year lease extension, securing occupancy through December 31, 2031. This proactive renewal underscores the stability and reliability of the asset. The Property enjoys outstanding access and visibility at a signalized intersection along S Arlington Road which sees nearly 13,400 VPD. The property is being offered for \$1,529,000 which equates to a 6.60% cap rate on current rent.

TENANT:



ADDRESS: 1411 S Arlington St, Akron, OH 44306

ASKING PRICE: \$1,529,000

CAP RATE: 6.60%

RENT: ANNUALLY: \$100,891.68*

MONTHLY: \$8,407.64

LEASE STRUCTURE: Absolute NNN

LEASE EXPIRATION: December 31, 2031

RENEWAL OPTIONS: 3-5 Year Options w 10% Increases

* Rent increases to \$100,891.68 on January 1, 2027. Seller to provide credit at closing in the amount equal to the difference in current rent and the rent increase value.





Offering Highlights

- Corporate Absolute NNN lease with zero landlord responsibilities
- The Huntington Bank carries and Investment Grade credit rating of A- from Standard & Poor's and operates over 970 locations
- Strong deposits of over \$98 MM
- Densely populated area with over 70,100 residents in a 3-mile radius
- Three-5 Year renewal options with 10% rent increases in each option
- Tenant recently replaced roof demonstrating their long term commitment to the property
- Strong visibility at signalized intersection along S Arlington St (13,400 VPD)

Aerial Overview

Arlington Plaza



boost mobile CITITRENDS

H&R BLOCK kicks LOUNGE Save a lot

DTLR YOUR FASHION...YOUR LIFESTYLE! metro by T Mobile

R&C Best-A-Center FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

DOLLAR GENERAL

CHASE TAKE 5 OIL CHANGE HERZING UNIVERSITY Parasson's Italian Restaurant PENSKE

Arby's

McDonald's

INTERSTATE 77

SUBWAY

Wendy's

cricket wireless

EL RINCON Mexican Kitchen & Tequila Bar

TACO BELL

mr. Hero

ACTI N TIRE EXPRESS & SERVICE

total wireless

Huntington

Hardee's





02

Property Overview



Property Description



Address

1411 S Arlington St, Akron, OH 44306



Year Built

1997



Drive-Thru Teller Lanes

Four + ATM Drive-Thru Lane



Parking Spaces

36



Roof

Rubber (Duro-Last PVC Mebrane) installed 2026 with 20-Year Transferable Warranty



County

Summit



Parcel ID

6757534



Parcel Size:

0.8589 Acres

Lease Abstract

Tenant Name: Huntington Bank (The Huntington National Bank)
 successor to First Merit Bank, N.A.,
 a successor to First National Bank of Ohio

Premises Address: 1411 S. Arlington St.
 Akron, OH 44306

Current Term: 5 Years

Original Lease Commencement: 1/1/1997

Current Term Commencement: 1/1/2022

Lease Expiration: 12/31/2031

Annual Base Rent:		Date		Annually	Monthly	
	8/16/1997	-	12/31/2011	\$75,228.00/YR	\$6,269.00/MO	
	1/1/2012	-	12/31/2016	\$75,231.96/YR	\$6,269.33/MO	
	1/1/2017	-	12/31/2021	\$86,528.04/YR	\$7,210.67/MO	
	Current	1/1/2022	-	12/31/2026	\$91,719.72/YR	\$7,643.31/MO
		1/1/2027	-	12/31/2031	\$100,891.68/YR	\$8,407.64/MO
	Option #3:	1/1/2032	-	12/31/2036	\$110,980.80/YR	\$9,248.40/MO
	Option #4:	1/1/2037	-	12/31/2041	\$122,078.88/YR	\$10,173.24/MO
	Option #5:	1/1/2042	-	12/31/2046	\$134,286.72/YR	\$11,190.56/MO

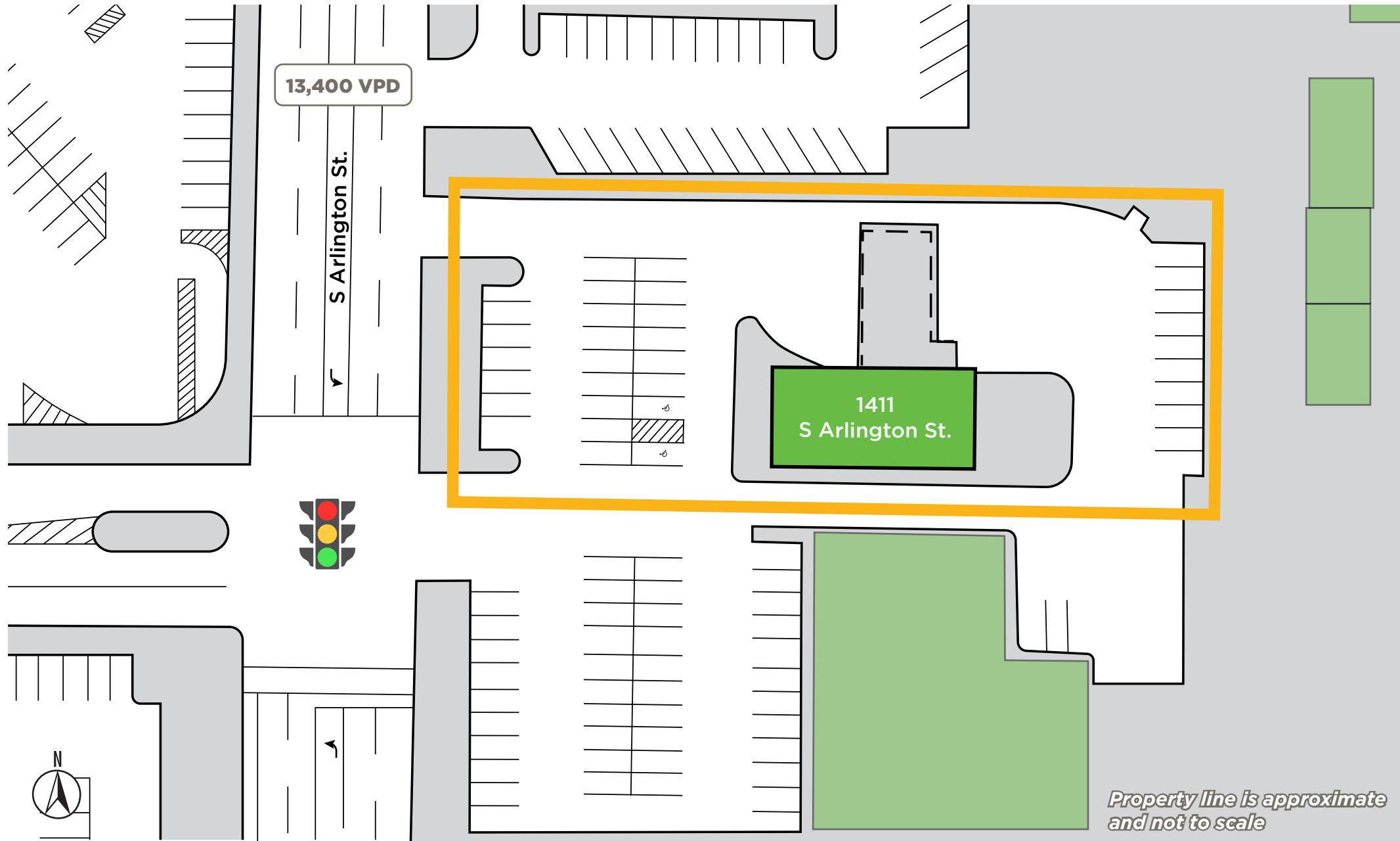
Lease Abstract

Lease Type:	Absolute NNN
CAM:	Tenant provided and paid.
Real Estate Tax:	Tenant agrees to pay all real estate taxes and assessments.
Insurance:	Tenant is responsible for keeping insurance on the property.
Utilities:	Tenant agrees to pay for all public utility services.
Renewal Options:	Three remaining 5-year renewal options at lease-stated rates with 12 months' notice.
Purchase Options:	None
Right of First Offer:	None
Holding Over Rent:	Month-to-Month at the current rate.
Security Deposit:	None
Guaranty:	None

Parcel Overview



Site Plan



Surrounding Area



\$71,140

2025 Avg Household Income
Within 5 miles



182,571

2025 Total Population
Within 5 miles



86,614

2025 Total Housing Units
Within 5 miles



92,215

2025 Total Number of Employees
Within 5 miles



03

Tenant Overview

Tenant Overview



Nasdaq: HBAN

Moody's Credit Rating: A3

S&P Credit Rating: A-

Fortune 500 Ranking: 351

Revenue (FY 2024): \$11.96 billion

Website: [huntington.com](https://www.huntington.com)

Huntington Bancshares Incorporated, originally founded in 1866 in Columbus, Ohio, now operates a regional banking franchise across the Midwest and into the South. With approximately 1,047 branches and nearly 20,000 employees, it delivered \$11.96 billion in revenue and \$1.801 billion in net income for the full year 2024. It holds \$204.2 billion in total assets and maintains a strong capitalization profile. Huntington is ranked #351 on the 2025 Fortune 500. Its credit ratings stand around A3/A- from Moody's and S&P.

Huntington maintains a significant presence in Akron and Northeast Ohio, reinforcing its commitment to the region's economic vitality. While Huntington's corporate headquarters is in Columbus, its Akron operations serve as a strategic hub for commercial banking, wealth management, and community

development initiatives. The bank has consistently invested in local business growth, affordable housing programs, and workforce development partnerships, aligning with regional priorities for inclusive economic advancement.

Huntington's community engagement extends beyond financial services. Through philanthropic contributions and volunteer programs, the bank supports education, small business incubation, and neighborhood revitalization projects. Its involvement in initiatives like Elevate Greater Akron underscores Huntington's role as a catalyst for innovation and equitable growth, ensuring that Akron's financial infrastructure remains robust and responsive to evolving market needs.





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Market Overview

Akron Overview

Located in Summit County in Northeast Ohio, Akron's location is one that benefits from proximity to major highways, natural features and amenities. Within an hour drive, Akronites are able to reach downtown Cleveland, Lake Erie, Akron-Canton Airport, and Cleveland Hopkins International Airport, which serves over 10 million passengers and offers over 160 daily nonstop departures to over 50 destinations. The surrounding 18-county region of Northeast Ohio is home to over 4.3 million people and includes six metropolitan areas. Akron's most prominent geographical feature is its unique access to the Cuyahoga Valley National Park, Ohio's only national park and home to 51 square miles of wildlife areas, preservation and conservation zones, water access and trails. Though also easily accessed by greater Cleveland, Akron is uniquely positioned as a gateway to the National Park with a downtown train station and convenient access to the Towpath Trail, a 101-mile multi-use recreational trail, with 87 miles completed, running through the Ohio & Erie Canalway National Heritage Area. This regional amenity is used by more than 3 million users annually.



\$71,140

*Avg Household Income
Within 5 miles*

182,571

*Total Population
Within 5 miles*

79,250

*Total Households
Within 5 miles*

92,215

*Total Number of Employees
Within 5 miles*

At a Glance | Akron, OH 44306 (Estimated 2025)

	1 mile radius	3 mile radius	5 mile radius
Population	9,406	70,144	182,571
Households	4,129	29,824	79,250
Average Household Income	\$58,301	\$66,840	\$71,140
Median Household Income	\$49,574	\$53,982	\$55,638
Total Businesses	286	2,473	7,070
Total Employees	2,762	32,597	92,215
Daytime Demographics	5,698	56,285	154,273

Akron's economy continues to show strength, with robust commercial activity reflected in more than \$2.4 billion in annual retail sales and a solid labor force participation rate that highlights the city's resilient, hard-working community.

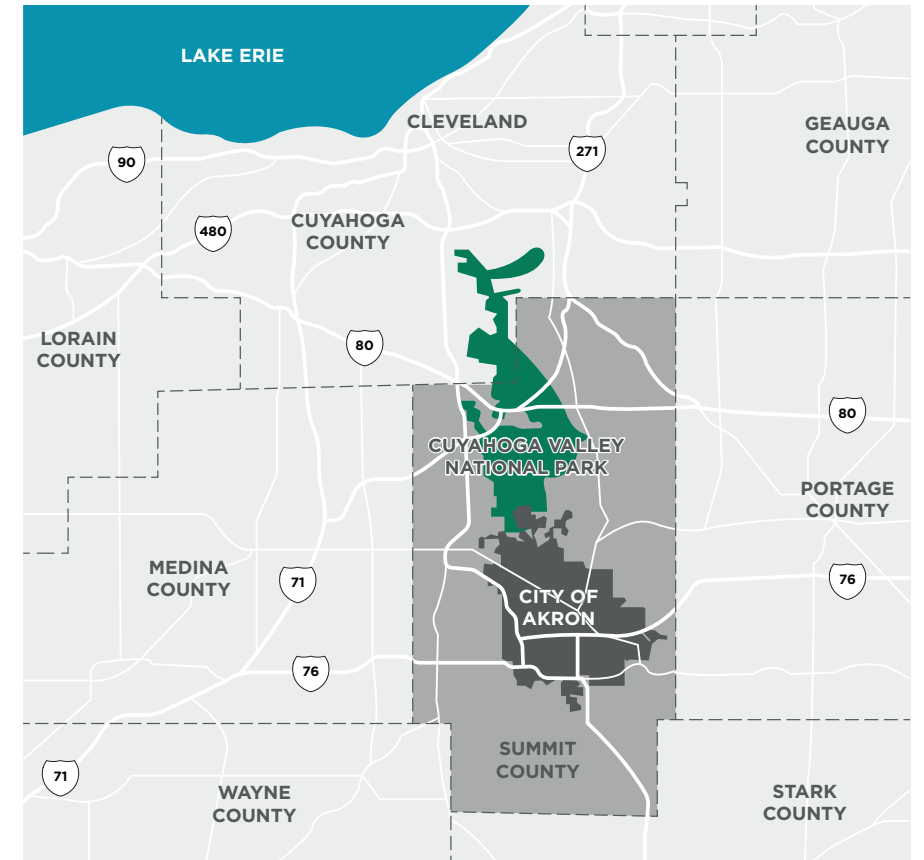
The Greater Akron Region

Greater Akron was known as the center of the United States' tire and rubber industry throughout the 20th century, and today one major tire company, Goodyear Tire and Rubber, still is based there. More recently, the area has become the home of polymer science and research for the country, and is home to five Fortune 1000 corporations.


Located within 500 miles of 42 major cities, and surrounded by thousands of acres of parkland and countryside, Greater Akron provides ideal living and working environments for everyone. The area is distinctive for its versatility, with a low cost of living, outstanding cultural access and ever-growing employment opportunities. With sports arenas, concert venues, national parks, museums and much, much more within a short distance, there are plenty of things to do in Akron.

The Greater Akron Region is a hotbed of new innovations for future technology. Fully equipped for 21st Century globalization, outdated facilities have been reinvented, redeveloped, and reused as state-of-the-art research, technology, manufacturing, and business centers beckoning young professionals to return to and maintain their Akron roots.

Summit County is home to one of the nation's best known polymer research centers, the College of Polymer Science and Polymer Engineering at the University of Akron. In addition, both the Goodyear Tire & Rubber Company has its Global and North American headquarters and Bridgestone Americas has its Technical Center in the City of Akron. Summit County also has a broad range of emerging-technology and advanced manufacturing companies including the recent influx of investment by a number of international plastic/polymer companies including Continental, Kenda, Kumho, Mesnac, Nexen and Rochling Automotive.



FORTUNE 500 IN AKRON

GOODYEAR #223 \$18,878 M	FirstEnergy #326 \$13,043 M
	
THE J.M. SMUCKER Co #466 \$8,178 M	

Getting Around Akron

The Greater Akron Region is the crossroads of accessibility between the Midwest and East Coast of the Southern edge of the Great Lakes Region. Offering the convenience of urban living and a small-town feel, Greater Akron offers multiple modes of transportation for commercial and recreational use. The Region is experiencing a significant amount of investment in surface/roads and infrastructure, with the \$161 million Akron Beltway project (I-76/I-77/SR 8) being completed in August 2025. Akron is located within a 500-mile radius of 42 major U.S. cities that encompass approximately 60% of the total U.S. population and its corresponding purchasing power.

The region also is served by the Akron-Canton Airport, which provides full commercial passenger and freight service. Through the fourth-largest interstate highway system and the 10th largest highway system in the nation, the region's more than 150 trucking firms provide single-day delivery to millions of customers east of the Mississippi River. Businesses and research centers are well served with a high-speed, high-quality communications network complete with fiber optics, satellite and high-speed broadband Internet access.



Akron's Strategic Connectivity

INTERSTATE ACCESS

Summit County is crisscrossed by Interstates I-80, I-76, I-77, I-271, I-277, and I-480 which serve as major trucking routes within the Eastern U.S. It is also served by U.S. 224 and Ohio SR8. As a result, several trucking and logistics businesses call Summit County home, including FedEx Custom Critical and JRayl Transport, along with YRC Freight maintaining a significant presence within the County.



RAIL SERVICE

Rail transportation can prove to be a highly efficient way to move goods to customers. Rail access throughout Summit County and the Port of Cleveland allow for easy distribution of materials and products. Summit County rail providers are CSX Transportation, Wheeling and Lake Erie Railway Company, Akron Barberton Cluster Railway, and Norfolk Southern Corporation.



DRIVING DISTANCE TO MAJOR CITIES FROM AKRON, OHIO



Cities within

- 500 miles (804.6 km)
New York City, St. Louis, Nashville, Virginia Beach, Montreal, Ottawa
- 400 miles (643.7 km)
Milwaukee, Chicago, Charlotte, Philadelphia, Raleigh, Greensboro, Newark
- 300 miles (482.8 km)
Baltimore, Cincinnati, Washington DC, Louisville, Indianapolis, Lexington, Toronto
- 200 miles (321.8 km)
Detroit, Toledo, Fort Wayne, Buffalo, Columbus
- 100 miles (160.9 km)
Pittsburgh, Cleveland

Akron's Strategic Connectivity

PUBLIC TRANSIT

Akron Metro/Metro RTA

METRO RTA is the major public transit provider in Summit County, Ohio. Each day, METRO passengers make more than 22,000 trips to work, school, medical appointments & other places. In 2021 METRO's fixed-routes transported 2.87 million passengers and traveled 3.425 million revenue miles. METRO's overall revenue-producing fleet totals 231 vehicles. Completed in 2009, the Robert K. Pfaff Transit Center serves as a hub for METRO regular line service buses and passengers. The center features a full-service METRO ticket counter, a cafe, year-round art displays, WiFi access and plenty of space to relax.



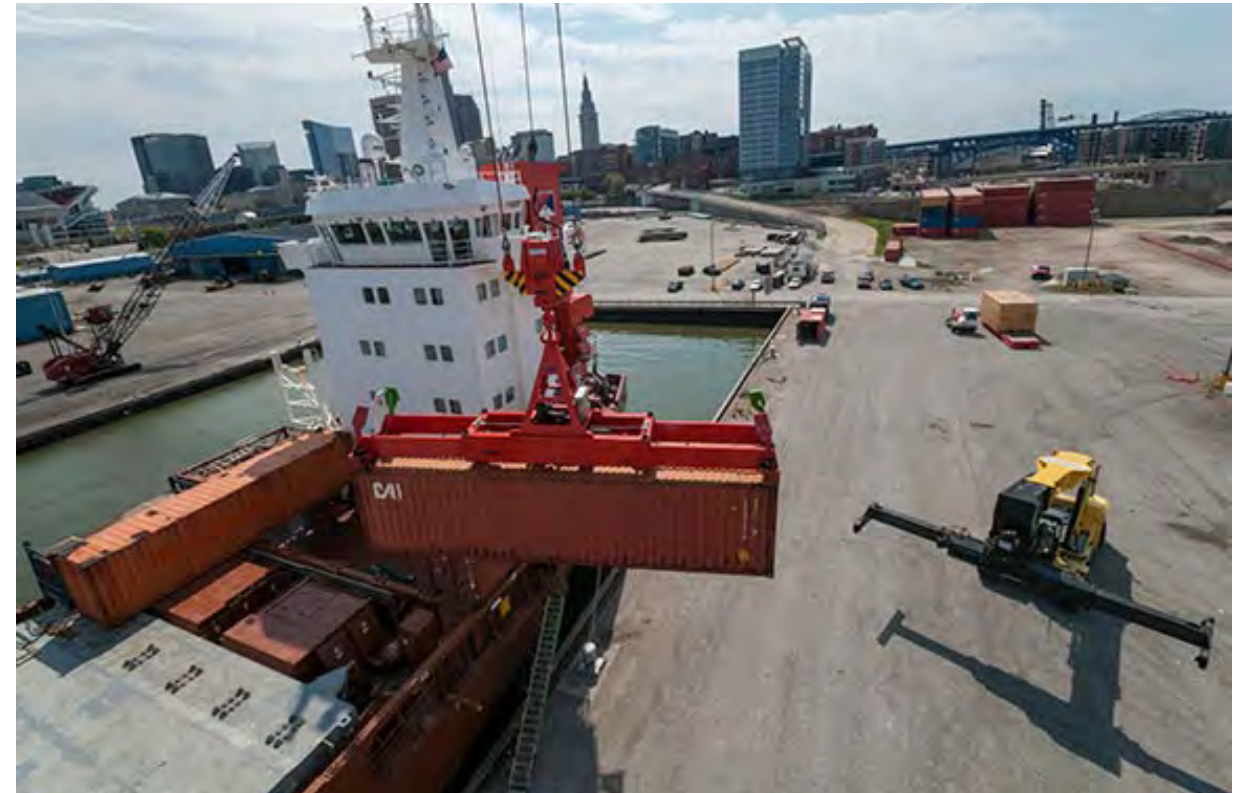
The DASH

DASH is downtown Akron's free weekday shuttle service and is made possible by the city of Akron, DAP, GPD Group, The University of Akron and METRO.

The DASH runs every 10 minutes from 7 a.m. to 7 p.m. and every 15 minutes from 7 p.m. to 11 p.m. It is a loop route that travels in a circle from METRO's Transit Center, around downtown and to The University of Akron.

LAKE ERIE AND THE CLEVELAND PORT

Lake Erie and the several rivers and streams that flow through Summit County provide an almost endless supply of fresh water to the area. One of America's Great Lakes, Lake Erie, is located only 30 minutes from Summit County and is easily accessible via several highways and interstates. Named after the Native Americans that lived along its southern shores, Lake Erie provides shipping access to markets in the U.S. and the rest of the world. The Port of Cleveland is used to ship 13 million tons of cargo annually, including coal, sand, salt, slag, cement and petroleum.



Akron's Strategic Connectivity

AIRPORTS

Cleveland Hopkins International Airport

CLE is Ohio's busiest airport, serving more than 10 million passengers annually. It's positioned within 500 miles of 43 percent of the U.S. population. And for Northeast Ohio travelers, the airport is just 12 miles away from downtown Cleveland.

FACTS

46th

busiest airport
in flights

41st

busiest in passengers
in the nation

160

daily nonstop
departures

48

destinations
served

10.17 MILLION

passengers passed through CLE in 2024



Akron-Canton Airport

CAK takes pride in offering a relaxing customer experience and affordable fares. Low fares to popular vacation destinations, both US and global flights, are easy to find from Akron-Canton Airport. It's just minutes from car to gate, and you'll enjoy our sparkly clean facility where friendly faces make every step of your journey enjoyable.

FACTS

5

airlines

17

nonstop flights

150+

one-stop flights

99+

international destinations



Akron Fulton International Airport

The Akron Fulton International Airport has served the general and business aviation community since 1929. The Akron Fulton Airport was dedicated in 1929 and has a long and storied history. Home to the original Goodyear Airdock where the first lighter than airships were built, the airport also is home to the All American Soap Box Derby, the Akron Rubber Bowl, and is within five miles of the world renowned Firestone Country Club and within four miles of the City of Akron's central business district.



Higher Education

There are 18 colleges in the Greater Akron area, including 11 private colleges and universities, 4 public colleges and universities, and 3 community colleges offering 2-year degrees. In 2020, a total of 5,601 degrees were completed at private colleges and universities.

THE UNIVERSITY OF AKRON



15,318
undergraduate enrollment

200+
majors, minors, & certificates

105+
graduate degrees

4,000
graduate enrollment

46
U.S. states represented by students

44
foreign countries represented by students

The University of Akron is a dynamic, STEM-focused urban research institution in the heart of metropolitan Akron. It attracts a diverse and global student community and offers a wide range of academic programs across all levels. Known for its strengths in polymers, advanced materials, engineering, and its partnership with the Northeast Ohio Medical University, the university also boasts nationally recognized programs within Akron Law. Deeply connected to its surrounding city, UA emphasizes collaboration, innovation, and expanded opportunities for all learners. Through strong industry partnerships and community engagement, it continues to advance its impact and support student success.

KENT STATE UNIVERSITY



20,841
undergraduate enrollment

300+
majors, minors, & certificates

220+
graduate degrees

5,500+
graduate enrollment

40
U.S. states represented by students

100+
foreign countries represented by students

Kent State University is a public research university in Kent, Ohio, with seven regional campuses across Northeast Ohio and additional national and international locations. Founded in 1910, Kent State has grown into a comprehensive institution enrolling more than 34,000 students system-wide and over 25,000 at its Kent Campus, offering more than 300 undergraduate and graduate degree programs. Recognized for academic excellence, Kent State is the highest-ranked public university in northern Ohio by U.S. News & World Report and is one of only five Ohio institutions classified as an elite research university by the Carnegie Classification.

NORTHEAST OHIO MEDICAL UNIVERSITY



Public Medical University

College of Medicine, College of Pharmacy, Bitonte College of Dentistry, College of Graduate Studies

1,000+
enrollment

13
graduate & professional programs

24
hospital partners

Founded in 1972, Northeast Ohio Medical University (NEOMED) is a public medical university in Rootstown, Ohio, about 20 minutes from Akron, offering graduate education in medicine, pharmacy and health sciences. NEOMED partners academically with The University of Akron, Cleveland State University, Kent State University, Youngstown State University and Hiram College, along with 24 hospital systems and more than 100 pharmacy practice sites, supporting class sizes of approximately 160 medical and 80 pharmacy students. Located in the heart of a leading health care region, NEOMED advances the health, economy and quality of life of Northeast Ohio through education, biomedical and community health research and service initiatives.

Core Industries

Greater Akron is rich in history, commerce, industry and culture. While the region built its fame on rubber and tire production, it has since transformed itself into a world-class center for research and development in a variety of high tech industries, including the polymer industry, liquid crystal development, and more. Summit County is home to nearly 20,000 businesses, including 150 foreign-owned companies. Summit County's location within an eight-hour drive of nearly half the U.S. buying power and two-thirds of the Canadian market make us the perfect place for distribution and logistics companies.



AEROSPACE INDUSTRY

Ohio's legacy in aerospace innovation extends to Akron and the surrounding region, where advanced manufacturing capabilities support avionics and aerospace component production. Northeast Ohio is home to seven of the state's top ten aerospace companies, benefiting from a skilled workforce and proximity to major research institutions. This sector continues to grow as demand for precision engineering and lightweight materials accelerates globally.



AUTOMOTIVE INDUSTRY

Northeast Ohio remains a powerhouse in automotive manufacturing, hosting more than 580 companies involved in vehicle production, R&D, and supply chain operations. Akron contributes significantly to this ecosystem through component manufacturing and engineering expertise. Ohio ranks second nationally for Tier-1 automotive suppliers, and with 70% of North American light vehicle production occurring within 500 miles of the state, Akron is strategically positioned to serve OEMs and suppliers in a rapidly evolving mobility landscape.



BIOMEDICAL & HEALTHCARE

Akron's Biomedical Corridor exemplifies the region's commitment to health sciences and innovation. Connecting downtown Akron with world-class hospitals—Summa Health, Akron General, and Akron Children's Hospital—the corridor fosters collaboration between clinical care and research. With over 600 biomedical businesses and 230,000 healthcare professionals in Northeast Ohio, the area ranks among the top regions for neurotech and medical device development, offering unparalleled opportunities for biotech startups and advanced medical research.



DISTRIBUTION & LOGISTICS INDUSTRY

Northeast Ohio plays a pivotal role in logistics and distribution for the Midwest as a whole while bridging the U.S. and Canada. Northeast Ohio Trade and Economic Consortium (NEOTEC) provides additional information at their website.

Core Industries



LIQUID CRYSTAL & DISPLAY TECHNOLOGY

Kent State University's Liquid Crystal Institute, located just minutes from Akron, is a global leader in liquid crystal research and display technology. Since its founding in 1965, the institute has pioneered breakthroughs in liquid crystal phases and device applications, fueling advancements in consumer electronics, medical imaging, and optical technologies. This specialized research base continues to attract talent and investment to the region.



ADVANCED & RENEWABLE ENERGY

Ohio leads the nation in renewable energy project development, and Akron plays a key role in supporting advanced energy manufacturing. The region's strong industrial base and public-private partnerships enable the production of solar, wind, fuel cell, and energy storage components. With state programs incentivizing innovation, Akron's manufacturers are retooling facilities to meet global demand for sustainable energy solutions.



MANUFACTURING

Manufacturing remains a cornerstone of Akron's economy, evolving from its historic identity as the "Rubber Capital of the World" to a diversified industrial hub. Today, the region excels in fabricated metals, plastics, chemicals, and machinery, supported by a highly skilled workforce and robust infrastructure. Ohio ranks second nationally in steel production, with 65% of the state's output concentrated in Northeast Ohio. Akron's manufacturing sector is increasingly focused on automation, smart technologies, and advanced materials to compete in global markets.



POLYMERS & ADVANCED MATERIALS

Akron has long been recognized as the epicenter of America's polymer industry, evolving from its historic roots in tire manufacturing to a global leader in advanced materials. Anchored by the University of Akron's College of Polymer Science and Polymer Engineering, the region drives innovation in plastics, rubbers, and resins. Today, Akron's polymer cluster supports sustainable materials and advanced composites, attracting international investment and fueling research partnerships that position the city as a hub for next-generation manufacturing.

Living in Akron

Recognized as one of the most affordable cities in the United States, the cost of living in Akron is 13% lower than the Ohio average and 31% lower than the national average. Essentially all expenses in Akron cost less than the state average including groceries, healthcare, utilities, transportation, and housing.

Home to nearly 41,000 kids between the ages of 0 and 18 years, children make up close to 21% of the Akron population. With this many young students, schools in Akron are split between three main school districts within the Akron Public School (APS) system; including the Copley-Fairlawn City School District, the Manchester Local School District, and the Revere Local School District.

EDUCATION RESOURCES

Akron Public Schools (APS)

Akron City School District, or Akron Public Schools (APS), serves a community of 198,000 with 47 community learning centers. APS are a diverse, urban system serving a city covering 62 square miles.

APS's goal to be the number one urban school system in America is not just a lofty aspiration but one their teachers and staff of 4,400 employees are dedicated to daily. From Ohio Department of Education statistics, APS is always at or near the top performers among the eight largest urban districts in Ohio.

APS high school students earned 9,713 college credits last year and invested 14,373 hours in job shadowing or internships. Students earned 1,440 industry certifications last year, a stunning jump of 1,500% from the year before. Student attendance rates are between 90 and 95% in nearly every elementary, middle and high school; and the attendance rate is 99% in their acclaimed Akron Early College High School and STEM schools.

Akron Public Schools strongly supports, values and pursues fine arts education with one school dedicated to visual and performing arts and a high school that is home to the award-winning Akron School for the Arts.



Living in Akron

HEALTHCARE

Akron's healthcare ecosystem is anchored by three nationally recognized medical systems that provide comprehensive care and drive biomedical innovation across Northeast Ohio:

SUMMA HEALTH SYSTEM



Summa Health System is a comprehensive, integrated healthcare network serving Akron and the broader Northeast Ohio region. The system delivers a full continuum of care through acute care hospitals, outpatient and ambulatory centers, primary and specialty physician practices, and focused clinical programs. Summa is recognized for its commitment to community health, preventive care, and population health initiatives, partnering with local organizations to address regional health needs and improve access to care. Through ongoing investment in advanced medical technology, evidence-based treatment, and innovative care delivery models, Summa plays a vital role in advancing clinical quality and supporting long-term wellness across the communities it serves.

CLEVELAND CLINIC AKRON GENERAL



Cleveland Clinic Akron General brings world-class medical expertise to the region as an integral part of the Cleveland Clinic health system. Through this affiliation, the hospital provides access to nationally recognized clinical standards, advanced surgical capabilities, and cutting-edge diagnostic and treatment technologies. Akron General offers a broad range of inpatient and outpatient services supported by integrated, team-based care models that emphasize collaboration, quality outcomes, and continuity of care. With a strong focus on innovation and patient-centered services, Cleveland Clinic Akron General strengthens Akron's healthcare landscape while positioning the city as a destination for advanced and highly specialized medical care.

AKRON CHILDREN'S HOSPITAL



Akron Children's Hospital is a nationally recognized leader in pediatric healthcare, consistently ranked among the top children's hospitals in the United States. The hospital provides comprehensive care for infants, children, and adolescents through a wide array of specialized pediatric programs and subspecialty services. Akron Children's is deeply committed to research, education, and clinical innovation, ensuring that patients benefit from the latest evidence-based treatments and advancements in pediatric medicine. Central to its mission is a family-centered care model that supports both patients and caregivers, reinforcing its role as a cornerstone of Akron's healthcare system and a trusted resource for families throughout Northeast Ohio.

Together, these institutions form the Akron Biomedical Corridor, a strategic cluster connecting downtown Akron with major hospitals, research facilities, and the University of Akron. This corridor fosters collaboration between clinical care, academic research, and biotech innovation, supporting over 600 biomedical businesses and 230,000 healthcare professionals in Northeast Ohio. The region ranks among the top globally for neurotech and medical device development, offering unparalleled opportunities for startups and established firms alike.

Living in Akron

SPORTS

The city of Akron is home to Zips athletics as well as professional and minor league teams. Residents of Akron have the best of both worlds; University of Akron's involvement in a Division I Athletics program, along with access to multiple major-league teams within 45 minutes of downtown Akron.

THE AKRON ZIPS



The storied history of Akron athletics dates back more than 100 years. John Heisman, the great innovator of football coaching and namesake of the Heisman Trophy, coached the Zips in 1893.

More recently, Zips football moved into a modern, on-campus stadium, making it easy for students and their friends to attend games. Today, UA fields 16 men's and women's varsity teams, comprised of 300+ student-athletes. They compete in the Football Bowl Subdivision of NCAA Division I athletics and they are members of the Mid-American Conference. UA is home to the 2010 Men's Soccer National Champions.

AKRON RUBBERDUCKS



The Akron RubberDucks are a Minor League Baseball team based in Akron, Ohio. The team, which plays in the Eastern League, is the Double-A affiliate of the Cleveland Guardians. They play in Canal Park, located in downtown Akron, which seats 7,630 fans. The nickname "RubberDucks" refers to Akron's history in the rubber industry, in particular as the birthplace of tire and rubber companies such as Goodyear, Firestone, B.F. Goodrich and General Tire.

CLEVELAND PROFESSIONAL SPORTS



For those who love watching professional sports, Cleveland is one of the few proud cities that host three major professional sports teams; the Cleveland Browns (NFL), the Cleveland Guardians (MLB) and the Cleveland Cavaliers (NBA). All three sports facilities are located only 45 minutes north of Akron in Downtown Cleveland.

Offering Memorandum Disclaimer

The material contained in this Offering Memorandum is confidential and for the purpose of considering the purchase of the Property described herein. It is subject to the terms and provisions of the Confidentiality Agreement signed by the recipient of this material, and is not to be used for any purpose or made available to any other person without the express written consent of Cushman & Wakefield, Inc. (“Broker”).

This Offering Memorandum was prepared by Broker solely for the use of prospective purchasers of **HUNTINGTON BANK** (the “Property”). Neither Broker, the “Seller” nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Property from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of Broker and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Seller or Broker.

The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing the Property at this time, kindly return this brochure to the Broker at your earliest possible convenience.

Investment Contacts

HANK DAVIS

Senior Director

+1 513 235 5546

hank.davis@cushwake.com



201 E. Fourth Street, Suite 1800

Cincinnati, OH 45202 | USA

cushmanwakefield.com