

Retail For Sale

BHHS - Stouffer Realty | Fairlawn

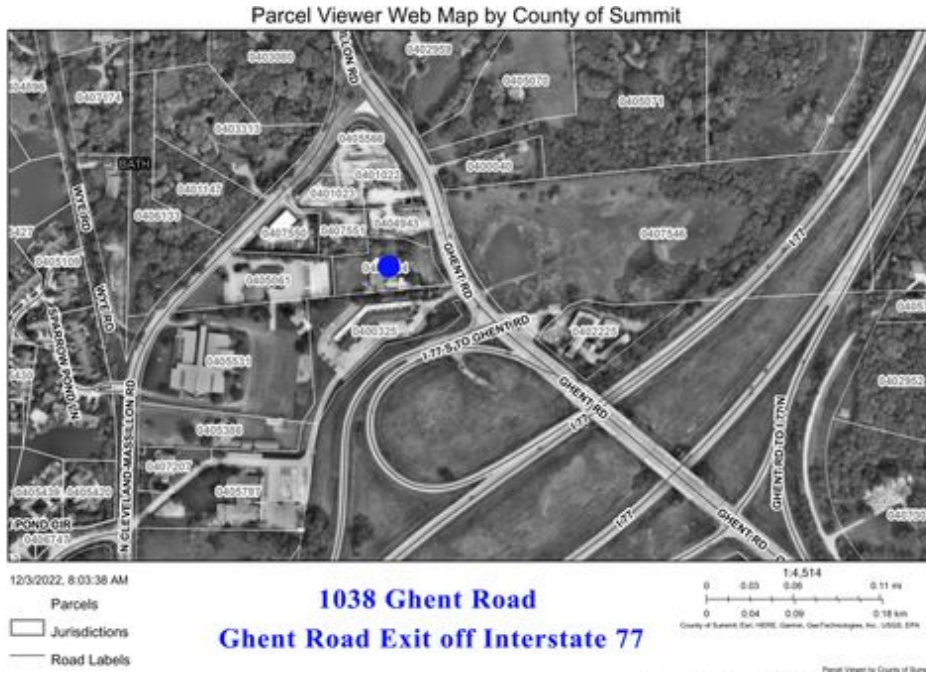
130 North Miller Road Fairlawn, OH 44333 | 330-835-4900

Retail, office, Restaurant

1034 Ghent Road, Akron, OH, 44333

Retail: Mixed Use For Sale

Prepared on April 09, 2024



Listing Details | Retail For Sale

Secondary Uses	Hospitality, Land	1031 Exchange	Yes
Total Available Space	Unknown	Vacant	No
Asking Price	\$499,000	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. ,

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

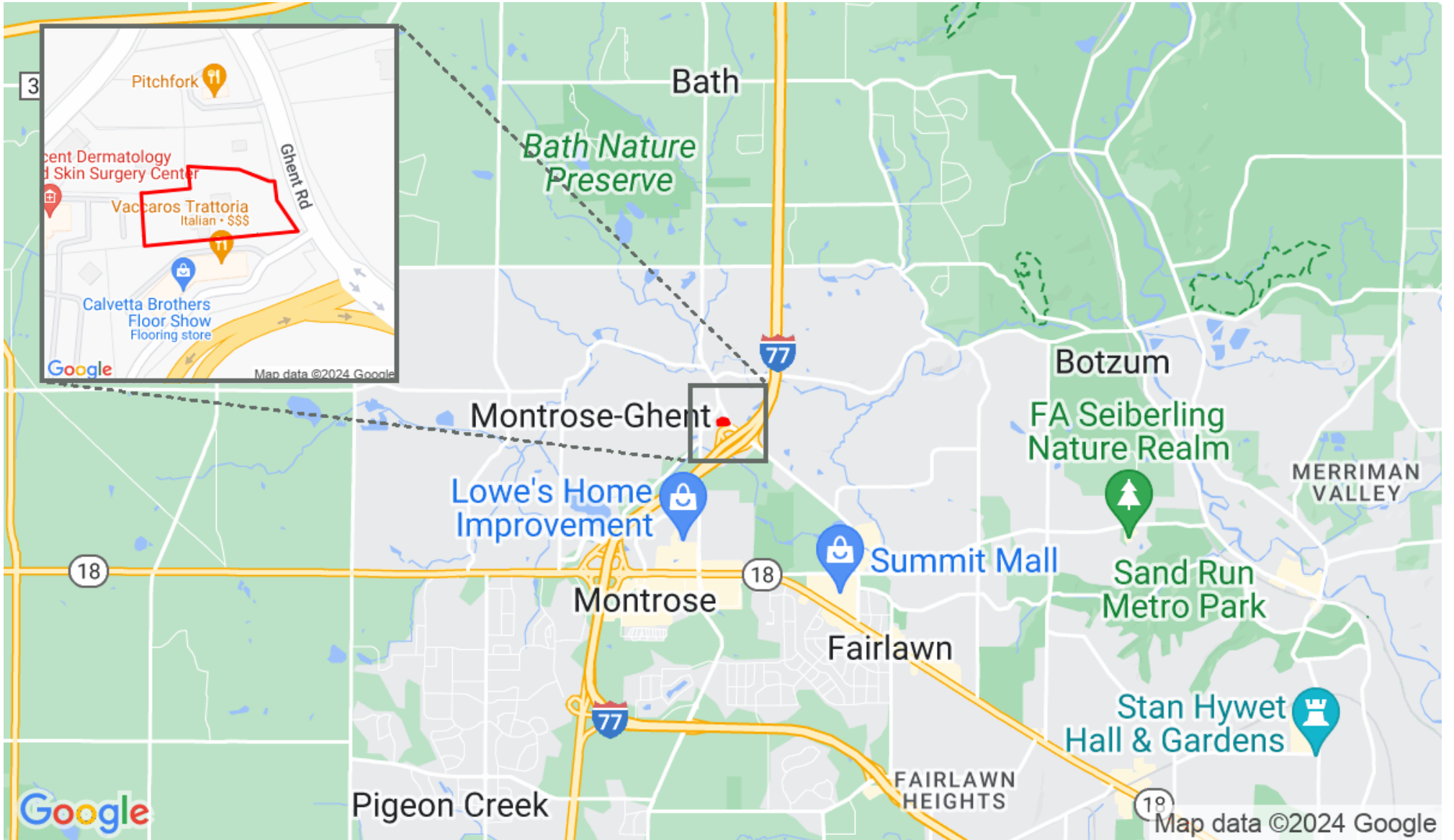
Contact



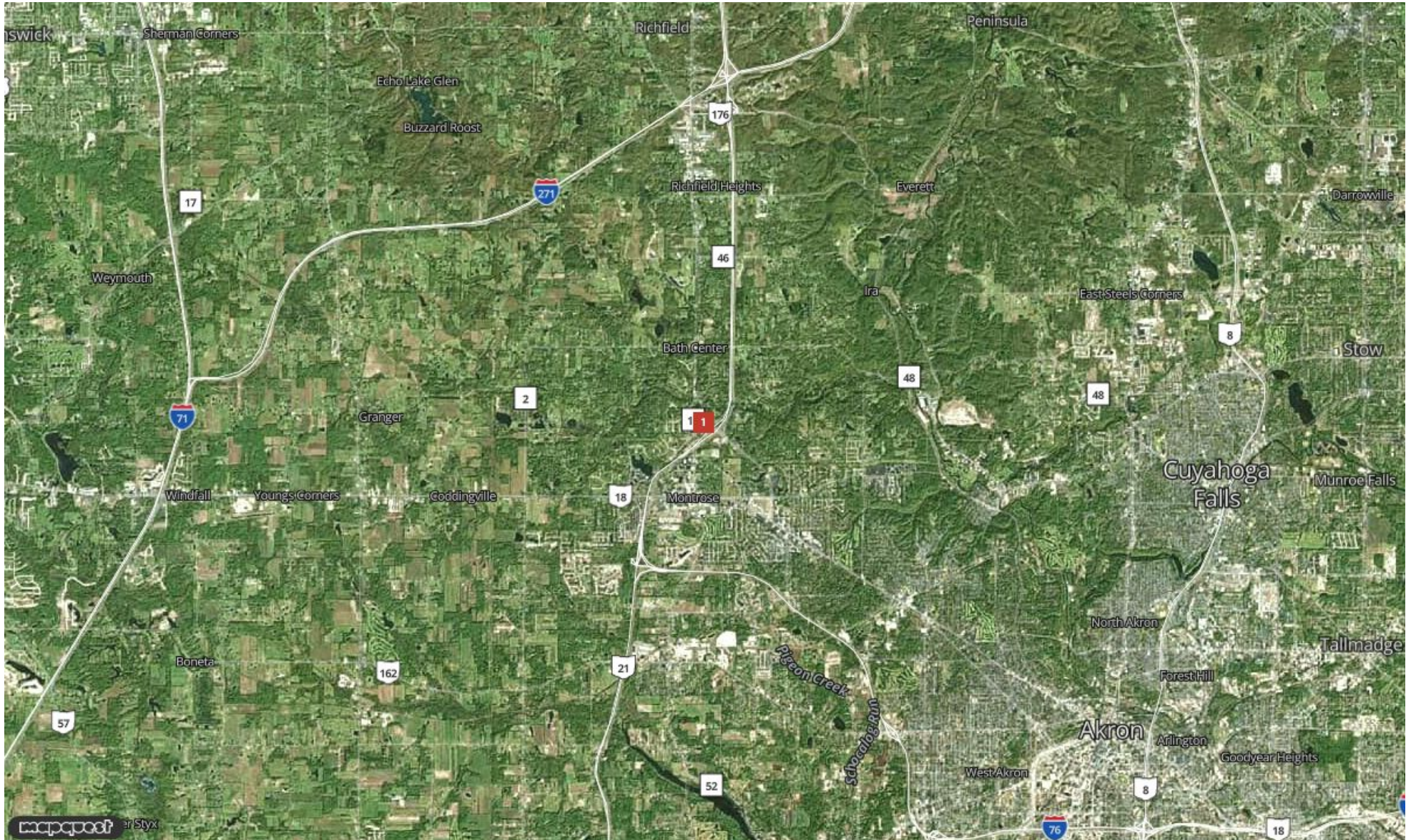
Bill Snow
330-835-4900
Realtorwilliamsnow@gmail.com

1034 Ghent Rd

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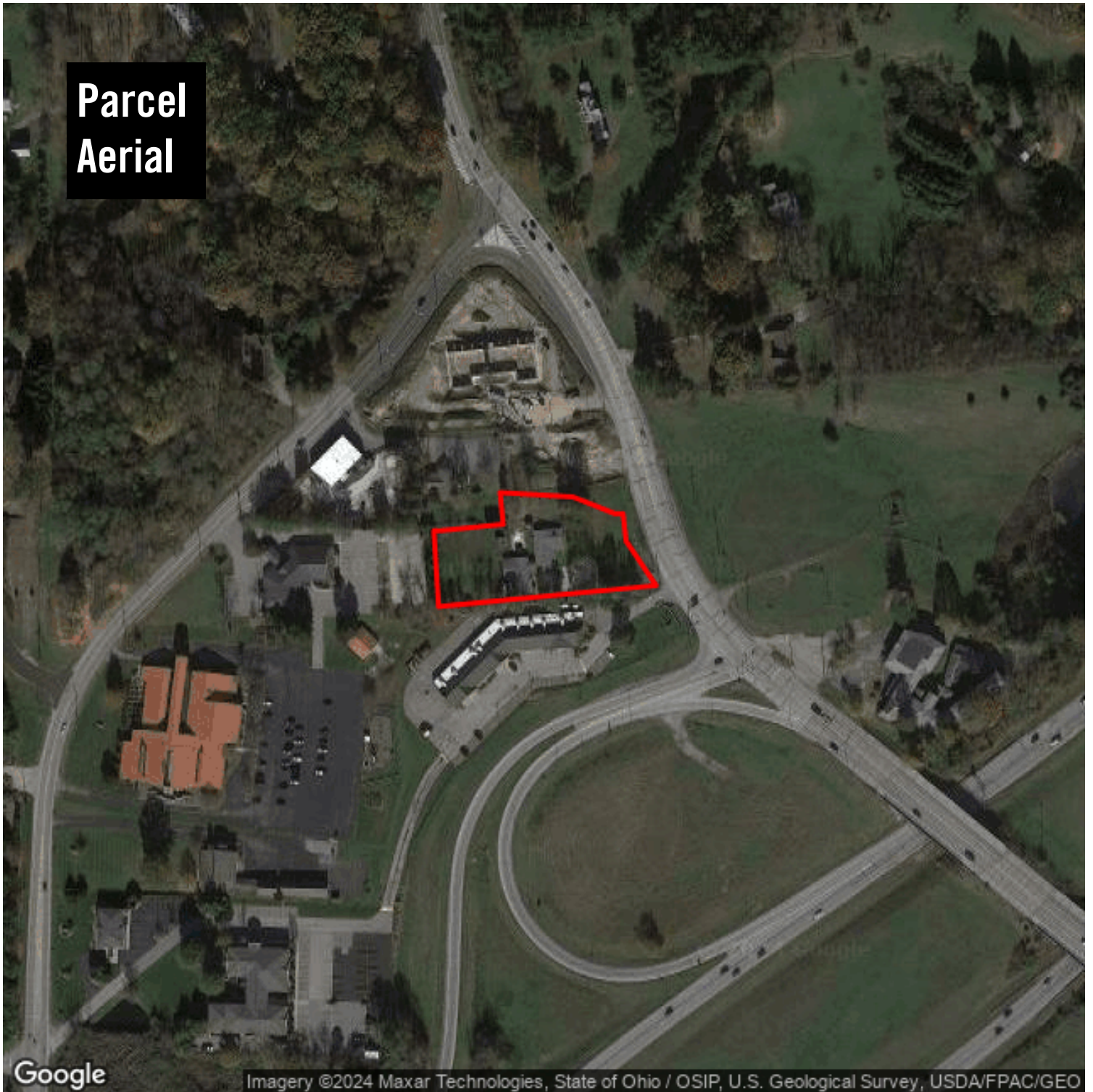
Report for 1034 Ghent Rd, Akr...



1034 Ghent Rd

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**Parcel
Aerial**

Google

Imagery ©2024 Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey, USDA/FPAC/GEO

1034 Ghent Rd

1034 Ghent Rd
Akron, OH 44333





Property Information

1034 Ghent Rd
1034 Ghent Rd
Akron, OH 44333
Summit /

Type	Office
Building Size	5,507 SF
Building status:	Existing
Year Built	1957
Building Class	C

Subtype	Mixed Use
Parking Ratio	
Floors	1
Elevators	0
Construction	Framed

Zoning	B-1
Land Size	1.21 Acres
Parcel:	0407234

1

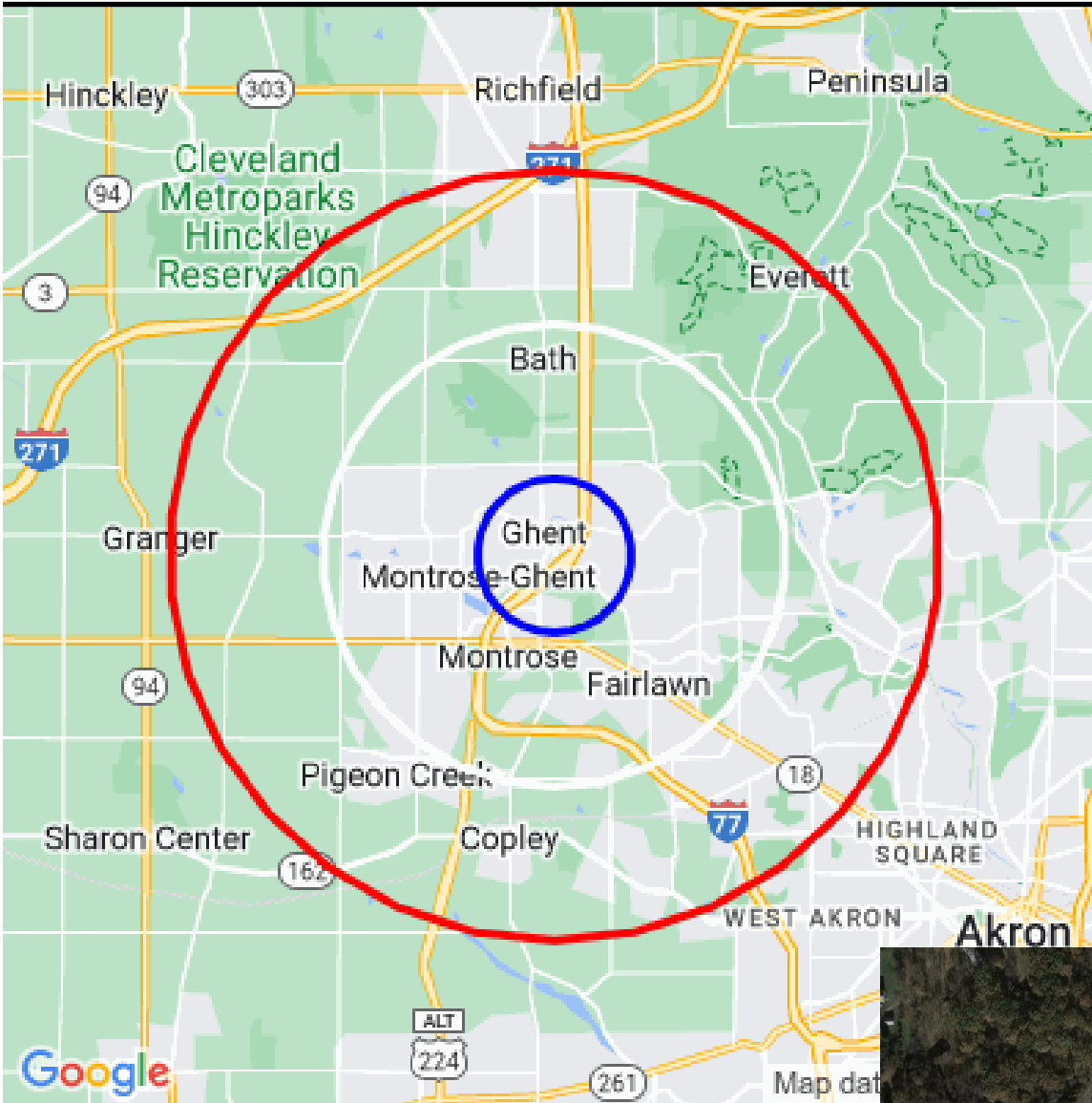
AVAILABLE SPACE - For Sale

Type	Condo	Status	Cap Rate	List Price	Avail SF	Price/SQFT	Date Avail
Retail	No	Available		\$499,000	Entire BLDG	\$90.61	Now

Currently has homes rented....can be developed as restaurant, drive thru, office or retail .



Demographic Report



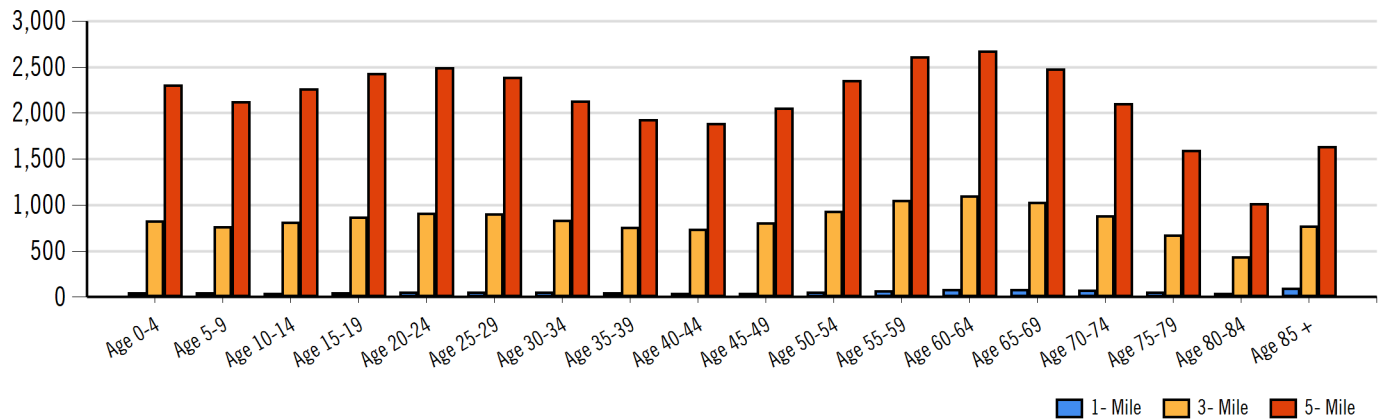
1034 Ghent Rd

Population

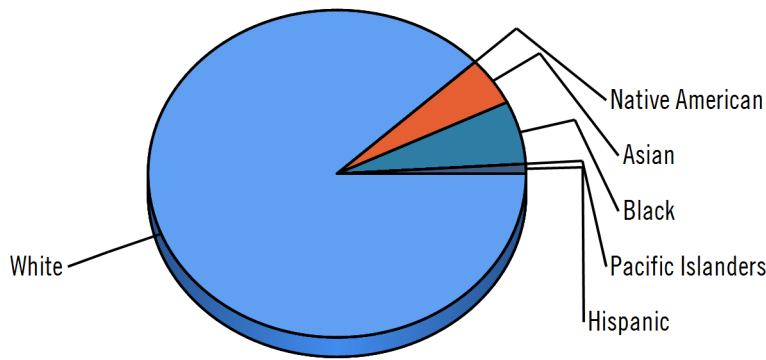
Distance	Male	Female	Total
1- Mile	510	595	1,105
3- Mile	7,344	7,843	15,187
5- Mile	18,450	20,092	38,541



Population by Distance and Age (2020)



Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

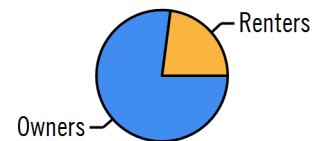
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

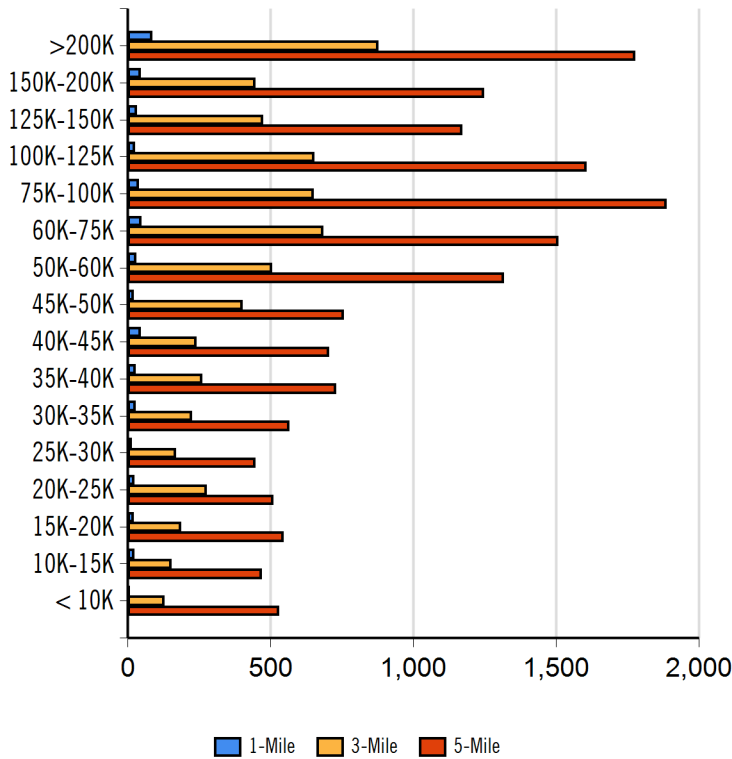
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	546	6	0.34 %
3-Mile	7,679	95	1.07 %
5-Mile	19,410	323	1.44 %



Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	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	%
Total Expenditures	28,525,039		359,868,757		880,931,338	
Average annual household	59,725		56,479		53,203	
Food	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	
Housing	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	
Household operations	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	
Apparel and services	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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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	%
Total Expenditures	28,525,039		359,868,757		880,931,338	
Average annual household	59,725		56,479		53,203	
Transportation	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	
Health care	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	
Entertainment	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	
Miscellaneous	1,054	1.76 %	946	1.67 %	887	1.67 %
Cash contributions	1,553		1,453		1,407	
Personal insurance	7,884		7,144		6,416	
Life and other personal insurance	199		196		184	
Pensions and Social Security	7,685		6,948		6,232	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		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



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

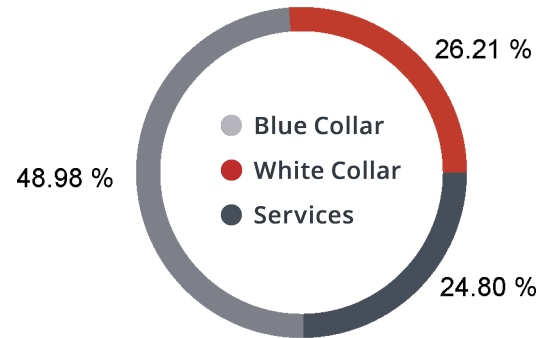
\$79,702

HOME OWNERSHIP

Renters: **1,847**

Owners: **5,594**

EMPLOYMENT

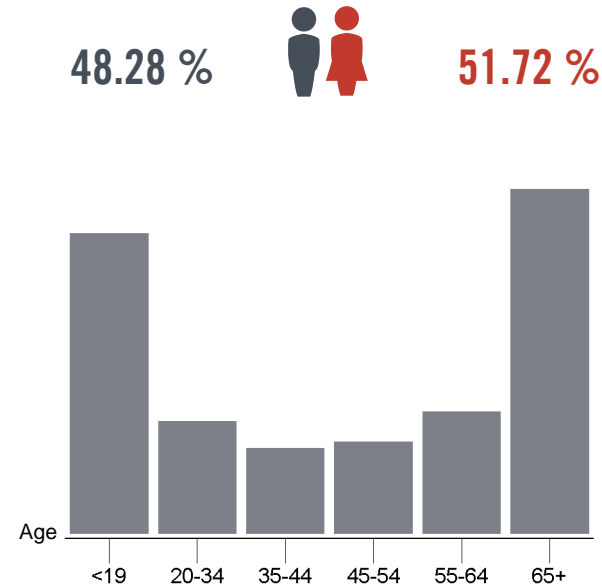


50.20 % Employed
0.63 % Unemployed

EDUCATION

High School Grad: **17.13 %**
Some College: **17.86 %**
Associates: **4.76 %**
Bachelors: **59.07 %**

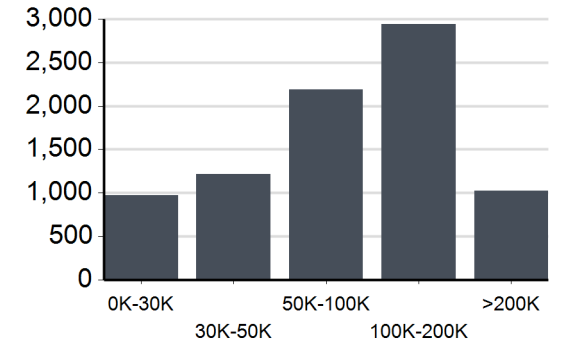
GENDER & AGE



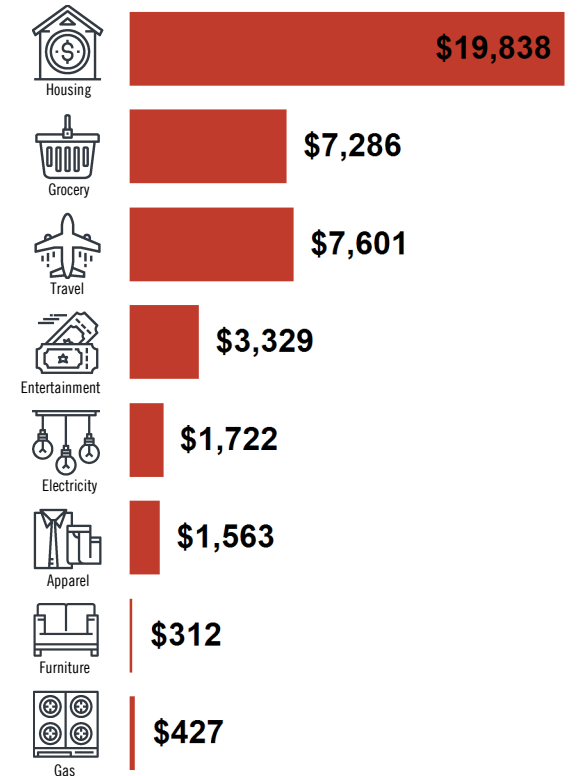
RACE & ETHNICITY

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

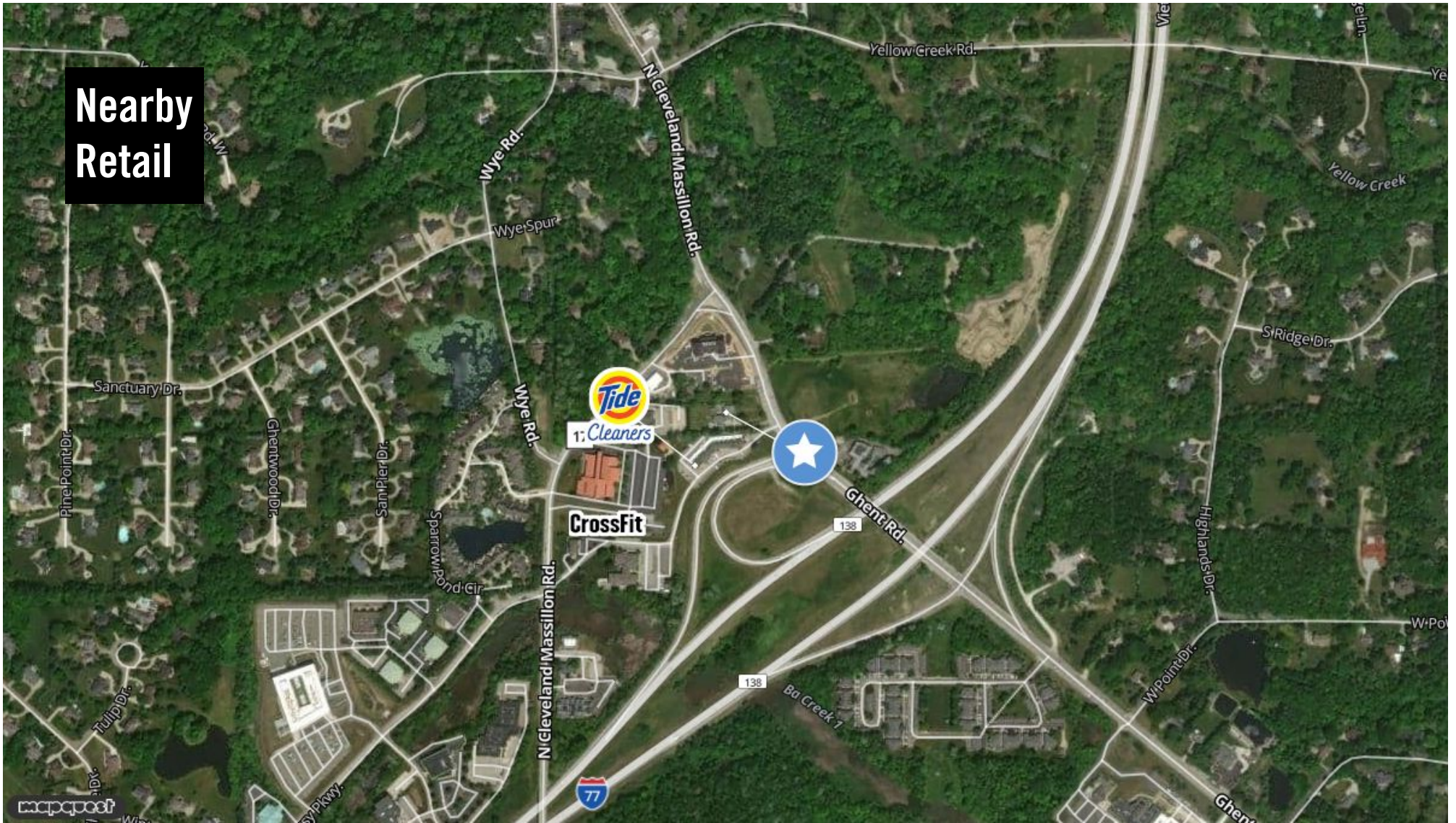


1034 Ghent Rd

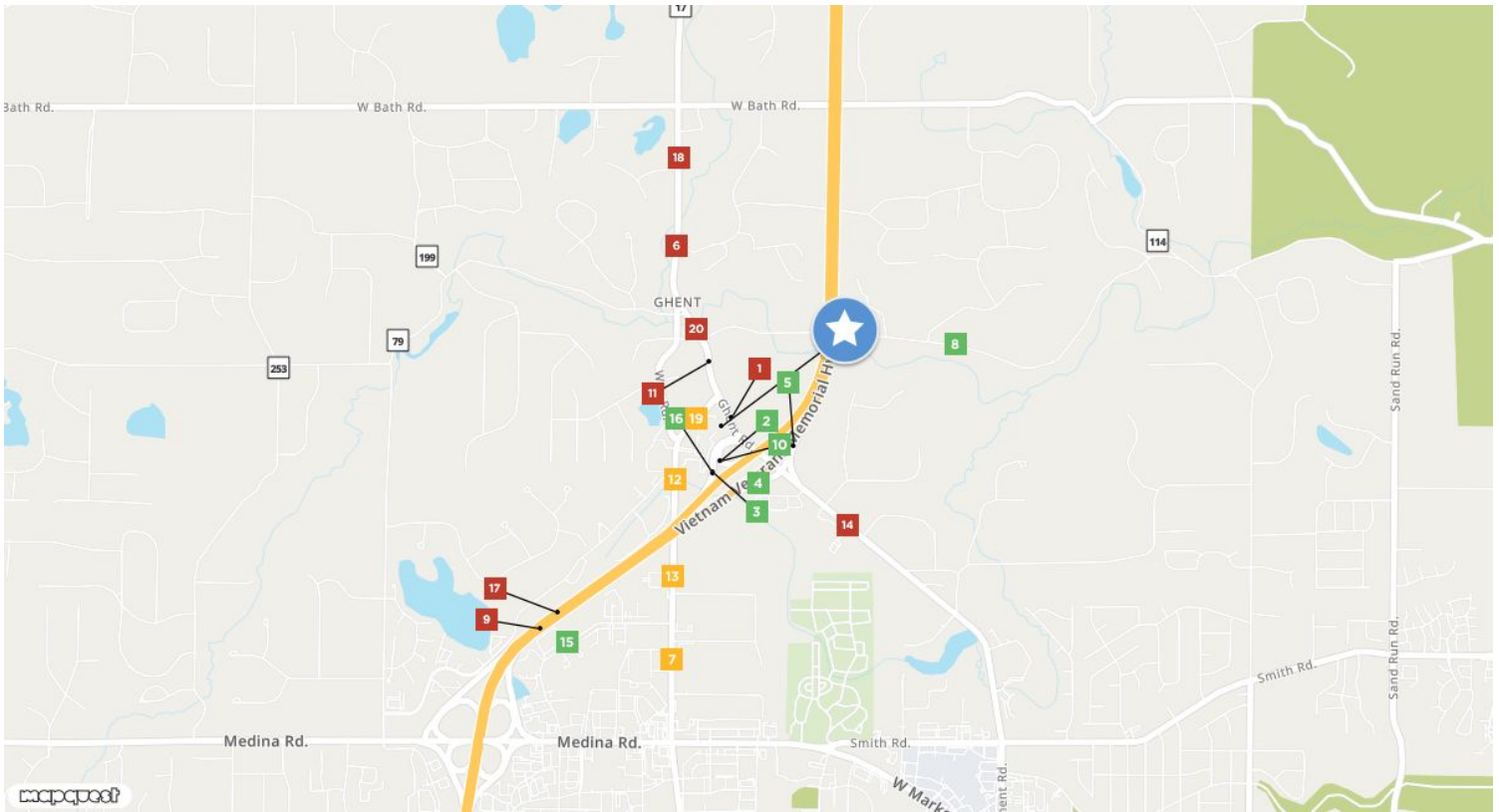
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Nearby Retail



Traffic Counts



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

