

6.229 ACRES ON E. WATERLOO RD. / SR-224

2155-2193 E Waterloo Rd. VL
Akron, OH 44312

Property Details

- Two parcels totaling 6.229 acres
- Busy SR-224/E. Waterloo Rd. corridor
- Across from new Sheetz & Soak City Car Wash
- Frontage on SR-224/E. Waterloo Rd. ~860'
- Frontage on Springfield Lake Blvd. ~719'
- Frontage on Hilbish Ave ~533'
- Zoning: C3/UPD
- Parcels: 6758732, 5109381
- Sale Price: \$899,000

Property Description

For Sale is a 6.229 acre, corner piece of land. This has 860' of frontage on SR-224, as well as frontage on Hilbish Ave. and Springfield Lake Blvd. The site sits directly across from the new Sheetz and Soak City. Great development opportunity on the ever-growing SR-224 corridor. Contact Scott Raskow and Bob Raskow, SIOR for more details.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

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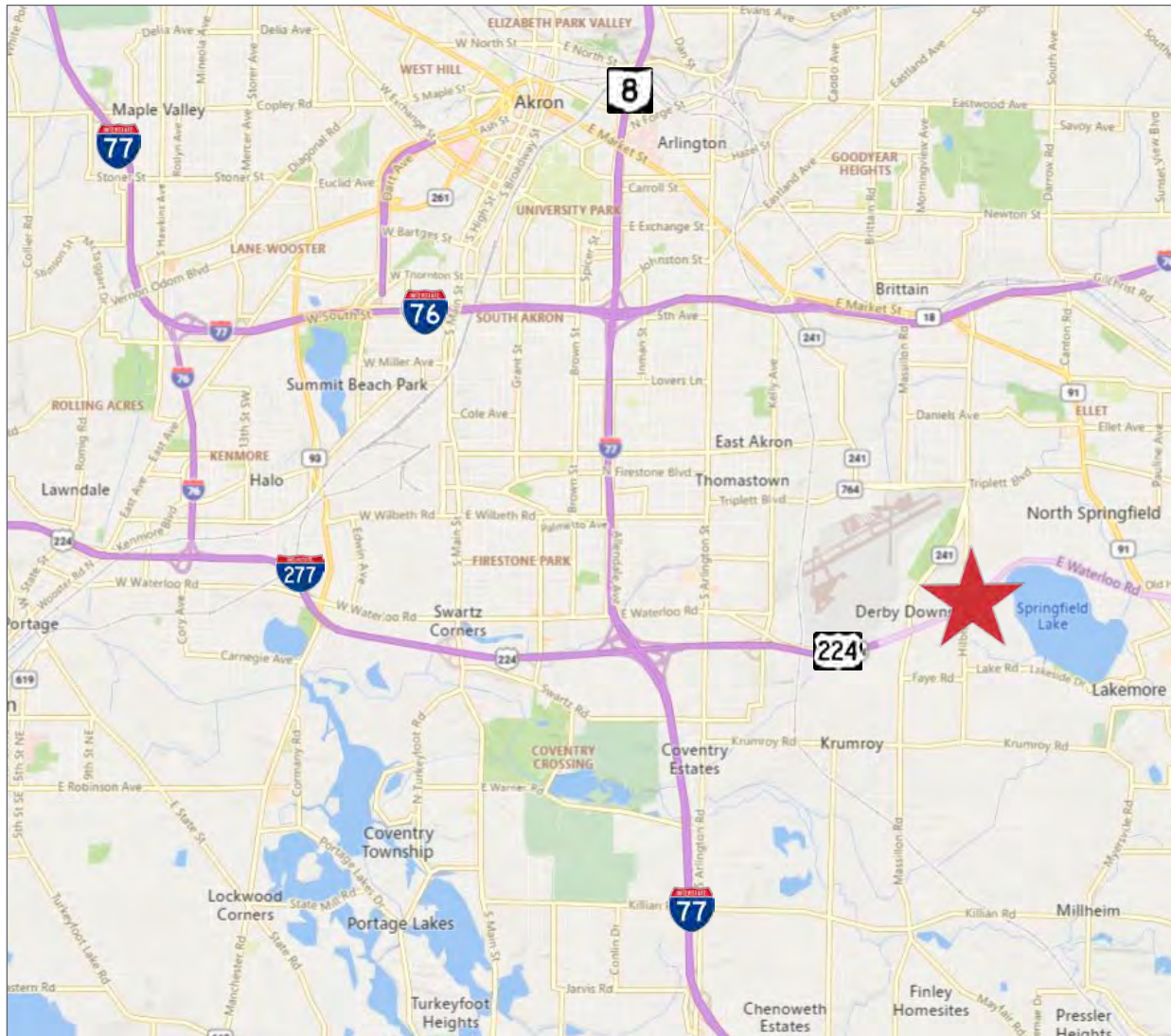
NAIPleasant Valley

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
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FOR SALE



Property Parcel Lines



Demographics	1 Mile	3 Miles	5 Miles
Population:	4,069	56,887	138,762
Households:	1,767	25,503	60,481
Median Age:	42.4	40.6	39.8
Average HH Income:	\$89,326	\$78,834	\$87,777

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1 mile

3 miles

5 miles

KEY FACTS

4,069

Population

42.4

Median Age



2.3

Average Household Size

\$61,662

Median Household Income

EDUCATION

9.5%

No High School Diploma



43.3%
High School Graduate



27.8%
Some College/
Associate's Degree



19.4%
Bachelor's/Grad/
Prof Degree

BUSINESS



152

Total Businesses



2,231

Total Employees

EMPLOYMENT



White Collar

53.7%



Blue Collar

27.3%



Services

18.9%

11.3%

Unemployment Rate

INCOME



\$61,662

Median Household Income



\$34,296

Per Capita Income



\$171,627

Median Net Worth

KEY FACTS

56,887

Population



2.2

Average Household Size

\$55,704

Median Household Income

EDUCATION

9.4%

No High School Diploma



42.4%
High School Graduate



32.0%
Some College/
Associate's Degree



16.2%
Bachelor's/Grad/
Prof Degree

BUSINESS



1,486

Total Businesses



29,111

Total Employees

EMPLOYMENT



White Collar

52.0%



Blue Collar

29.1%



Services

18.9%

7.0%

Unemployment Rate

INCOME



\$55,704

Median Household Income



\$31,168

Per Capita Income



\$125,856

Median Net Worth

KEY FACTS

138,762

Population



2.2

Average Household Size

\$57,027

Median Household Income

EDUCATION

8.7%

No High School Diploma



37.6%
High School Graduate



30.9%
Some College/
Associate's Degree



22.9%
Bachelor's/Grad/
Prof Degree

BUSINESS



5,405

Total Businesses



98,911

Total Employees

EMPLOYMENT



White Collar

54.5%



Blue Collar

26.2%



Services

19.4%

6.2%

Unemployment Rate

INCOME



\$57,027

Median Household Income



\$32,975

Per Capita Income



\$131,526

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (23.9%)

The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+2.6%	
\$15,000 - \$24,999	6.7%	+0.1%	
\$25,000 - \$34,999	7.2%	-1.2%	
\$35,000 - \$49,999	12.7%	+1.6%	
\$50,000 - \$74,999	23.9%	+6.8%	
\$75,000 - \$99,999	9.7%	-1.1%	
\$100,000 - \$149,999	18.1%	+1.2%	
\$150,000 - \$199,999	5.2%	-3.4%	
\$200,000+	5.6%	-6.7%	

Bars show deviation from Summit County

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.8%)

The smallest group: \$200,000+ (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	9.8%	+1.6%	
\$15,000 - \$24,999	9.7%	+3.1%	
\$25,000 - \$34,999	10.6%	+2.2%	
\$35,000 - \$49,999	13.8%	+2.7%	
\$50,000 - \$74,999	21.8%	+4.7%	
\$75,000 - \$99,999	11.3%	+0.5%	
\$100,000 - \$149,999	15.2%	-1.7%	
\$150,000 - \$199,999	5.0%	-3.6%	
\$200,000+	2.7%	-9.6%	

Bars show deviation from Summit County

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.6%	+2.4%	
\$15,000 - \$24,999	9.0%	+2.4%	
\$25,000 - \$34,999	9.8%	+1.4%	
\$35,000 - \$49,999	13.7%	+2.6%	
\$50,000 - \$74,999	20.2%	+3.1%	
\$75,000 - \$99,999	11.4%	+0.6%	
\$100,000 - \$149,999	15.2%	-1.7%	
\$150,000 - \$199,999	5.3%	-3.3%	
\$200,000+	4.7%	-7.6%	

Bars show deviation from Summit County

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Property Details

LAND AREA: 6.229 acres

PARCELS: 6758732, 5109381

ZONING: C3/UPD

COUNTY: Summit

UTILITIES: Water/Sewer, Gas, Electric

Price Details

SALE PRICE: \$899,000

TAXES: \$5,984.33/year (2024)

Location Details

Located on the corner of Hilbish Ave. and E. Waterloo Rd./SR-224. Property is across from Sheetz and Soak City Car Wash.

DAILY TRAFFIC COUNT: 25,718 VPD on E Waterloo Rd. near Geo Washington Blvd/Massillon Rd

Notes

For Sale is a 6.229 acre, corner piece of land. This has 860' of frontage on SR-224, as well as frontage on Hilbish Ave. and Springfield Lake Blvd. The site sits directly across from the new Sheetz and Soak City. Great development opportunity on the ever-growing SR-224 corridor. Contact Scott Raskow and Bob Raskow, SIOR for more details.

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