



3996 Fishcreek Rd.  
Stow, OH

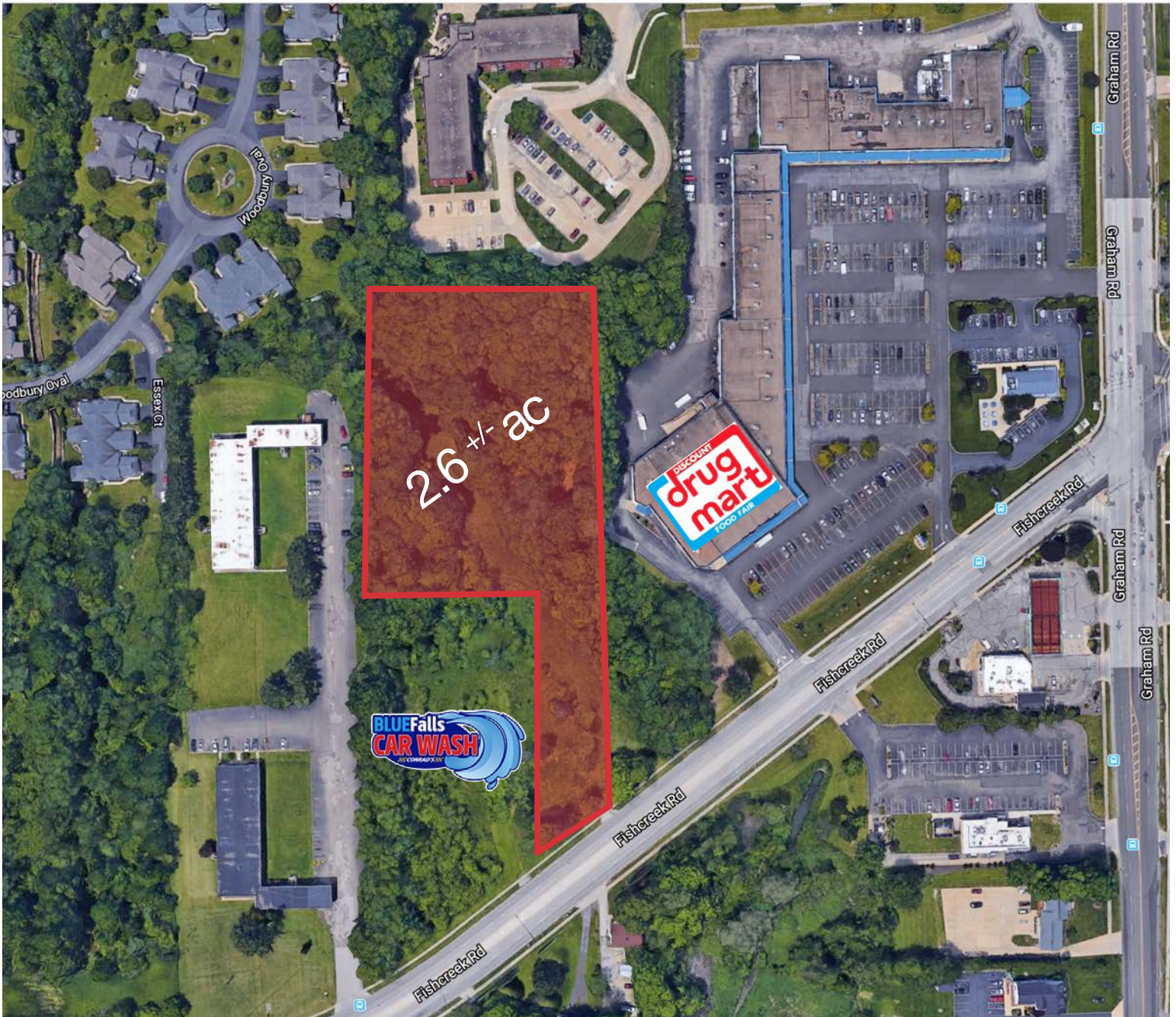
## Property Features

- 2.6196 acres located on Fishcreek Rd.
- Owner will consider build to suit, ground lease or sale.
- Adjacent to busy Discount Drug Mart anchored shopping center
- Public utilities available to the site
- Ideal for self storage
- Located in an established residential area
- Nearby Kent State University



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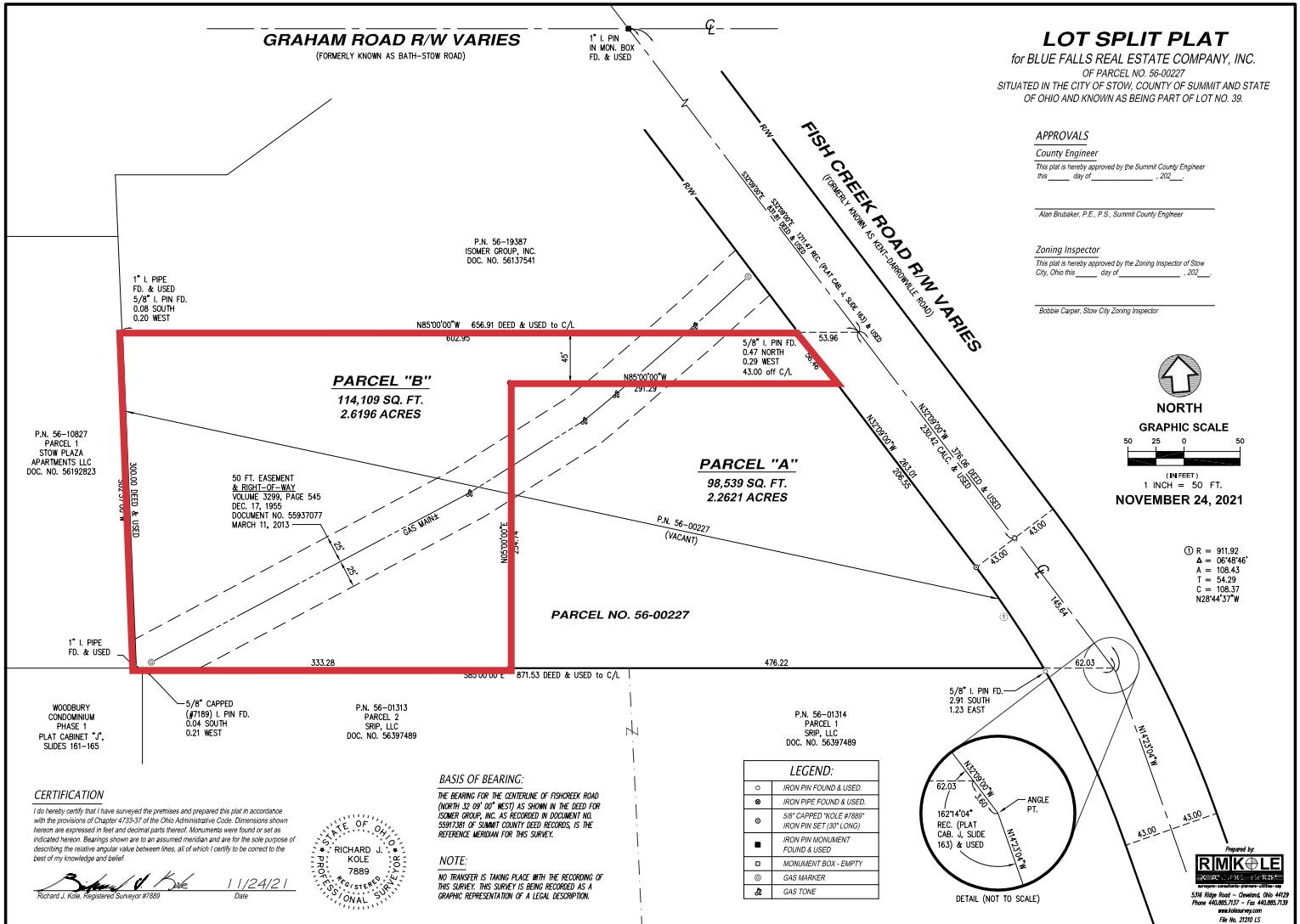




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## Executive Summary

3996 Fishcreek Rd, Stow, Ohio, 44224  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 41.16440  
Longitude: -81.40302

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,282	49,880	119,064
2010 Population	7,914	51,536	124,512
2019 Population	8,120	52,508	126,586
2024 Population	8,237	53,147	128,095
2000-2010 Annual Rate	-0.45%	0.33%	0.45%
2010-2019 Annual Rate	0.28%	0.20%	0.18%
2019-2024 Annual Rate	0.29%	0.24%	0.24%
2019 Male Population	46.6%	48.6%	47.9%
2019 Female Population	53.4%	51.4%	52.1%
2019 Median Age	42.2	39.9	37.4

In the identified area, the current year population is 126,586. In 2010, the Census count in the area was 124,512. The rate of change since 2010 was 0.18% annually. The five-year projection for the population in the area is 128,095 representing a change of 0.24% annually from 2019 to 2024. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 42.2, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2019 White Alone	85.8%	88.1%	87.7%
2019 Black Alone	7.8%	4.9%	5.0%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2019 Asian Alone	3.2%	3.8%	4.2%
2019 Pacific Islander Alone	0.0%	0.1%	0.0%
2019 Other Race	0.4%	0.4%	0.4%
2019 Two or More Races	2.8%	2.6%	2.5%
2019 Hispanic Origin (Any Race)	2.0%	2.3%	2.4%

Persons of Hispanic origin represent 2.4% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 26.3 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2019 Wealth Index	94	94	84
2000 Households	3,154	19,552	46,544
2010 Households	3,206	20,978	50,636
2019 Total Households	3,304	21,404	51,743
2024 Total Households	3,357	21,677	52,457
2000-2010 Annual Rate	0.16%	0.71%	0.85%
2010-2019 Annual Rate	0.33%	0.22%	0.23%
2019-2024 Annual Rate	0.32%	0.25%	0.27%
2019 Average Household Size	2.38	2.42	2.31

The household count in this area has changed from 50,636 in 2010 to 51,743 in the current year, a change of 0.23% annually. The five-year projection of households is 52,457, a change of 0.27% annually from the current year total. Average household size is currently 2.31, compared to 2.32 in the year 2010. The number of families in the current year is 30,025 in the specified area.

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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	14.4%	13.4%	14.3%
<b>Median Household Income</b>			
2019 Median Household Income	\$73,925	\$67,031	\$59,553
2024 Median Household Income	\$82,594	\$76,093	\$66,908
2019-2024 Annual Rate	2.24%	2.57%	2.36%
<b>Average Household Income</b>			
2019 Average Household Income	\$88,596	\$84,613	\$77,772
2024 Average Household Income	\$98,756	\$95,218	\$87,426
2019-2024 Annual Rate	2.20%	2.39%	2.37%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$36,098	\$34,619	\$31,876
2024 Per Capita Income	\$40,295	\$38,977	\$35,869
2019-2024 Annual Rate	2.22%	2.40%	2.39%

### Households by Income

Current median household income is \$59,553 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$66,908 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$77,772 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$87,426 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$31,876 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,869 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	142	152	145
2000 Total Housing Units	3,282	20,467	48,874
2000 Owner Occupied Housing Units	2,090	13,118	29,772
2000 Renter Occupied Housing Units	1,064	6,435	16,773
2000 Vacant Housing Units	128	914	2,329
2010 Total Housing Units	3,454	22,364	54,230
2010 Owner Occupied Housing Units	2,045	14,224	31,379
2010 Renter Occupied Housing Units	1,161	6,754	19,257
2010 Vacant Housing Units	248	1,386	3,594
2019 Total Housing Units	3,500	22,702	55,318
2019 Owner Occupied Housing Units	2,034	14,148	30,986
2019 Renter Occupied Housing Units	1,269	7,256	20,757
2019 Vacant Housing Units	196	1,298	3,575
2024 Total Housing Units	3,565	23,039	56,188
2024 Owner Occupied Housing Units	2,120	14,646	32,041
2024 Renter Occupied Housing Units	1,237	7,032	20,416
2024 Vacant Housing Units	208	1,362	3,731

Currently, 56.0% of the 55,318 housing units in the area are owner occupied; 37.5%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 54,230 housing units in the area - 57.9% owner occupied, 35.5% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 0.89%. Median home value in the area is \$173,625, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.81% annually to \$189,882.

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