



# For Sale or Lease - Former Rite Aid



**325 E Waterloo Rd**

**AKRON, OH 44319**

**SIGNALIZED HARD CORNER**

**ADVISORS:**

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# SUMMARY

## FORMER RITE AID

325 E WATERLOO RD  
AKRON, OH 44319

### OFFERING SUMMARY

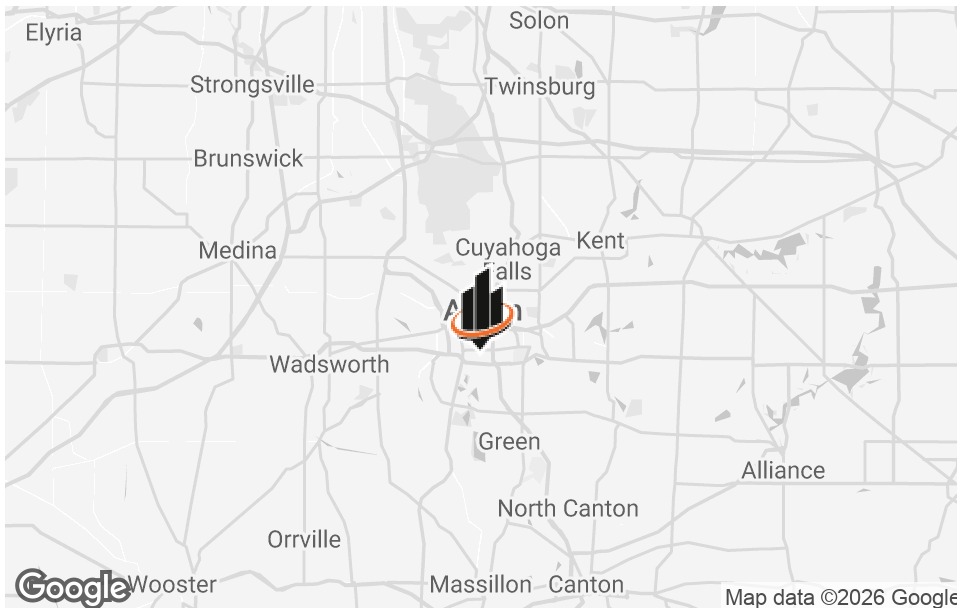
<b>SALE PRICE:</b>	Negotiable
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	11,585 SF
<b>LOT SIZE:</b>	1.04 Acres
<b>TRAFFIC COUNT:</b>	15,000 VPD
<b>LOCATION:</b>	Signalized Hard Corner
<b>VISIBILITY:</b>	High
<b>ZONING:</b>	U-4
<b>APN:</b>	6841671, 6841670, 6858030



## PROPERTY SUMMARY

Formerly occupied by Rite Aid, this freestanding building located on a signalized hard corner provides high visibility and accessibility due to the proximity to highways, major roads and residential neighborhoods. Located near Portage Lakes State Park and Firestone Golf Course in a busy commercial corridor with over 15,000 VPD. Surrounded by strong national anchors such as Giant Eagle, Marc's, Pet Supplies Plus, Chipotle and more generate consistent traffic. Over 77,000 HH within 5 miles.

# 325 E. WATERLOO RD, AKRON



<b>TOTAL POPULATION</b>	8,735	68,207	177,817
<b>AVERAGE AGE</b>	41.6	38.4	39.4
<b>AVERAGE AGE (MALE)</b>	41.5	37.2	37.8
<b>AVERAGE AGE (FEMALE)</b>	43.3	39.3	40.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,927	29,929	77,414
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$67,313	\$58,369	\$63,209
<b>AVERAGE HOUSE VALUE</b>	\$126,766	\$119,019	\$130,299