

2130 EASTWOOD AVE.

2130 EASTWOOD AVE. , AKRON, OH 44305

PROPERTY SUMMARY



LOCATION DESCRIPTION

The area surrounding 2130 Eastwood Ave. in Akron offers a dynamic and diverse community, making it an ideal location for prospective retail or strip center tenants. The property benefits from its adjacency to a bustling commercial district, featuring a variety of local shops, dining options, and cultural attractions, creating a lively environment with steady foot traffic. Additionally, nearby landmarks such as the Akron Zoo and Stan Hywet Hall & Gardens add to the area's appeal, attracting both residents and visitors. With its favorable demographics, community engagement, and convenient access to major roadways, the location presents an excellent opportunity for retail businesses to establish a prominent presence and cater to the diverse needs of the Akron market.

PROPERTY HIGHLIGHTS

- Expansive storefront for high visibility
- Ample parking for customer convenience
- Strategic location
- Adaptable space for efficient floor planning

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	5,490 SF
Building Size:	7,040 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,266	30,808	83,727
Total Population	7,166	65,508	181,578
Average HH Income	\$60,532	\$54,289	\$52,292

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,490 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2130 Eastwood Ave	Available	5,490 SF	NNN	Contact Broker for Pricing	-
2126 Eastwood Ave	Marco's Pizza	1,550 SF	NNN	-	-

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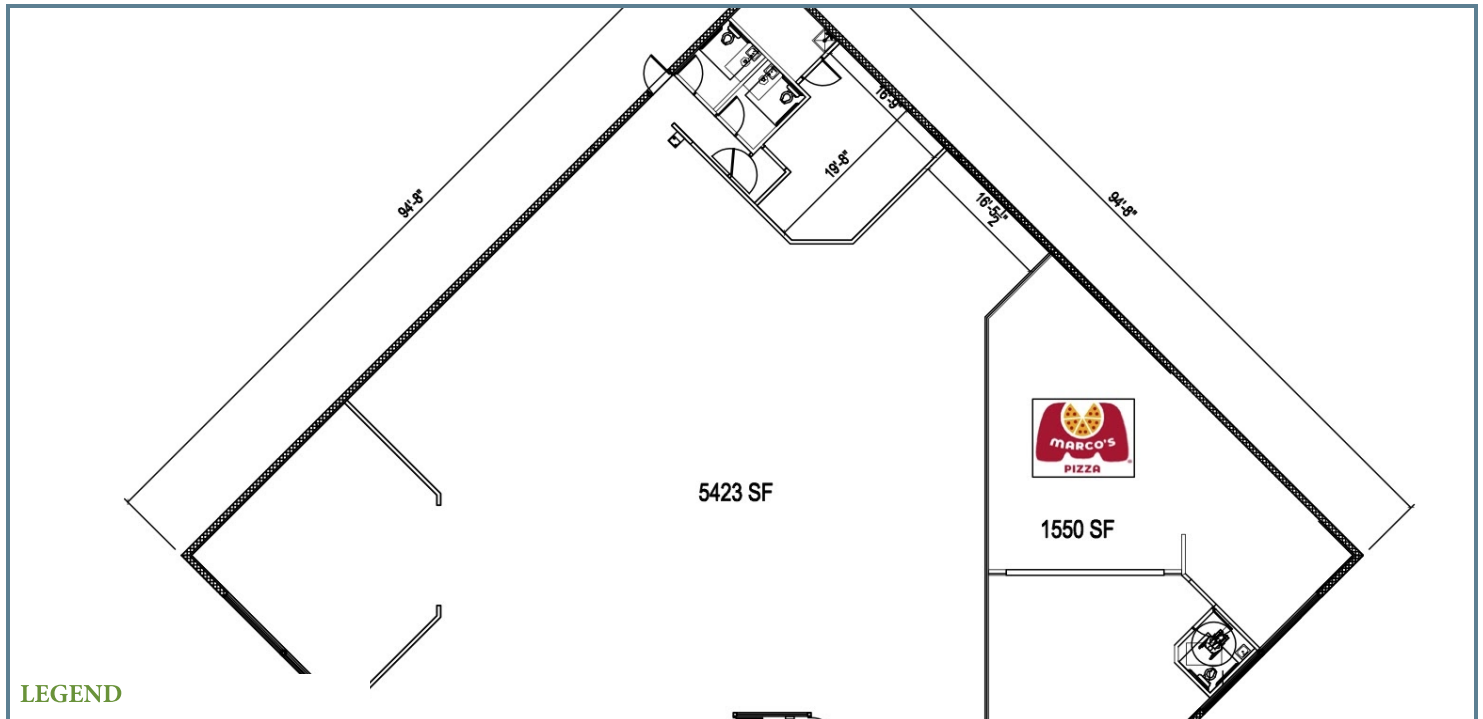
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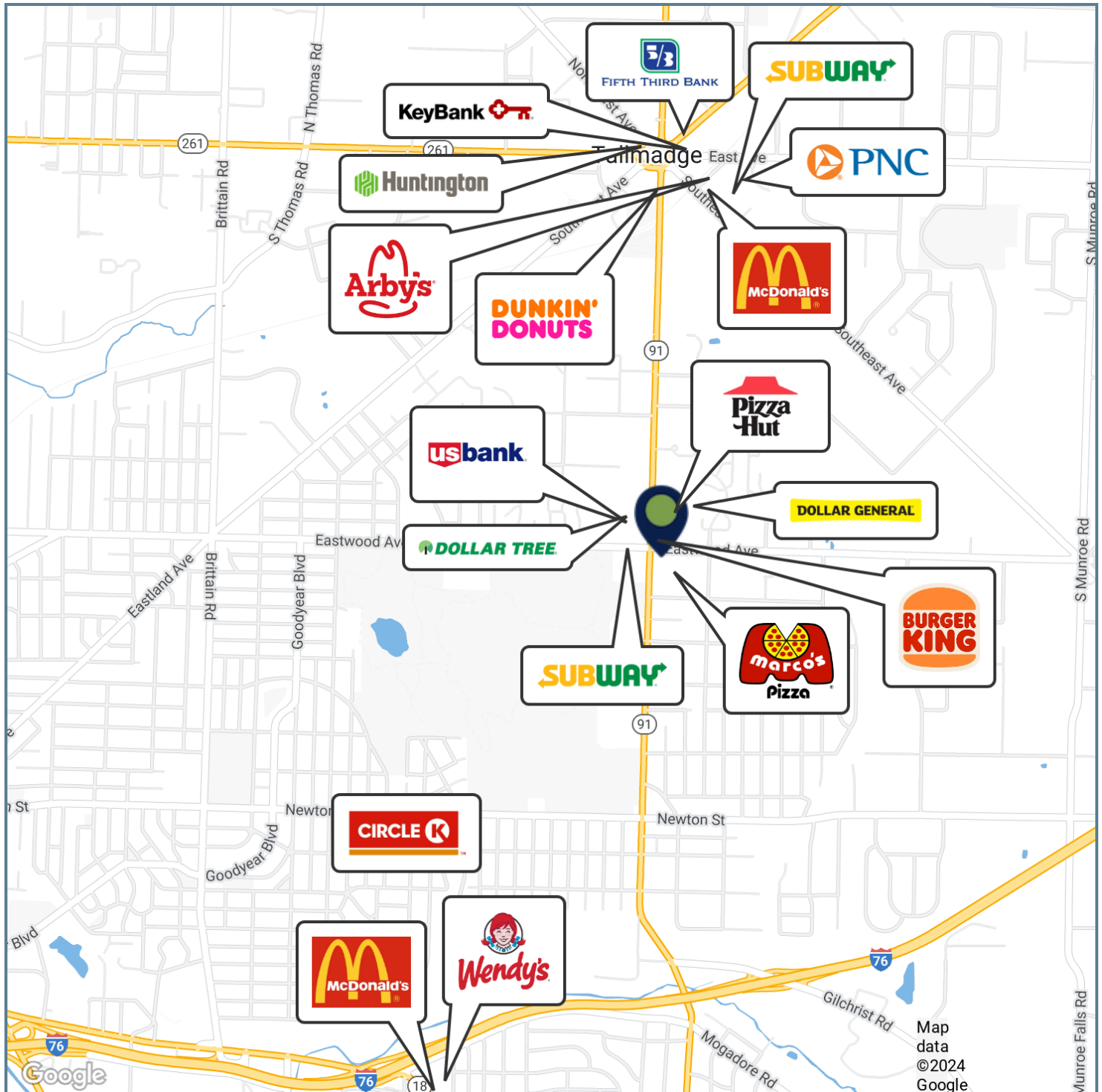
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RETAILER MAP



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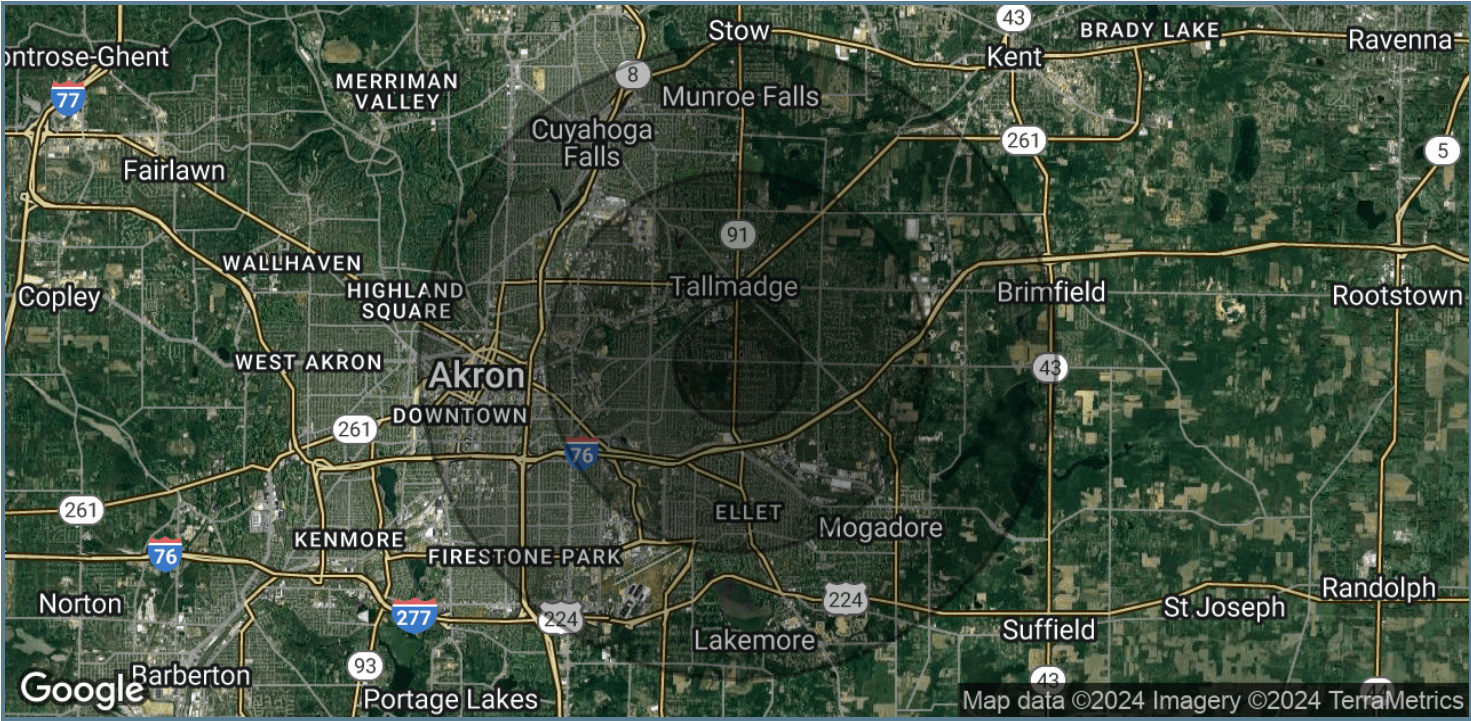
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,166	65,508	181,578
Average Age	43.3	41.3	38.6
Average Age (Male)	43.4	40.0	37.5
Average Age (Female)	42.3	42.9	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,266	30,808	83,727
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$60,532	\$54,289	\$52,292
Average House Value	\$120,150	\$110,126	\$100,653

2020 American Community Survey (ACS)

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LEGACY
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Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

