

FORMER 3,591 SF QSR WITH DRIVE-THRU AVAILABLE FOR SALE OR FOR LEASE
2695 GILCHRIST ROAD, AKRON, OHIO 44305

PRICE REDUCED!



3,591 SF
2.52 ACRES

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CBRE

THE OPPORTUNITY

- Price: ~~\$450,000~~ \$395,000
- 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

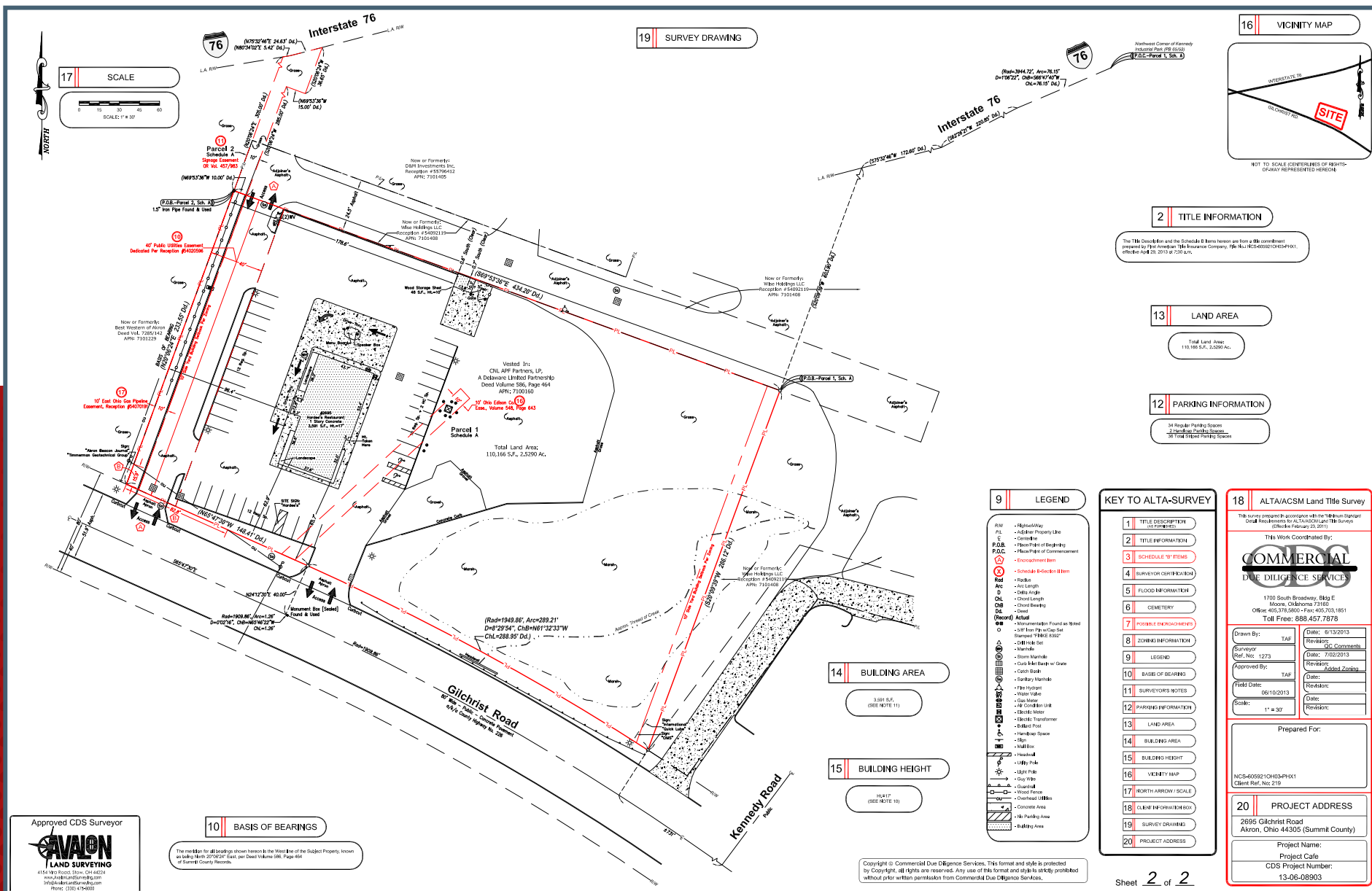
41,682



2024
AVG. HOUSEHOLD
INCOME

\$74,528

SURVEY



AERIAL



Newell Rubbermaid

Rubbermaid

HABEGGER
COMPLETE HVAC SOLUTIONS

NAPA

ALBRECHT
INCORPORATED

SAINT-GOBAIN

CBRE

amazon

TRIAD
TECHNOLOGIES

RUSH
TRUCK CENTERS

SITE

Royal Inn

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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