

FOR SALE

CBRE



Price reduced to \$3,698,500

±16,750 SF Freestanding Former Car Dealership on 4.65 AC

Turnkey Opportunity

1501 Vernon Odom Blvd, Akron, Ohio 44320

1501
VERNON ODOM BOULEVARD

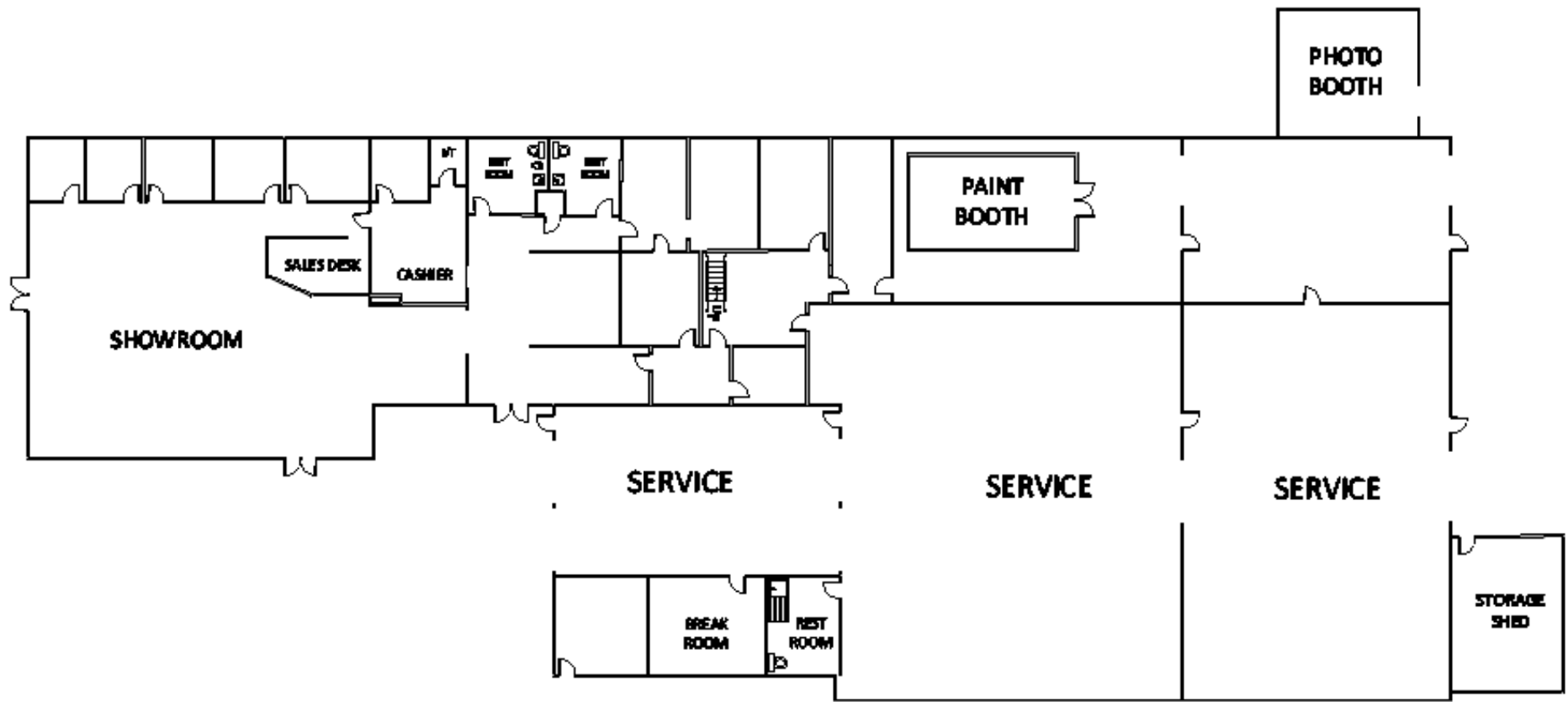
The Opportunity

Don't miss this chance to acquire a turnkey automotive dealership opportunity. Alternative potential uses include equipment sales, machine shops and various other businesses.

- 16,750 SF approx. including storage and photo booth buildings
- 4.65 Acres
 - » Zoned UPD-4 (Planned Development District)
- Equipment list includes seven floor-mounted lift units, office furniture, and paint booth
- Fully-paved parking surface can accommodate hundreds of vehicles
- Summit County Parcel ID 6762794
- Year Built: 1988
- Great location adjacent to Interstate-77 allows for easy access from all over Northeast Ohio
- Reduced Asking Price: \$3,698,500
 - » Recently appraised for considerably more!

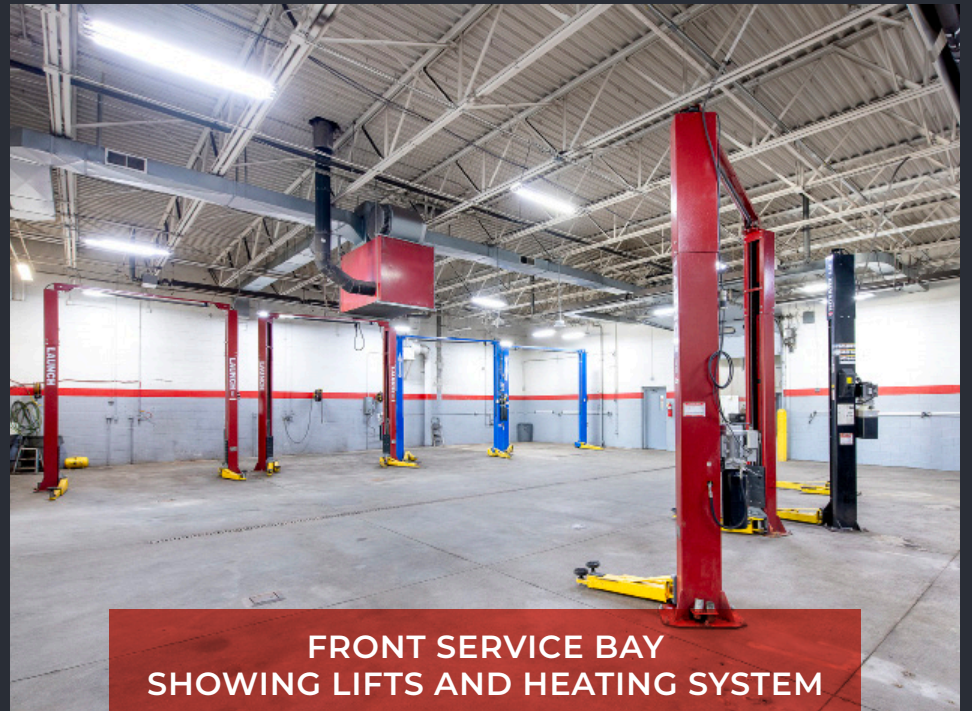


Floorplan





**SPACIOUS REAR SERVICE BAY
INCLUDES FRAME RACK**



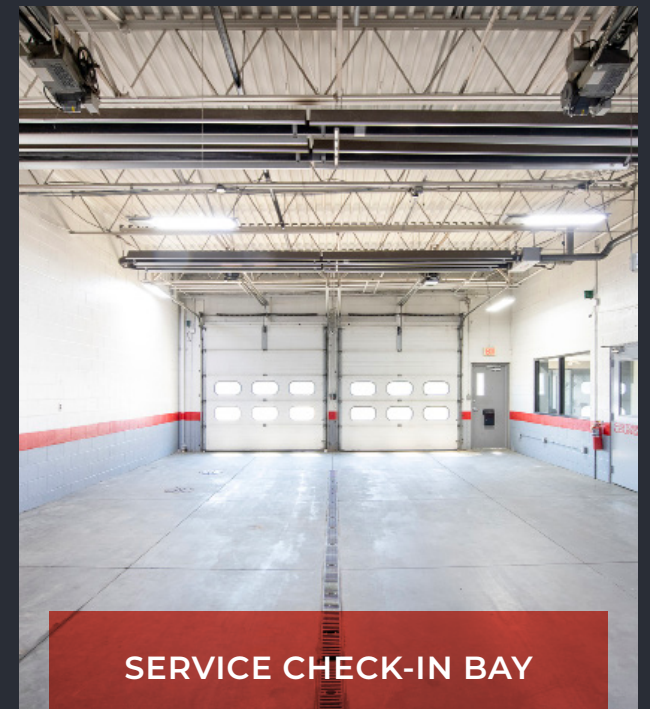
**FRONT SERVICE BAY
SHOWING LIFTS AND HEATING SYSTEM**



**BRIGHT AND EFFICIENT
LED LIGHTING THROUGHOUT**



**DRIVE-IN
PAINT BOOTH INCLUDED**



SERVICE CHECK-IN BAY



**ATTRACTIVE SHOWROOM WITH DOUBLE DOORS
ALLOWS FOR DISPLAY OF SEVERAL VEHICLES**



**COMFORTABLE LOUNGE-STYLE
SEATING AREA**



**MULTIPLE INDIVIDUAL
FURNISHED OFFICES**



CLEAN AND WELL-MAINTAINED



N

Downtown Akron
5 Miles

Vernon Odom Blvd



SITE

15,373 VPD

76,793 VPD



±229'
±837'

Quick Stats - 5 Mile Radius



DAYTIME
POPULATION

193,520



2024
POPULATION

177,186



2024
HOUSEHOLDS

78,537



2024
POPULATION
25 & OVER

122,884



2024
AVG. HOUSEHOLD
INCOME

\$74,089

CBRE



CBRE



**RETAIL TRADE AREA**

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- #### POINTS OF INTEREST
1. Akron Zoo
 2. Akron Botanical Garden
 3. John S. Knight Center
 4. Akron Civic Theatre
 5. Cuyahoga Falls Museum of Science

100

Test 2: 10/10/2010

- #### MAJOR EMPLOYERS

- Science Herald - 11,000
- Chronicle of Cities - Atlanta General - 3,000
- Atlanta Children's - 3,100
- Summit County News - 1,900
- University of Atlanta - 1,672
- Post-Times - 1,200
- Huntington News - 1,150
- Atlanta Public Schools - 1,700
- City of Atlanta - n/a

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.





Contact Us

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	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	5,317	65,414	177,186
2024 Daytime Population	5,341	70,092	193,520
2024 Households - Current Year Estimate	2,481	30,206	78,537
2024 Avg. Household Income	\$46,583	\$62,362	\$74,089
2029 Avg. Household Income Projection	\$51,030	\$70,464	\$83,611
2024 Median Household Income	\$36,028	\$44,695	\$52,432
2024 Population 25 and Over	3,737	46,300	122,884

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