

**FORMER 3,591 SF QSR WITH DRIVE-THRU AVAILABLE IN AKRON, OHIO!  
2695 GILCHRIST ROAD, AKRON, OHIO 44305**

**FOR SALE | FOR LEASE**



**3,591 SF  
2.52 ACRES**

**Kevin Moss**  
First Vice President  
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**Connor Ambrose**  
Associate  
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**CBRE**

# THE OPPORTUNITY

- 3,591 SF QSR w/drive-thru available for lease or for sale
- The former restaurant sits on 2.52 AC parcel with over 434' of frontage along Gilchrist Rd
- Plenty of parking with over 36 spaces available
- Located right off I-76 (67k VPD) and less than a 10 minute from Downtown Akron
- Highway visible pylon signage available!
- Average household incomes of \$74,528 within a 3-mile radius
- Great industrial presence along Gilchrist Rd: 440k SF+ NAPA Auto Parts facility, 400k SF+ Rubbermaid facility, 875k SF+ Newell Brands facility



## CONTACT US

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## QUICK STATS - 3 MILE RADIUS



DAYTIME  
POPULATION

54,669



2024  
POPULATION

57,837



2024  
HOUSEHOLDS

25,490



2024  
POPULATION  
25 & OVER

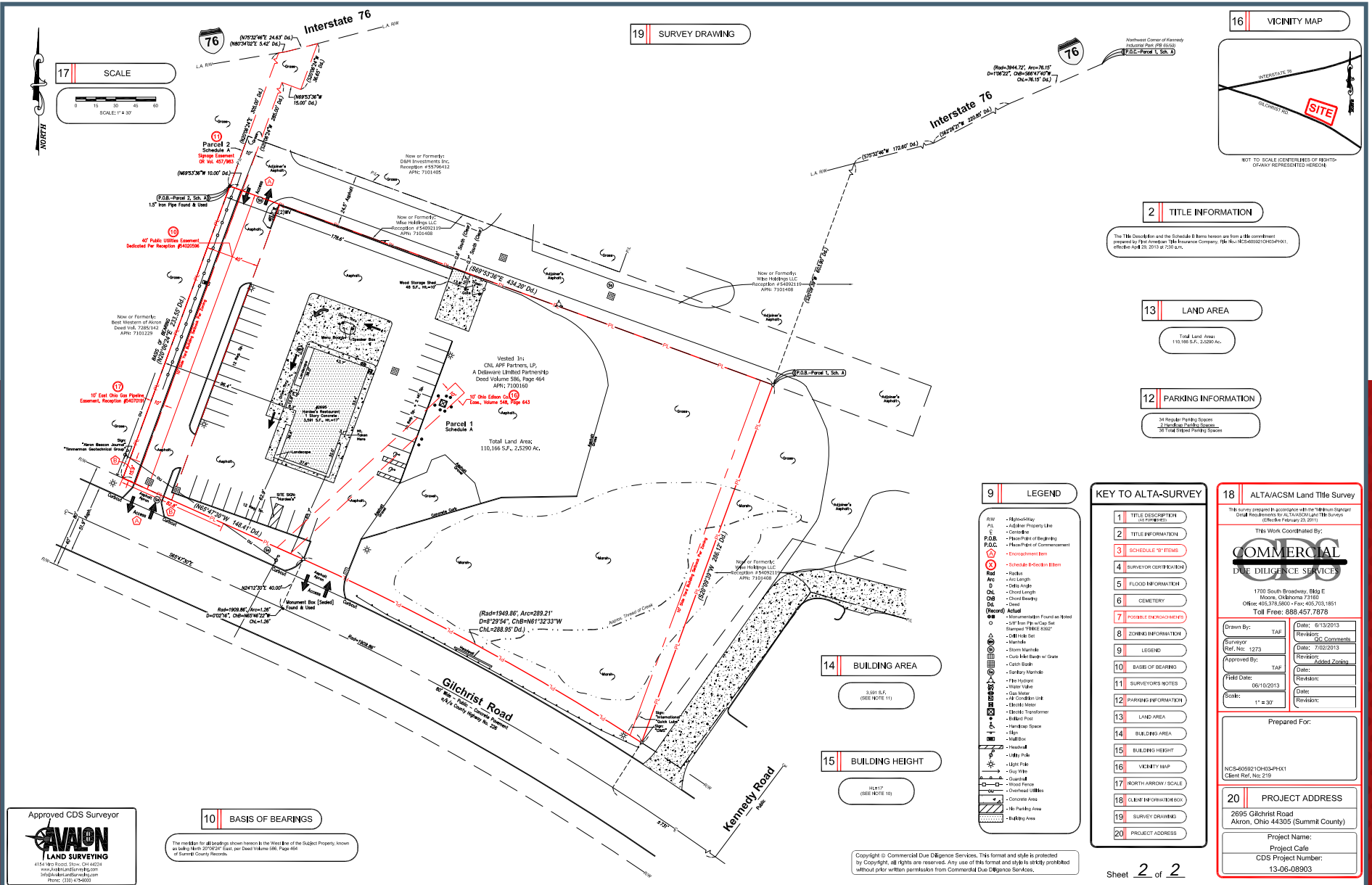
41,682



2024  
AVG. HOUSEHOLD  
INCOME

\$74,528

# SURVEY



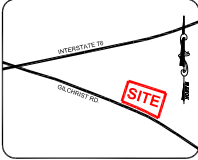
**17 SCALE**

0 10 20 30 40 50

SCALE: 1" = 30'

**19 SURVEY DRAWING**

**16 VICINITY MAP**



NOT TO SCALE. CENTERLINES OF RIGHTS-OF-WAY REPRESENTED HEREON.

**2 TITLE INFORMATION**

The Title Description and the Schedule B Items herein are from a **RECORD** instrument prepared by the provider, The Assurance Company, Inc. (The Assurance Company), effective April 29, 2013 at 1:30 a.m.

**13 LAND AREA**

Total Land Area  
110,166 S.F., 2,5290 AC.

**12 PARKING INFORMATION**

36 Single Parking Spaces  
2 Handicap Parking Spaces  
36 Total Street Parking Spaces

**9 LEGEND**

- AW Highway
- PL Adjacent Property Line
- S Contour
- P.A.B. Place Point of Beginning
- P.O.C. Point of Commencement
- Encroachment
- Schedule B-Item
- Red Flag
- ARC Arc Length
- D Delta Angle
- DL Chord Length
- DB Chord Bearing
- DL Chord
- (Record) Actual
- Station/Marker Found as Noted
- Site from Previous Survey
- Survey "FACE 2012"
- OBSTACLE
- Manhole
- Storm Manhole
- Close-Met Boundary
- Chain Book
- Survey Manhole
- Hydropon
- Water Valve
- Gate Meter
- Block Meter
- Block Meter
- Block Transformer
- Block Meter
- Handicap Space
- Sign
- Mailbox
- Tree
- Utility Pole
- Light Pole
- Gate Meter
- Wood Fence
- Concrete Area
- Concrete Area
- Handicap Area
- Handicap Area

**KEY TO ALTA-SURVEY**

- 1 TITLE DESCRIPTION
- 2 TITLE INFORMATION
- 3 SCHEDULE "B" ITEMS
- 4 SURVEYOR IDENTIFICATION
- 5 FLOOD INFORMATION
- 6 CEMETERY
- 7 POSSIBLE ENCROACHMENTS
- 8 ZONING INFORMATION
- 9 LEGEND
- 10 BASIS OF BEARING
- 11 SURVEYOR'S NOTES
- 12 PARKING INFORMATION
- 13 LAND AREA
- 14 BUILDING AREA
- 15 BUILDING HEIGHT
- 16 VICINITY MAP
- 17 NORTH ARROW / SCALE
- 18 GLEBE INFORMATION
- 19 SURVEY DRAWING
- 20 PROJECT ADDRESS

**18 ALTA/ACSM Land Title Survey**

This survey prepared in accordance with the 14th Edition Standard Detail Requirements for ALTA/ACSM Land Title Surveys (Effective February 23, 2011).

**COMMERCIAL DUE DILIGENCE SERVICES**

1700 South Broadway, 8th E  
Moore, Oklahoma 73108  
Office: 405.378.5600 • Fax: 405.703.1851  
Toll Free: 888.457.7878

Drawn By:	TAF	Date:	6/13/2013
Surveyor:	Ref. No. 1273	Date:	7/22/2013
Approved By:	TAF	Revised:	Asket Zingari
Field Date:	06/10/2013	Date:	
Scale:	1" = 30'	Revision:	

Prepared For:

NC-8-00591-CH03-PM01  
Client Ref. No. 219

**20 PROJECT ADDRESS**

Project Name:  
Project Code:  
CDS Project Number:  
13-06-08903

**14 BUILDING AREA**

3,991 S.F.  
(SEE NOTE 11)

**15 BUILDING HEIGHT**

14.21'  
(SEE NOTE 10)

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Approved CDS Surveyor

**AVANION**  
LAND SURVEYING

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www.AvanionSurveying.com  
360.AvanionSurveying.com  
PHONE: (336) 479-0000

**10 BASIS OF BEARINGS**

The meridian for all bearings shown herein is the West Line of the Subject Property known to which Meridian 2011/02/28, as per Deed Volume 586, Page 494 of Survey County Records.

# AERIAL



Newell Rubbermaid

Rubbermaid

HABEGGER  
COMPLETE HVAC SOLUTIONS

amazon

TRIAD  
TECHNOLOGIES

NAPA

ALBRECHT  
INCORPORATED

RUSH  
TRUCK CENTERS

SITE

Royal Inn

SAINT-GOBAIN

CBRE

Glehn Rd - 9029 VPD

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	7,712	57,837	139,804
2024 Daytime Population	6,125	54,669	160,018
2024 Households - Current Year Estimate	3,518	25,490	59,303
2024 Average Household Income	\$71,028	\$74,528	\$69,591
2029 Average Household Income Projection	\$83,187	\$88,008	\$81,806
2024 Median Household Income	\$59,879	\$59,649	\$54,216
2024 Per Capita Income	\$32,639	\$32,743	\$29,691
2024 Population 25 and Over	5,734	41,682	96,141

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