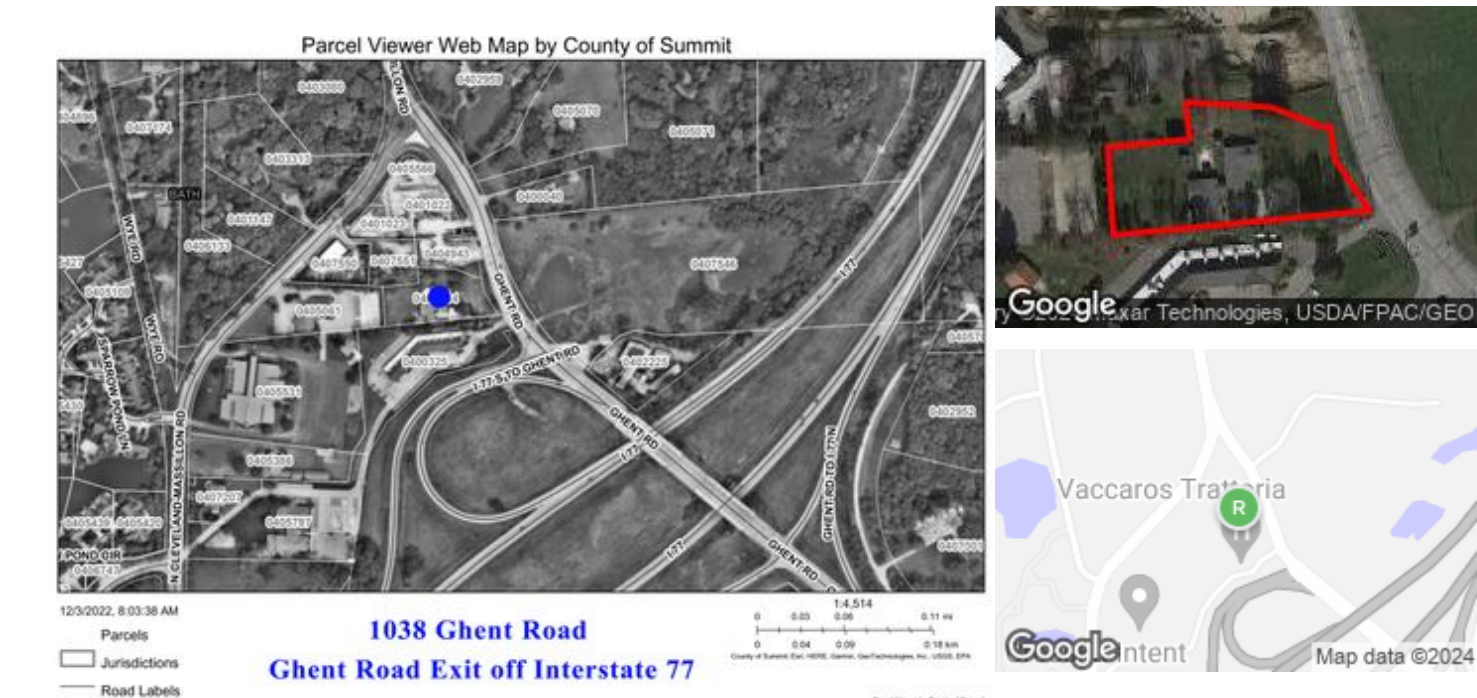


Retail-Office-Restaurant

1034 Ghent Rd, Akron, OH, 44333

Retail: Mixed Use For Sale  
Prepared on April 17, 2024



Listing Details | Retail For Sale

Secondary Uses	Hospitality, Land	1031 Exchange	Yes
Total Available Space	5,507 SF	Vacant	No
Asking Price	\$	Available Date	Now
Listing Price Per SF	\$90.61	Date Listed	7/01/2026
Cap Rate (Actual)	-	Last Modified	4/09/2024
Possession	Now	Listing ID	38583533
Signage	Free-Standing	Parking Spaces	20


Description

Currently has homes rented....can be developed as restaurant, drive thru, office or retail. 60,000 cars on the Interstate just hundreds of feet from your doorstep. This area is zoned for commercial and your retail business will POP here.

Property Details

Building Class	C	Floors	1
Elevators	0	Year Built	1957
Property Type	Office	Primary Construction	Framed
Sub Type	Mixed Use	Occupancy Type	Multi-tenant
Zoning	B-1	Percent Occupied	100%
Building Status	Existing	Parcels	0407234
Building Size	5,507 SF	Legal Owner	Krishnappa Bheshaj
Land Size	1.21 Acres / 52,805 SF	Submarket	-
Number of Buildings	2	County	Summit

Contact



Bill Snow

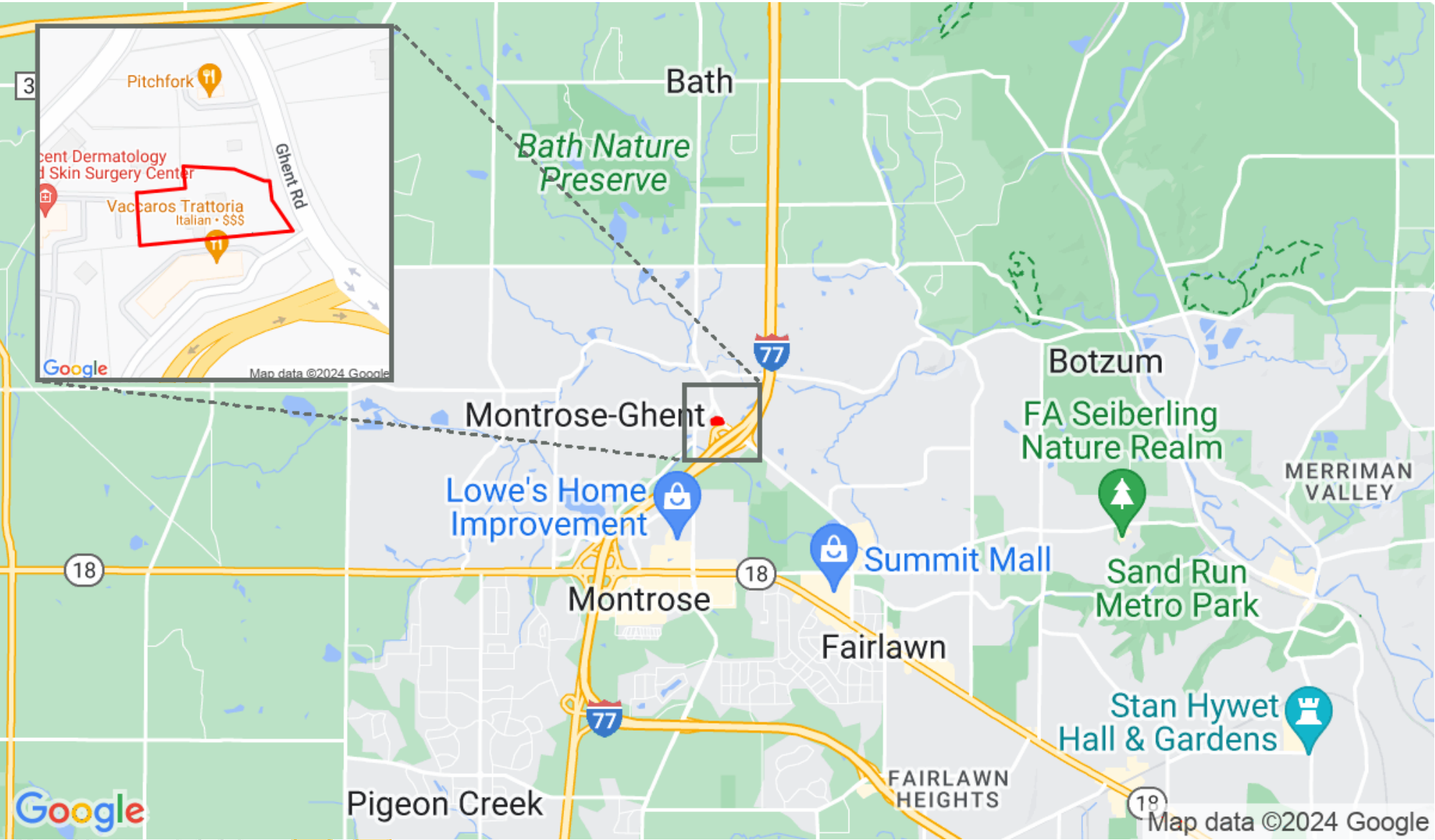
330-835-4900

Realtorwilliamsnow@gmail.com

# 1034 Ghent Rd

BHHS - Stouffer Realty | Fairlawn

130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

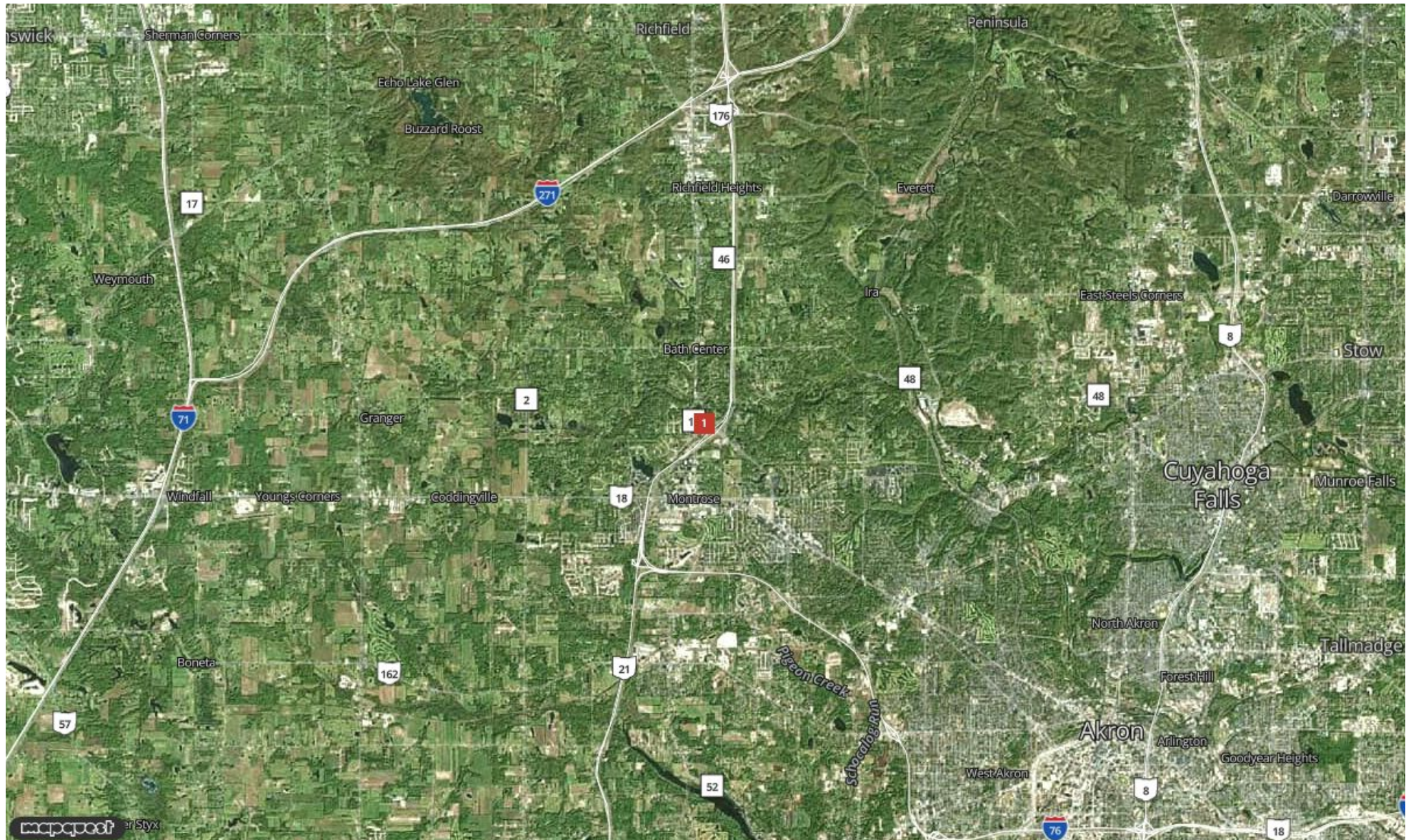


# Report for 1034 Ghent Rd, Akr...

**BERKSHIRE  
HATHAWAY** | **STOUFFER  
REALTY**  
HOMESERVICES

BHHS - Stouffer Realty | Fairlawn

130 North Miller Road Fairlawn, OH 44333 | 330-835-4900



**BERKSHIRE  
HATHAWAY** | **STOUFFER  
REALTY**  
HOMESERVICES



**Bill Snow**  
Realtorwilliamsnow@gmail.com  
330-835-4900

**Moody's** | **CRE**  
ANALYTICS



1034 Ghent Rd

1034 Ghent Rd  
Akron, OH 44333

Owner	KRISHNAPPA BHESHAJ
Buyer	
Class	C
Building Size	5,507 SF
Year Built	1957

Retail For Sale

List Price	
\$/SF	\$90.61 Per SF
Office SF	
Industrial SF	
Retail SF	
Land Size	1.21 Acres
Parking Ratio	

Currently has homes rented....can be developed as restaurant, drive thru, office or retail. 60,000 cars on the Interstate just hundreds of feet from your doorstep. This area is zoned for commercial and your retail business will POP here.

BHHS - Stouffer Realty | Fairlawn

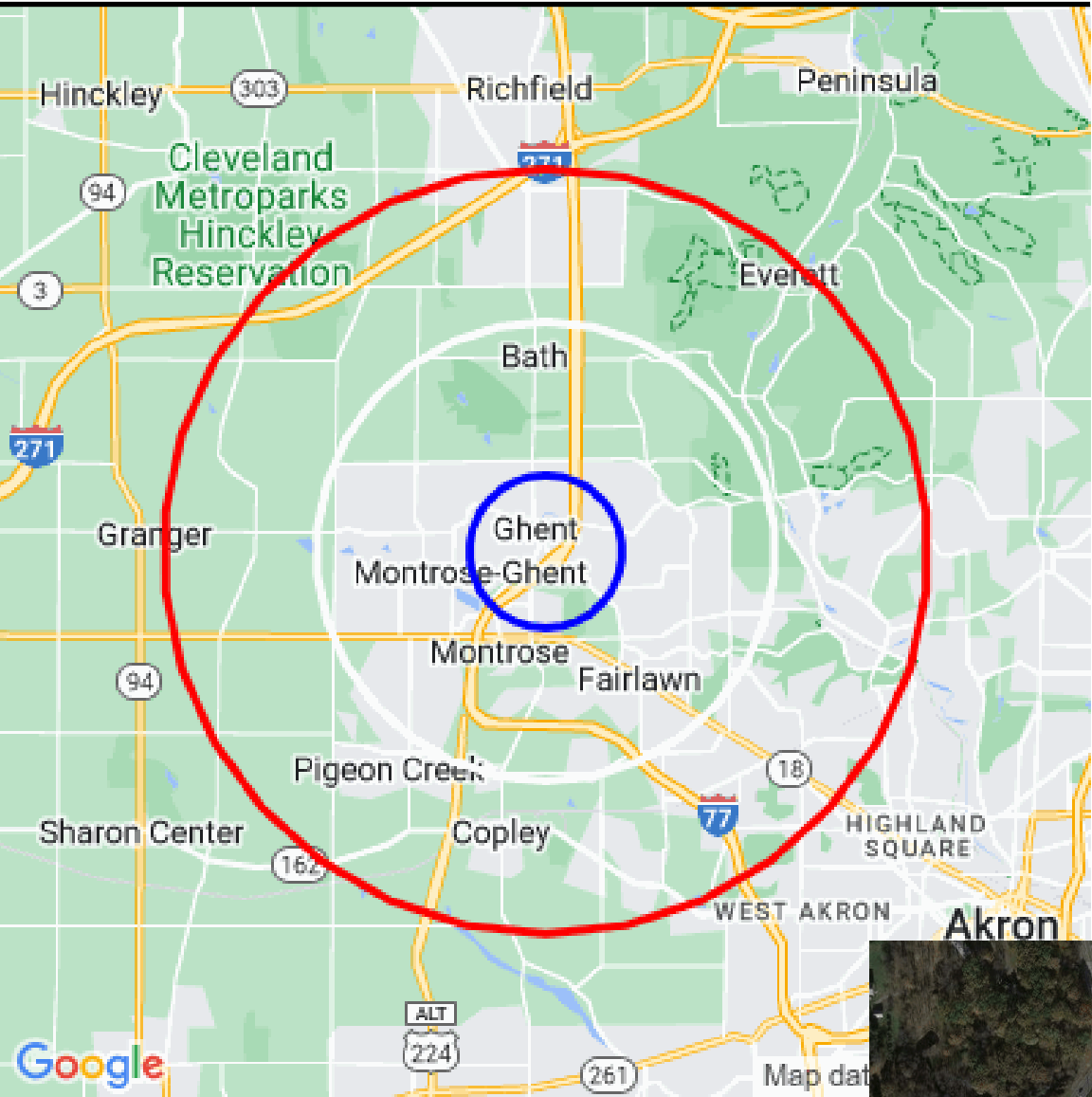
130 North Miller Road, Fairlawn, OH 44333 | 330-835-4900

	Address	Status	Floor/Suite	Land	Building SF	Available SF	Price
1	1034 Ghent Rd	Retail For Sale	Bldg	1.21 Acres	5,507 SF	5,507 SF	\$499,000.00



# 1034 Ghent Rd

## Demographic Report



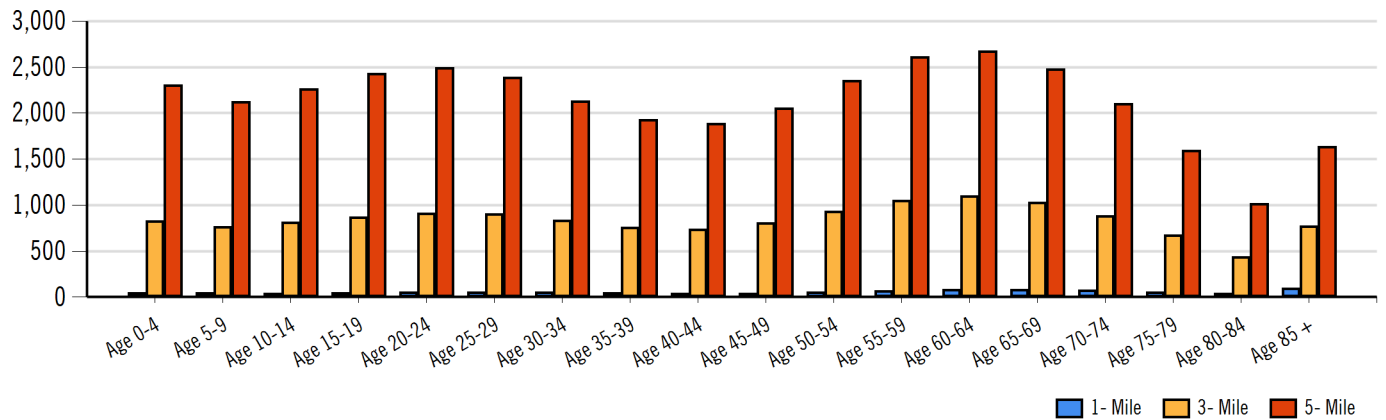
## 1034 Ghent Rd

### Population

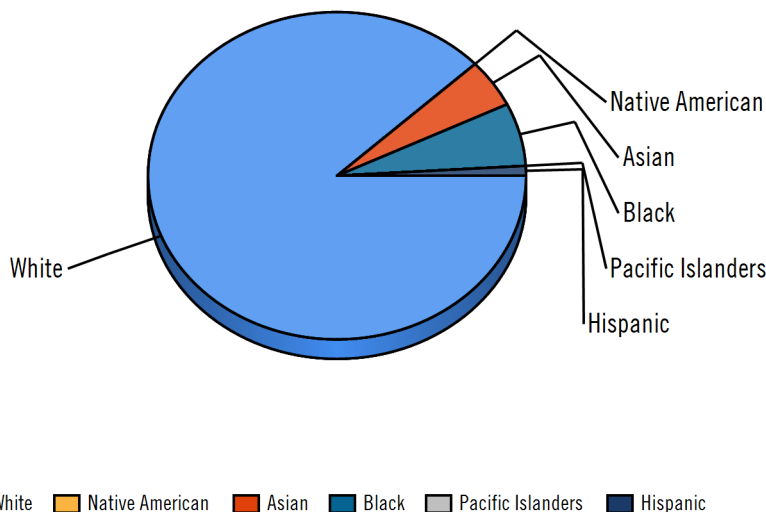
Distance	Male	Female	Total
1- Mile	510	595	1,105
3- Mile	7,344	7,843	15,187
5- Mile	18,450	20,092	38,541



## Population by Distance and Age (2020)



## Ethnicity within 5 miles



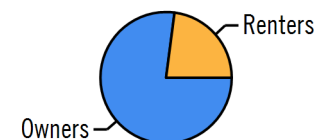
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	546	6	0.34 %
3-Mile	7,679	95	1.07 %
5-Mile	19,410	323	1.44 %



# 1034 Ghent Rd

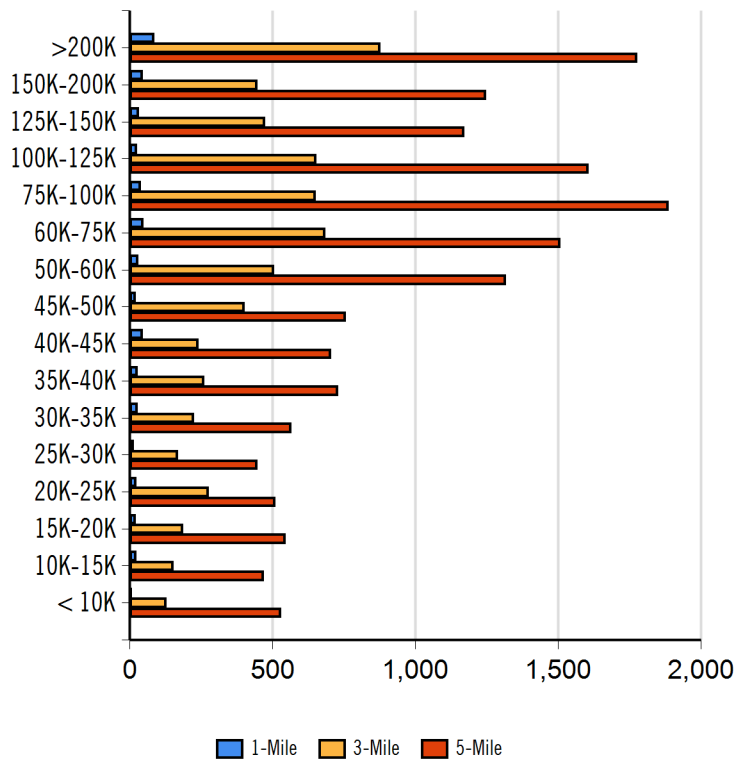
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130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	14	72	38	100	1	0	53	157	29	1	52
3-Mile	0	29	204	1,002	297	852	160	144	970	2,181	445	152	596
5-Mile	11	65	601	2,620	723	2,042	433	260	2,389	5,844	1,107	458	1,479

## Household Income



Radius	Median Household Income
1-Mile	\$68,329.00
3-Mile	\$75,767.69
5-Mile	\$68,015.78

Radius	Average Household Income
1-Mile	\$107,710.33
3-Mile	\$96,781.38
5-Mile	\$83,894.25

Radius	Aggregate Household Income
1-Mile	\$48,383,611.00
3-Mile	\$636,427,023.40
5-Mile	\$1,495,512,647.87

## Education

	1-Mile	3-mile	5-mile
Pop > 25	843	10,974	26,901
High School Grad	172	1,904	4,637
Some College	137	2,031	5,110
Associates	22	531	1,403
Bachelors	245	3,398	8,354
Masters	102	1,291	3,383
Prof. Degree	83	789	1,673
Doctorate	12	200	484

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	39 %	56 %	58 %
Teen's	19 %	62 %	61 %
Expensive Homes	156 %	130 %	58 %
Mobile Homes	0 %	1 %	6 %
New Homes	13 %	116 %	93 %
New Households	32 %	70 %	62 %
Military Households	0 %	0 %	10 %
Households with 4+ Cars	42 %	102 %	80 %
Public Transportation Users	0 %	5 %	12 %
Young Wealthy Households	0 %	40 %	60 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	28,525,039		359,868,757		880,931,338	
<b>Average annual household</b>	59,725		56,479		53,203	
<b>Food</b>	7,631	12.78 %	7,241	12.82 %	6,860	12.89 %
Food at home	4,721		4,542		4,369	
Cereals and bakery products	671		645		620	
Cereals and cereal products	237		228		220	
Bakery products	434		417		400	
Meats poultry fish and eggs	960		911		877	
Beef	232		216		207	
Pork	164		159		154	
Poultry	183		172		165	
Fish and seafood	160		151		144	
Eggs	72		71		69	
Dairy products	486		466		445	
Fruits and vegetables	949		923		885	
Fresh fruits	139		136		130	
Processed vegetables	175		172		167	
Sugar and other sweets	171		165		159	
Fats and oils	149		143		138	
Miscellaneous foods	880		849		820	
Nonalcoholic beverages	385		375		366	
Food away from home	2,909		2,698		2,491	
Alcoholic beverages	456		429		396	
<b>Housing</b>	20,674	34.62 %	19,724	34.92 %	18,814	35.36 %
Shelter	12,624		11,984		11,411	
Owned dwellings	7,908		7,472		6,992	
Mortgage interest and charges	3,935		3,775		3,520	
Property taxes	2,761		2,554		2,380	
Maintenance repairs	1,211		1,142		1,091	
Rented dwellings	3,344		3,339		3,369	
Other lodging	1,372		1,173		1,049	
Utilities fuels	4,483		4,390		4,271	
Natural gas	444		425		408	
Electricity	1,749		1,719		1,686	
Fuel oil	189		179		170	
Telephone services	1,377		1,361		1,324	
Water and other public services	723		705		680	
<b>Household operations</b>	1,522	2.55 %	1,424	2.52 %	1,327	2.49 %
Personal services	452		427		390	
Other household expenses	1,070		997		937	
Housekeeping supplies	747		687		650	
Laundry and cleaning supplies	181		174		169	
Other household products	443		406		382	
Postage and stationery	121		106		98	
Household furnishings	1,297		1,237		1,153	
Household textiles	96		93		86	
Furniture	351		309		277	
Floor coverings	41		36		32	
Major appliances	122		132		134	
Small appliances	125		109		102	
Miscellaneous	559		555		520	
<b>Apparel and services</b>	1,646	2.76 %	1,547	2.74 %	1,442	2.71 %
Men and boys	336		309		286	
Men 16 and over	275		255		237	
Boys 2 to 15	61		53		49	
Women and girls	601		556		520	



# 1034 Ghent Rd

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130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

Women 16 and over	536	486	449
Girls 2 to 15	65	70	70
Children under 2	103	97	94

## Expenditures (Continued)

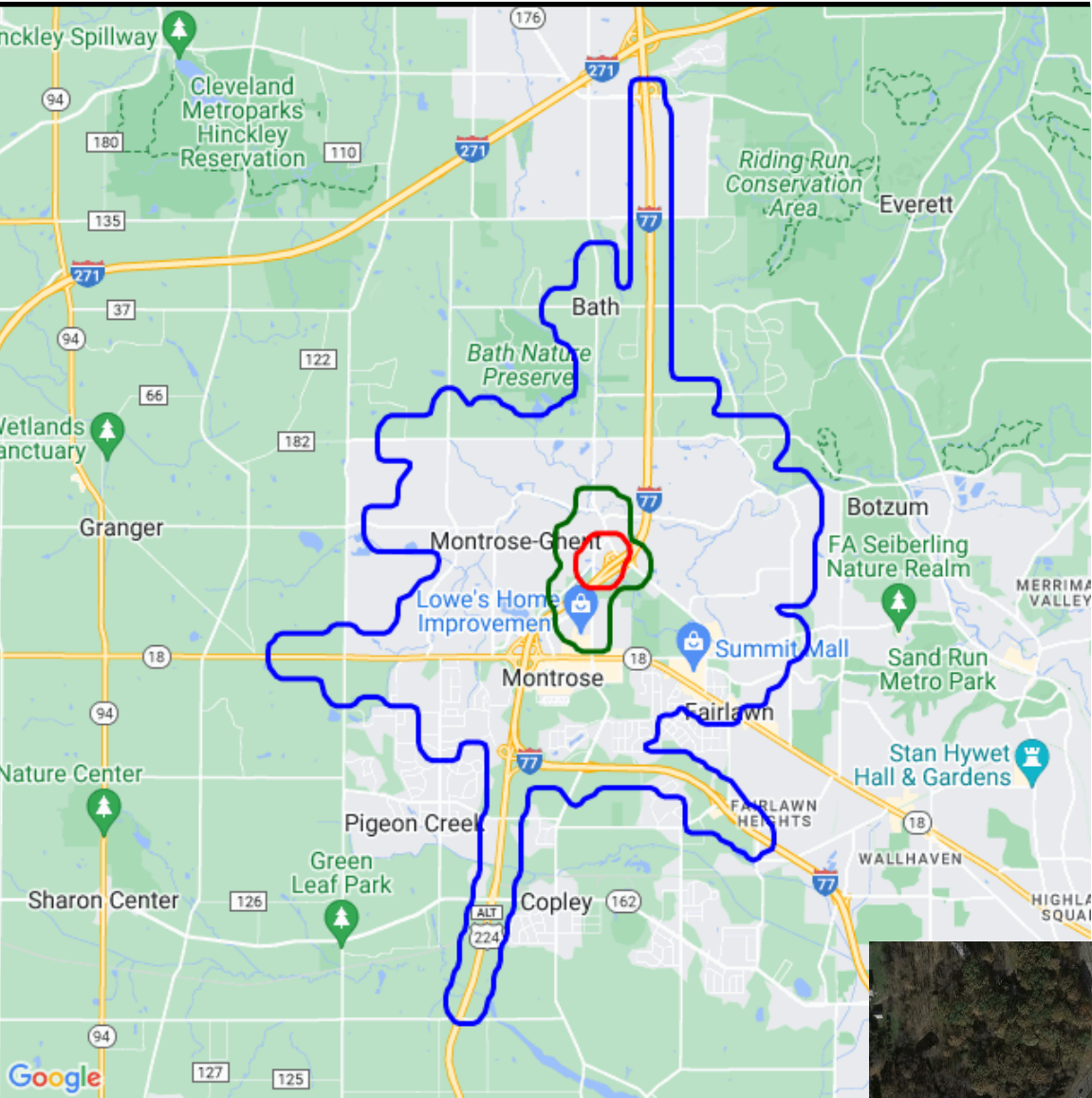
	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	28,525,039		359,868,757		880,931,338	
<b>Average annual household</b>	59,725		56,479		53,203	
<b>Transportation</b>	7,761	12.99 %	7,540	13.35 %	7,146	13.43 %
Vehicle purchases	1,876		1,830		1,701	
Cars and trucks new	1,041		976		895	
Cars and trucks used	798		813		765	
Gasoline and motor oil	2,258		2,252		2,183	
Other vehicle expenses	2,915		2,824		2,694	
Vehicle finance charges	189		189		181	
Maintenance and repairs	1,055		1,008		951	
Vehicle insurance	1,277		1,250		1,212	
Vehicle rental leases	393		375		349	
Public transportation	711		633		567	
<b>Health care</b>	4,292	7.19 %	4,175	7.39 %	3,992	7.50 %
Health insurance	2,810		2,716		2,611	
Medical services	899		891		841	
Drugs	431		425		404	
Medical supplies	151		142		134	
<b>Entertainment</b>	3,382	5.66 %	3,297	5.84 %	3,109	5.84 %
Fees and admissions	804		728		654	
Television radios	1,087		1,082		1,055	
Pets toys	1,252		1,216		1,139	
Personal care products	777		736		689	
Reading	75		68		62	
Education	2,151		1,785		1,586	
Tobacco products	386		388		391	
<b>Miscellaneous</b>	1,054	1.76 %	946	1.67 %	887	1.67 %
<b>Cash contributions</b>	1,553		1,453		1,407	
<b>Personal insurance</b>	7,884		7,144		6,416	
Life and other personal insurance	199		196		184	
Pensions and Social Security	7,685		6,948		6,232	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	1,979	2,227	-12.62 %	492	1,410	1,805	174	487
3-Mile	2020	8,406	8,801	-6.59 %	2,313	5,736	6,462	1,944	1,305
5-Mile	2020	21,383	22,161	-6.08 %	5,824	14,540	16,293	5,090	3,245
1-Mile	2023	1,945	2,227	-14.38 %	478	1,391	1,782	163	535
3-Mile	2023	8,384	8,801	-7.25 %	2,300	5,725	6,457	1,927	1,433
5-Mile	2023	21,274	22,161	-6.87 %	5,775	14,483	16,257	5,017	3,815



# 1034 Ghent Rd

## Demographic Report



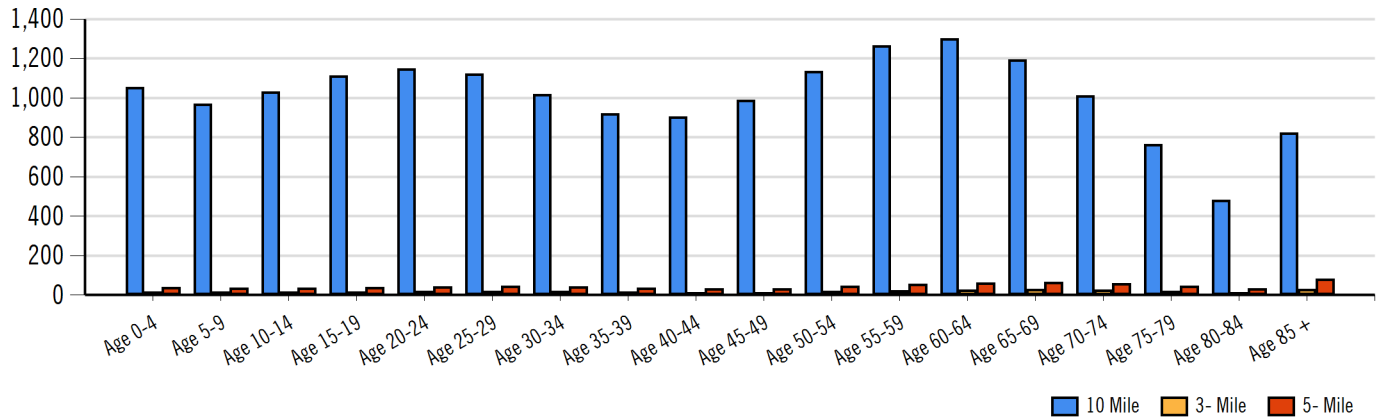
## 1034 Ghent Rd

### Population

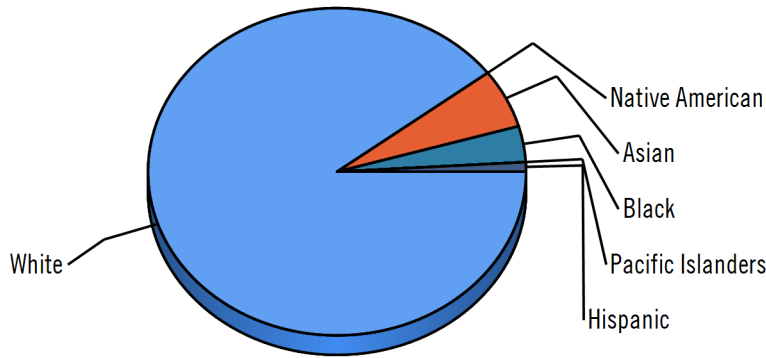
Distance	Male	Female	Total
3- Minute	177	205	382
5- Minute	391	462	853
10 Minute	8,818	9,445	18,263



## Population by Distance and Age (2020)



## Ethnicity within 5 Minute



White Native American Asian Black Pacific Islanders Hispanic

## Home Ownership 3 Minute



## Home Ownership 5 Minute



## Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	185	2	0.17 %
5-Minute	419	5	0.42 %
10-Minute	9,168	115	0.77 %



# 1034 Ghent Rd

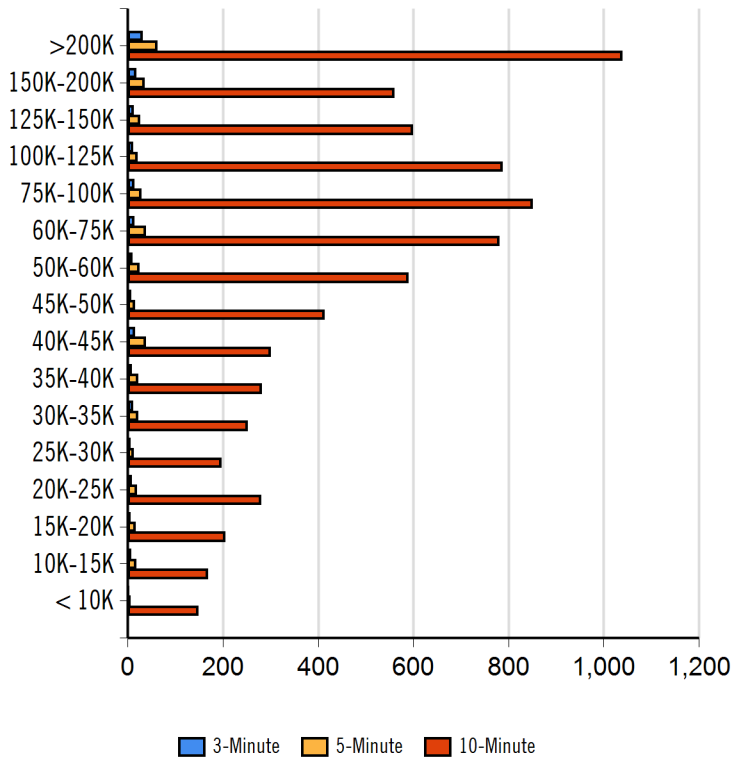
BHHS - Stouffer Realty | Fairlawn

130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	0	0	4	24	13	36	0	0	16	53	12	0	19
5-Minute	0	0	10	51	32	80	0	0	39	117	25	1	43
10-Minute	1	28	232	1,253	402	938	182	166	1,151	2,686	520	178	707

## Household Income



Radius	Median Household Income
3-Minute	\$60,378.00
5-Minute	\$60,378.00
10-Minute	\$79,701.91

Radius	Average Household Income
3-Minute	\$91,808.50
5-Minute	\$91,808.50
10-Minute	\$95,650.27

Radius	Aggregate Household Income
3-Minute	\$16,797,485.93
5-Minute	\$36,220,600.10
10-Minute	\$762,228,583.11

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	291	655	12,943
High School Grad	55	138	2,217
Some College	47	103	2,312
Associates	7	15	616
Bachelors	87	189	4,036
Masters	38	79	1,670
Prof. Degree	33	65	922
Doctorate	3	10	268

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	19 %	50 %	37 %
Teen's	10 %	23 %	43 %
Expensive Homes	76 %	196 %	81 %
Mobile Homes	0 %	0 %	1 %
New Homes	5 %	16 %	95 %
New Households	15 %	41 %	50 %
Military Households	0 %	0 %	2 %
Households with 4+ Cars	22 %	45 %	67 %
Public Transportation Users	0 %	0 %	2 %
Young Wealthy Households	0 %	0 %	48 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	9,997,685		22,062,340		429,866,218	
<b>Average annual household</b>	56,734		56,734		56,897	
<b>Food</b>	7,290	12.85 %	7,290	12.85 %	7,286	12.81 %
Food at home	4,558		4,558		4,569	
Cereals and bakery products	647		647		649	
Cereals and cereal products	228		228		229	
Bakery products	419		419		419	
Meats poultry fish and eggs	933		933		912	
Beef	226		226		216	
Pork	161		161		159	
Poultry	177		177		172	
Fish and seafood	154		154		151	
Eggs	71		71		71	
Dairy products	465		465		470	
Fruits and vegetables	915		915		928	
Fresh fruits	134		134		137	
Processed vegetables	171		171		172	
Sugar and other sweets	166		166		167	
Fats and oils	144		144		144	
Miscellaneous foods	850		850		857	
Nonalcoholic beverages	375		375		378	
Food away from home	2,732		2,732		2,716	
Alcoholic beverages	428		428		434	
<b>Housing</b>	19,811	34.92 %	19,811	34.92 %	19,838	34.87 %
Shelter	12,057		12,057		12,053	
Owned dwellings	7,458		7,458		7,540	
Mortgage interest and charges	3,672		3,672		3,833	
Property taxes	2,601		2,601		2,574	
Maintenance repairs	1,185		1,185		1,131	
Rented dwellings	3,339		3,339		3,336	
Other lodging	1,260		1,260		1,176	
Utilities fuels	4,371		4,371		4,408	
Natural gas	429		429		427	
Electricity	1,718		1,718		1,722	
Fuel oil	182		182		179	
Telephone services	1,339		1,339		1,368	
Water and other public services	701		701		709	
<b>Household operations</b>	1,443	2.54 %	1,443	2.54 %	1,436	2.52 %
Personal services	423		423		434	
Other household expenses	1,019		1,019		1,001	
Housekeeping supplies	715		715		689	
Laundry and cleaning supplies	175		175		176	
Other household products	424		424		407	
Postage and stationery	116		116		105	
Household furnishings	1,224		1,224		1,250	
Household textiles	91		91		93	
Furniture	321		321		312	
Floor coverings	38		38		36	
Major appliances	122		122		133	
Small appliances	119		119		109	
Miscellaneous	532		532		566	
<b>Apparel and services</b>	1,568	2.76 %	1,568	2.76 %	1,563	2.75 %
Men and boys	313		313		317	
Men 16 and over	255		255		263	
Boys 2 to 15	58		58		53	
Women and girls	573		573		555	



# 1034 Ghent Rd

BHHS - Stouffer Realty   Fairlawn		130 North Miller Road Fairlawn, OH 44333   330-835-4900	
Women 16 and over	508	508	484
Girls 2 to 15	65	65	71
Children under 2	100	100	97

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	9,997,685		22,062,340		429,866,218	
<b>Average annual household</b>	56,734		56,734		56,897	
<b>Transportation</b>	7,418	13.08 %	7,418	13.08 %	7,601	13.36 %
Vehicle purchases	1,758		1,758		1,855	
Cars and trucks new	963		963		981	
Cars and trucks used	762		762		832	
Gasoline and motor oil	2,191		2,191		2,266	
Other vehicle expenses	2,810		2,810		2,844	
Vehicle finance charges	180		180		192	
Maintenance and repairs	1,006		1,006		1,012	
Vehicle insurance	1,252		1,252		1,259	
Vehicle rental leases	371		371		379	
Public transportation	658		658		633	
<b>Health care</b>	4,165	7.34 %	4,165	7.34 %	4,185	7.36 %
Health insurance	2,742		2,742		2,717	
Medical services	857		857		900	
Drugs	420		420		424	
Medical supplies	145		145		142	
<b>Entertainment</b>	3,233	5.70 %	3,233	5.70 %	3,329	5.85 %
Fees and admissions	739		739		735	
Television radios	1,065		1,065		1,089	
Pets toys	1,197		1,197		1,224	
Personal care products	735		735		742	
Reading	73		73		67	
Education	1,953		1,953		1,797	
Tobacco products	385		385		387	
<b>Miscellaneous</b>	996	1.76 %	996	1.76 %	945	1.66 %
<b>Cash contributions</b>	1,489		1,489		1,465	
<b>Personal insurance</b>	7,188		7,188		7,253	
Life and other personal insurance	191		191		198	
Pensions and Social Security	6,997		6,997		7,054	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	164	191	-4.56 %	53	105	139	25	53
5-Minute	2020	376	448	-12.36 %	139	223	301	75	131
10-Minute	2020	7,312	7,587	-69.28 %	2,040	4,966	5,532	1,780	1,129
3-Minute	2023	160	191	-5.17 %	51	103	137	23	57
5-Minute	2023	366	448	-14.10 %	134	219	296	70	143
10-Minute	2023	7,307	7,587	-74.86 %	2,029	4,970	5,530	1,777	1,241



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1034 Ghent Rd, Akron, OH 44333

CITY, STATE

Akron, OH

POPULATION

18,263

AVG. HHSIZE

2.43

MEDIAN HH INCOME

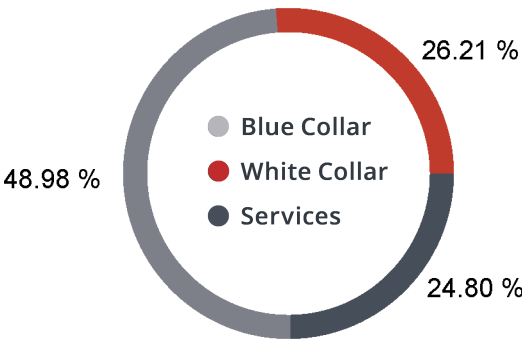
\$79,702

HOME OWNERSHIP

Renters: 1,847

Owners: 5,594

EMPLOYMENT



50.20 %

Employed

0.63 %

Unemployed

EDUCATION

High School Grad: 17.13 %

Some College: 17.86 %

Associates: 4.76 %

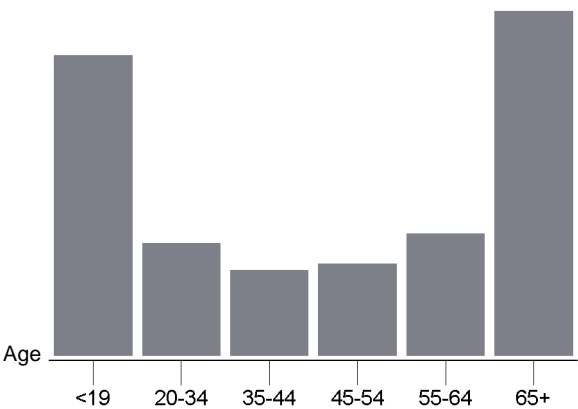
Bachelors: 59.07 %

GENDER & AGE

48.28 %



51.72 %



RACE & ETHNICITY

White: 95.66 %

Asian: 3.07 %

Native American: 0.00 %

Pacific Islanders: 0.00 %

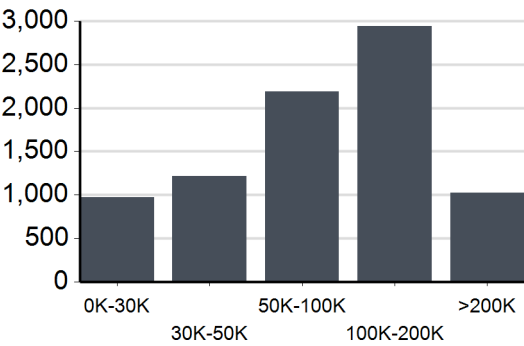
African-American: 0.49 %

Hispanic: 0.48 %

Two or More Races: 0.30 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$19,838



Grocery

\$7,286



Travel

\$7,601



Entertainment

\$3,329



Electricity

\$1,722



Apparel

\$1,563



Furniture

\$312



Gas

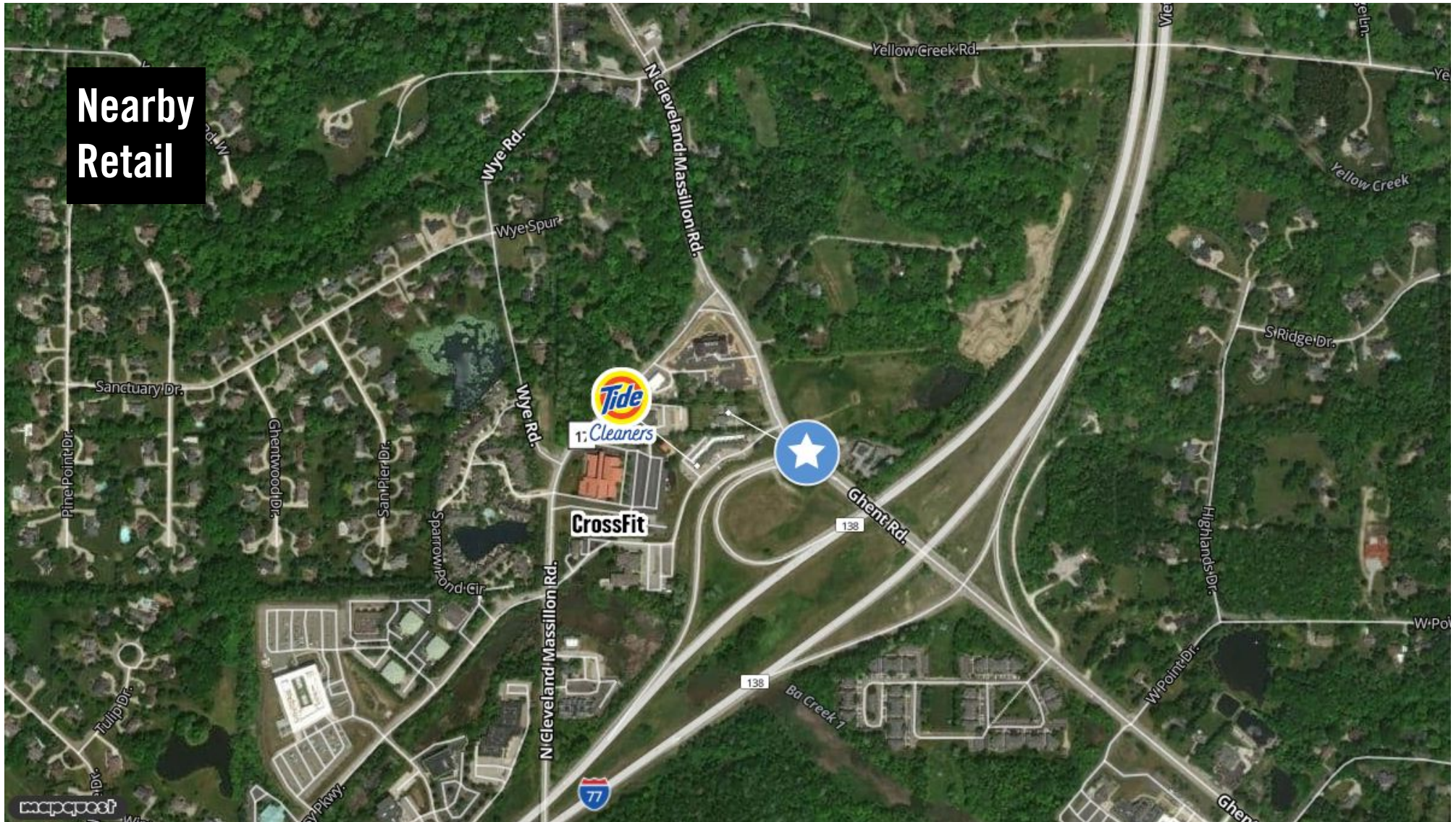
\$427

# 1034 Ghent Rd

BHHS - Stouffer Realty | Fairlawn

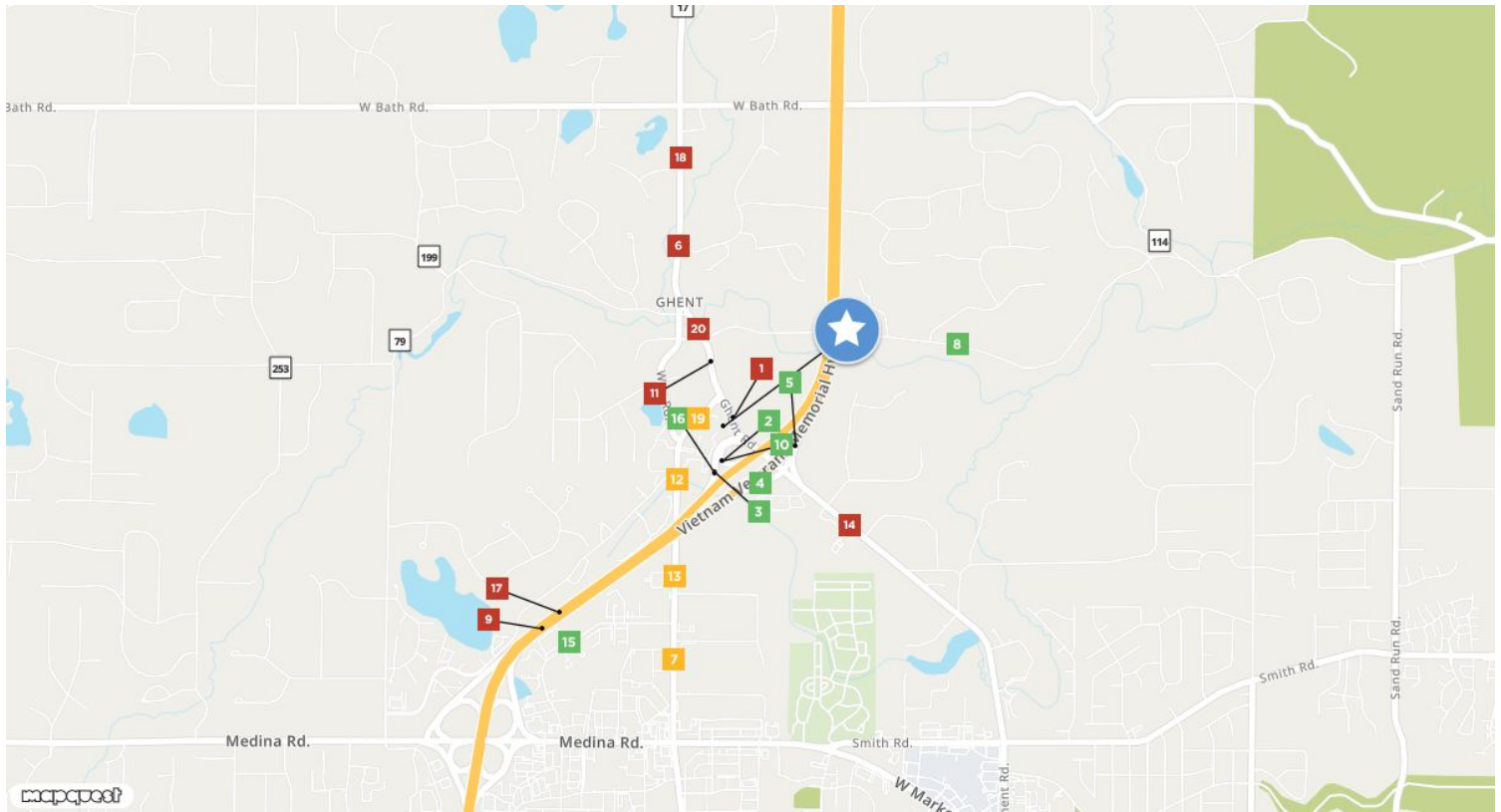
130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

**Nearby  
Retail**



# 1034 Ghent Rd

## Traffic Counts



<b>Ghent Road</b> <span>1</span> N Cleveland Massillon Rd Year: 2021 13,011 Year: 2020 12,415 Year: 2019 13,407	<b>RAMP FROM IR77 SB TO</b> <span>2</span> I- 77 Year: 2021 4,128 Year: 2019 4,516 Year: 2016 4,825	<b>RAMP FROM GHENT RD TO</b> <span>3</span> Embassy Pkwy Year: 2021 4,673 Year: 2020 4,041	<b>RAMP FROM IR77 NB TO</b> <span>4</span> Ghent Rd Year: 2021 4,320 Year: 2020 3,727 Year: 2019 4,551	<b>RAMP FROM GHENT RD TO</b> <span>5</span> Ghent Rd Year: 2021 4,161 Year: 2020 3,739 Year: 2019 4,565
<b>North Cleveland Massillon</b> <span>6</span> Ghent Hills Rd Year: 2021 11,544 Year: 2020 11,015 Year: 2019 11,895	<b>North Cleveland Massillon</b> <span>7</span> Green Dr Year: 2021 9,432 Year: 2020 9,000 Year: 2019 9,719	<b>Yellow Creek Road</b> <span>8</span> Top of the Hill Rd Year: 2021 4,452 Year: 2020 4,151 Year: 2019 4,602	<b>I 77,SR 21</b> <span>9</span> Beechnut Hill Year: 2021 58,314 Year: 2020 52,052 Year: 2019 63,556	<b>RAMP FROM IR77 SB TO</b> <span>10</span> Ghent Rd Year: 2020 3,699
<b>CLEVELAND MASSILLON RD</b> <span>11</span> Yellow Creek Rd Year: 2020 14,657 Year: 2019 15,828 Year: 2018 15,718	<b>CLEVELAND MASSILLON RD</b> <span>12</span> Embassy Pkwy Year: 2020 9,040 Year: 2019 9,762 Year: 2016 9,355	<b>CLEVELAND MASSILLON RD</b> <span>13</span> Tee Dr Year: 2020 9,522 Year: 2019 10,283 Year: 2015 9,458	<b>GHENT RD</b> <span>14</span> Rotunda Ave Year: 2020 13,526 Year: 2019 14,607 Year: 2018 15,882	<b>SPRINGSIDE DR</b> <span>15</span> Medina Rd Year: 2020 4,306 Year: 2019 4,774 Year: 2018 4,703
<span>16</span> Year: 2019 4,934 Year: 2016 4,511 Year: 2015 4,007	<b>I- 77</b> <span>17</span> N Cleveland Massillon Rd Year: 2016 59,996 Year: 2015 55,833 Year: 2013 54,000	<b>N Cleveland Massillon Rd</b> <span>18</span> N Fork Dr Year: 2015 10,940 Year: 2011 10,730 Year: 2007 10,900	<b>N Cleveland Massillon Rd</b> <span>19</span> Wye Rd Year: 2014 10,000 Year: 2006 9,730 Year: 2003 12,290	<b>N Cleveland Massillon Rd</b> <span>20</span> Yellow Creek Rd Year: 2008 15,430 Year: 2003 18,980 Year: 1997 14,750

