

Full Service Auto Dealership for Lease

1501 VERNON ODOM BOULEVARD, AKRON, OH 44320

PRICE REDUCED!



Overview

RARE opportunity to lease a full service auto dealership right off the I-77 intersection in Akron, Ohio. The 16,861 SF building features a fully air conditioned 6,861 SF office/showroom with upgraded LED lighting, an impressive amount of natural window light and 2 ADA accessible restrooms. The office / showroom contains 5 offices, 2 waiting areas, a children's play area and 2 ADA accessible restrooms. The remaining 9,891 SF is an auto maintenance/body shop with clear heights ranging from 17' - 20'. The shop features 7 vehicle lifts/frame racks and 6 drive-in doors. There is mezzanine storage space in the shop area not included in the 16,861 SF.

Numerous updates and renovations include the addition of a paint booth room, a paint mixing room, a new ramp, and an air compressor system.

Highlights

- Excellent Accessibility and Exposure
- 250+ Surface Parking Spaces
- Full Service Auto Dealership - Equipment Leased Separately
- Numerous Upgrades and Renovations Within the Past 3 Years
- Full HVAC in Office & Showroom
- LED Lighting - Interior and Exterior
- Zoned UPD-4 - Planned Development District

Uses including but not limited to: new vehicle dealerships, machine shops, wholesale products storages, tobacco storages, dry good storages, cold storage plants, research laboratories, frozen food storages and wholesalers, clothing storages and electro planting facilities.

Property Details



Lease Rate

\$17.65 SF/YR (NNN)
\$16.95 SF/YR (NNN)



Lot Size

4.65 Acres



Building Size

16,861 SF



Zoning

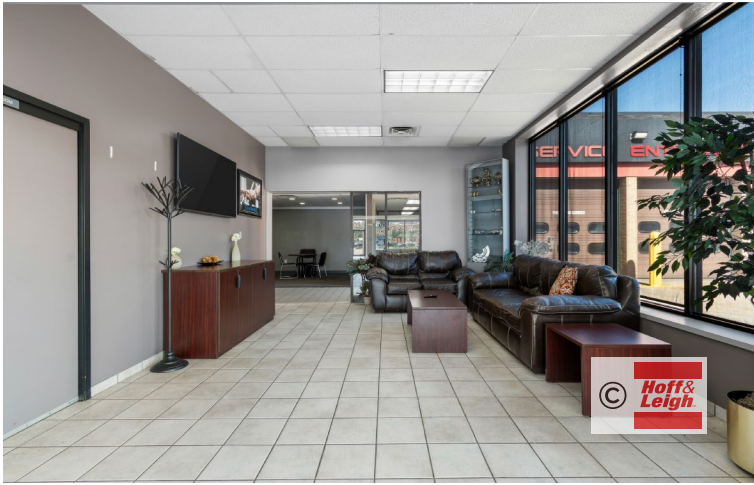
UPD-4 (Planned Development District)

Rev: March 5, 2025



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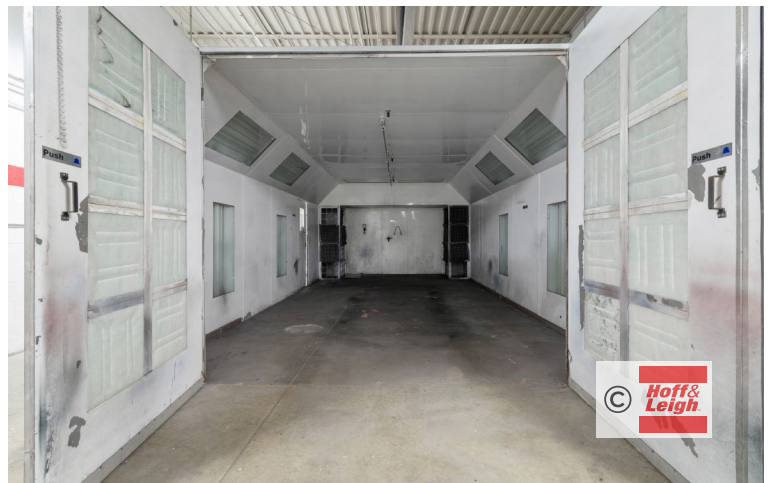
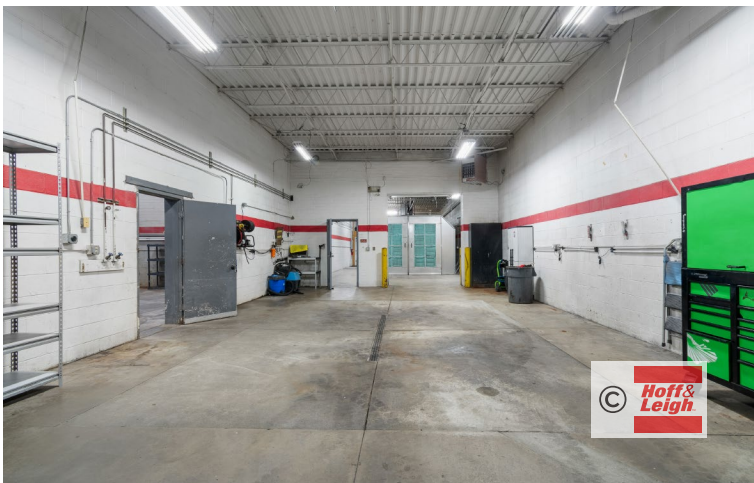
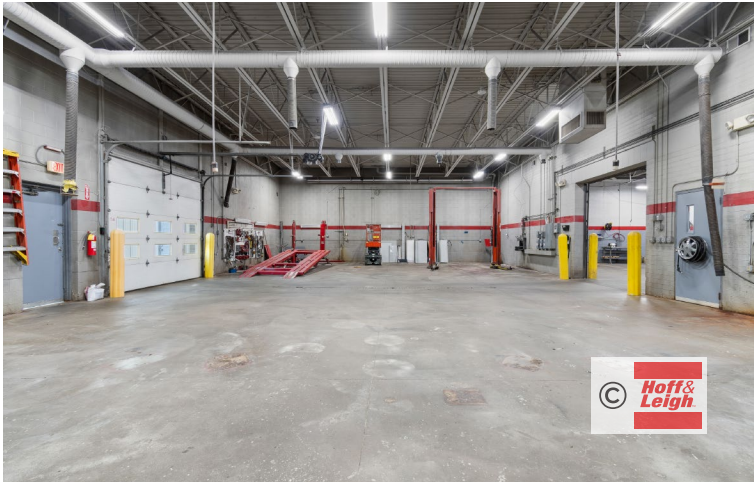
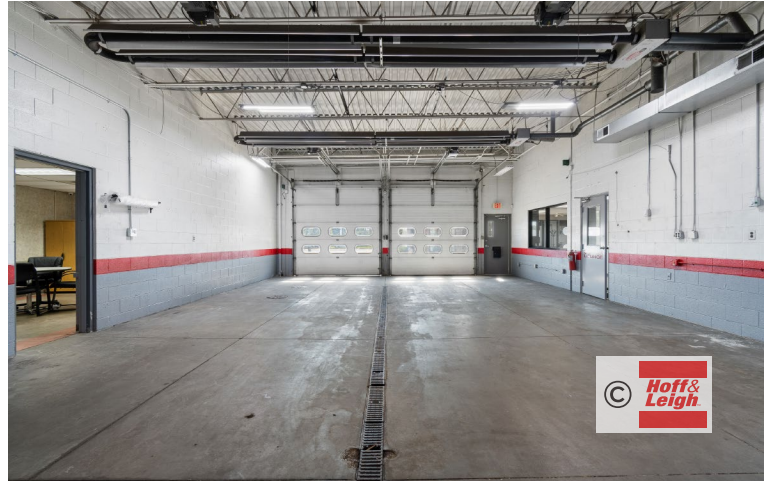
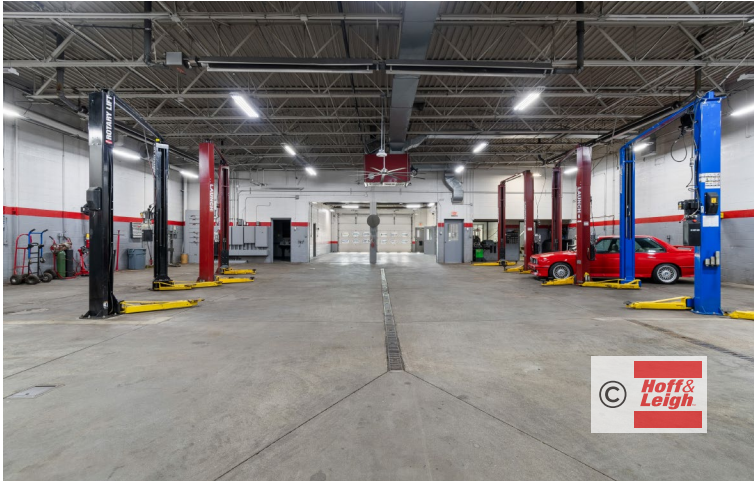
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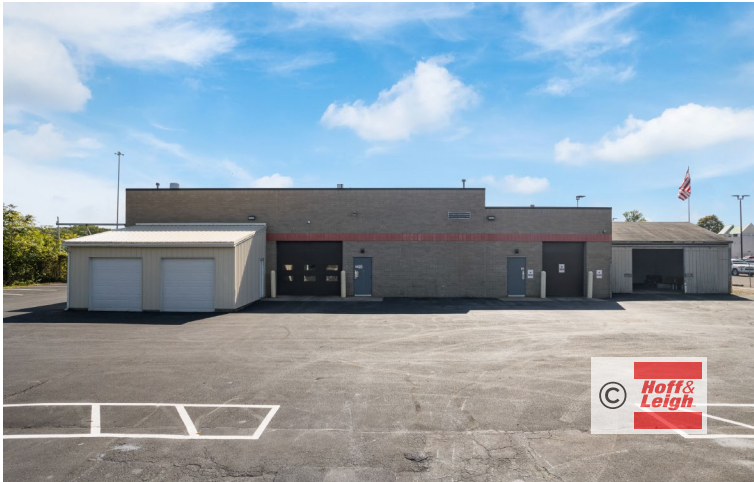
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Demographic and Income Profile

1501 Vernon Odom Blvd, Akron, Ohio, 44320
Ring: 1 mile radius

Prepared by Esri
Latitude: 41.06425
Longitude: -81.57605

Summary	Census 2010	Census 2020	2024	2029
Population	5,471	5,095	5,329	5,276
Households	2,491	2,468	2,453	2,439
Families	1,440	1,281	1,223	1,198
Average Household Size	2.18	2.06	2.17	2.16
Owner Occupied Housing Units	1,200	1,032	1,067	1,078
Renter Occupied Housing Units	1,291	1,436	1,386	1,362
Median Age	39.9	41.7	42.2	43.5

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.20%	0.02%	0.38%
Households	-0.11%	0.27%	0.64%
Families	-0.41%	0.04%	0.56%
Owner HHS	0.21%	0.55%	0.97%
Median Household Income	1.88%	3.08%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	591	24.1%	561	23.0%
\$15,000 - \$24,999	323	13.2%	269	11.0%
\$25,000 - \$34,999	388	15.8%	362	14.8%
\$35,000 - \$49,999	431	17.6%	423	17.3%
\$50,000 - \$74,999	316	12.9%	339	13.9%
\$75,000 - \$99,999	249	10.2%	283	11.6%
\$100,000 - \$149,999	101	4.1%	126	5.2%
\$150,000 - \$199,999	27	1.1%	41	1.7%
\$200,000+	27	1.1%	36	1.5%

Median Household Income	\$32,517	\$35,691
Average Household Income	\$45,389	\$51,885
Per Capita Income	\$20,935	\$24,029

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	383	7.0%	316	6.2%	321	6.0%	307	5.8%
5 - 9	306	5.6%	337	6.6%	337	6.3%	304	5.8%
10 - 14	365	6.7%	281	5.5%	312	5.9%	303	5.7%
15 - 19	410	7.5%	296	5.8%	287	5.4%	306	5.8%
20 - 24	398	7.3%	337	6.6%	324	6.1%	297	5.6%
25 - 34	568	10.4%	639	12.5%	676	12.7%	623	11.8%
35 - 44	666	12.2%	513	10.1%	579	10.9%	588	11.1%
45 - 54	837	15.3%	671	13.2%	674	12.6%	646	12.2%
55 - 64	736	13.5%	713	14.0%	725	13.6%	677	12.8%
65 - 74	482	8.8%	609	12.0%	641	12.0%	663	12.6%
75 - 84	244	4.5%	291	5.7%	349	6.5%	436	8.3%
85+	78	1.4%	93	1.8%	106	2.0%	124	2.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,200	21.9%	1,138	22.3%	1,154	21.7%	1,091	20.7%
Black Alone	4,081	74.6%	3,634	71.3%	3,823	71.7%	3,822	72.4%
American Indian Alone	13	0.2%	16	0.3%	16	0.3%	14	0.3%
Asian Alone	23	0.4%	21	0.4%	26	0.5%	28	0.5%
Pacific Islander Alone	0	0.0%	2	0.0%	3	0.1%	3	0.1%
Some Other Race Alone	15	0.3%	64	1.3%	69	1.3%	72	1.4%
Two or More Races	140	2.6%	220	4.3%	239	4.5%	246	4.7%
Hispanic Origin (Any Race)	71	1.3%	93	1.8%	108	2.0%	113	2.1%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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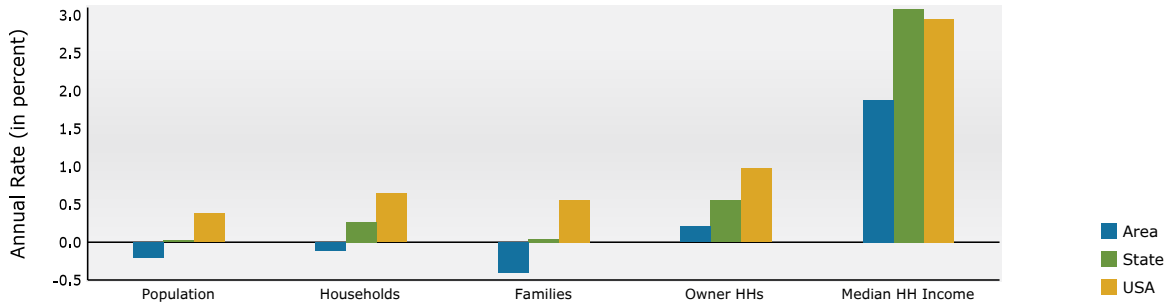


Demographic and Income Profile

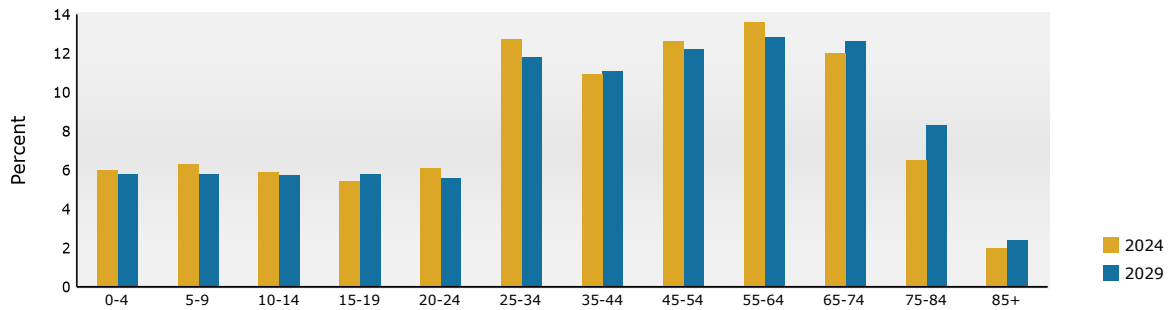
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Ring: 1 mile radius

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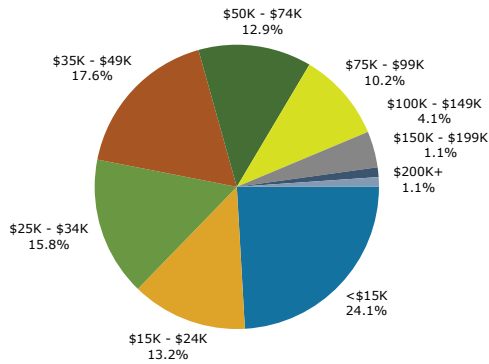
Trends 2024-2029



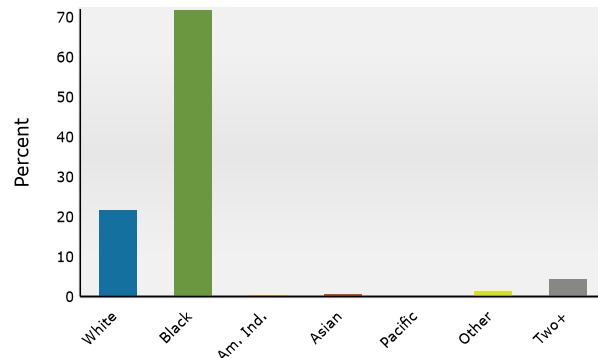
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 2.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

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Ring: 3 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	72,188	67,116	65,788	64,712
Households	30,676	30,073	29,957	30,063
Families	17,424	15,809	15,137	14,945
Average Household Size	2.30	2.20	2.16	2.12
Owner Occupied Housing Units	16,030	14,142	14,586	14,755
Renter Occupied Housing Units	14,646	15,931	15,371	15,308
Median Age	37.4	39.3	39.9	41.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.33%	0.02%	0.38%
Households	0.07%	0.27%	0.64%
Families	-0.25%	0.04%	0.56%
Owner HHs	0.23%	0.55%	0.97%
Median Household Income	3.04%	3.08%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	5,582	18.6%	5,251	17.5%
\$15,000 - \$24,999	3,668	12.2%	2,992	10.0%
\$25,000 - \$34,999	3,407	11.4%	3,053	10.2%
\$35,000 - \$49,999	4,303	14.4%	4,009	13.3%
\$50,000 - \$74,999	5,189	17.3%	5,225	17.4%
\$75,000 - \$99,999	3,366	11.2%	3,708	12.3%
\$100,000 - \$149,999	2,710	9.0%	3,322	11.1%
\$150,000 - \$199,999	1,173	3.9%	1,745	5.8%
\$200,000+	560	1.9%	760	2.5%

Median Household Income	\$41,892	\$48,661
Average Household Income	\$59,060	\$69,175
Per Capita Income	\$26,940	\$32,148

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,766	6.6%	3,847	5.7%	3,710	5.6%	3,574	5.5%
5 - 9	4,460	6.2%	4,191	6.2%	3,829	5.8%	3,441	5.3%
10 - 14	4,796	6.6%	4,141	6.2%	3,903	5.9%	3,573	5.5%
15 - 19	5,197	7.2%	3,930	5.9%	3,742	5.7%	3,649	5.6%
20 - 24	5,121	7.1%	4,415	6.6%	4,288	6.5%	4,079	6.3%
25 - 34	9,535	13.2%	9,518	14.2%	9,327	14.2%	8,634	13.3%
35 - 44	9,195	12.7%	7,990	11.9%	8,269	12.6%	8,553	13.2%
45 - 54	10,388	14.4%	8,216	12.2%	7,855	11.9%	7,699	11.9%
55 - 64	9,231	12.8%	9,345	13.9%	8,630	13.1%	7,817	12.1%
65 - 74	4,838	6.7%	7,316	10.9%	7,481	11.4%	7,793	12.0%
75 - 84	3,175	4.4%	2,956	4.4%	3,514	5.3%	4,516	7.0%
85+	1,482	2.1%	1,251	1.9%	1,241	1.9%	1,383	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,048	51.3%	32,392	48.3%	31,108	47.3%	29,747	46.0%
Black Alone	31,502	43.6%	28,806	42.9%	28,563	43.4%	28,549	44.1%
American Indian Alone	166	0.2%	165	0.2%	161	0.2%	159	0.2%
Asian Alone	951	1.3%	715	1.1%	756	1.1%	830	1.3%
Pacific Islander Alone	23	0.0%	16	0.0%	16	0.0%	16	0.0%
Some Other Race Alone	377	0.5%	815	1.2%	844	1.3%	885	1.4%
Two or More Races	2,121	2.9%	4,208	6.3%	4,341	6.6%	4,527	7.0%
Hispanic Origin (Any Race)	1,249	1.7%	1,787	2.7%	1,956	3.0%	2,074	3.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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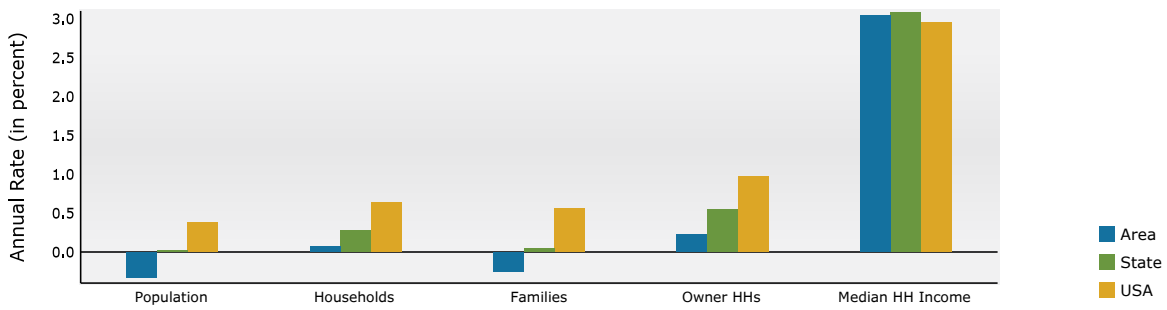


Demographic and Income Profile

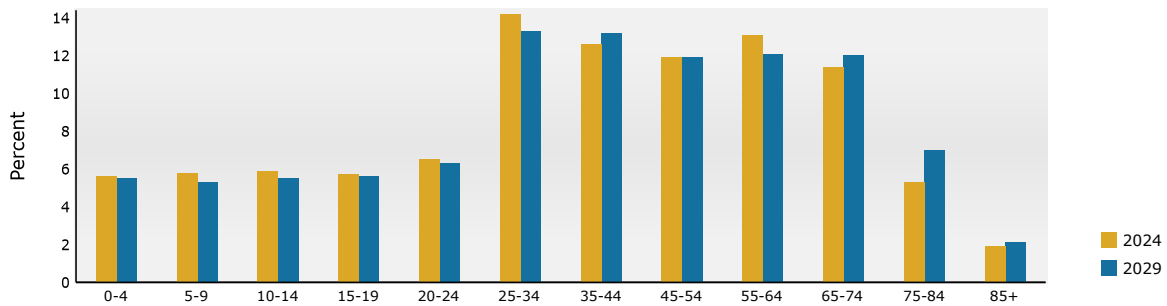
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Ring: 3 mile radius

Prepared by Esri
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Longitude: -81.57605

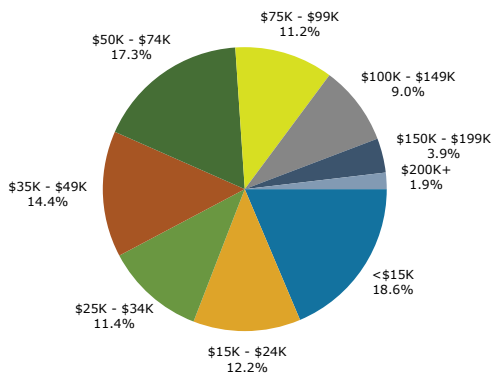
Trends 2024-2029



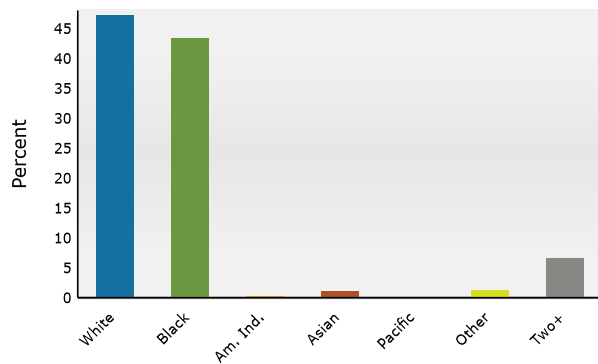
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 3.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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Demographic and Income Profile

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Ring: 5 mile radius

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Summary	Census 2010	Census 2020	2024	2029
Population	192,084	180,900	178,150	175,560
Households	79,073	77,797	77,866	78,175
Families	45,867	42,880	41,323	40,886
Average Household Size	2.34	2.26	2.23	2.18
Owner Occupied Housing Units	44,708	41,024	42,255	42,837
Renter Occupied Housing Units	34,365	36,773	35,611	35,338
Median Age	36.8	38.5	39.1	40.4

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.29%	0.02%	0.38%
Households	0.08%	0.27%	0.64%
Families	-0.21%	0.04%	0.56%
Owner HHs	0.27%	0.55%	0.97%
Median Household Income	2.38%	3.08%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	11,763	15.1%	10,750	13.8%
\$15,000 - \$24,999	8,241	10.6%	6,530	8.4%
\$25,000 - \$34,999	8,170	10.5%	7,185	9.2%
\$35,000 - \$49,999	10,530	13.5%	9,850	12.6%
\$50,000 - \$74,999	13,968	17.9%	13,853	17.7%
\$75,000 - \$99,999	9,422	12.1%	9,957	12.7%
\$100,000 - \$149,999	9,053	11.6%	10,730	13.7%
\$150,000 - \$199,999	3,981	5.1%	5,838	7.5%
\$200,000+	2,737	3.5%	3,482	4.5%

Median Household Income	\$50,270	\$56,548
Average Household Income	\$69,882	\$81,798
Per Capita Income	\$30,646	\$36,526

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,341	6.4%	10,386	5.7%	10,056	5.6%	9,706	5.5%
5 - 9	11,645	6.1%	10,797	6.0%	10,238	5.7%	9,201	5.2%
10 - 14	12,110	6.3%	10,913	6.0%	10,197	5.7%	9,634	5.5%
15 - 19	15,100	7.9%	12,069	6.7%	11,594	6.5%	11,198	6.4%
20 - 24	15,703	8.2%	13,307	7.4%	12,973	7.3%	12,331	7.0%
25 - 34	25,008	13.0%	25,193	13.9%	24,733	13.9%	22,745	13.0%
35 - 44	23,530	12.2%	21,295	11.8%	22,293	12.5%	23,118	13.2%
45 - 54	27,354	14.2%	21,383	11.8%	20,366	11.4%	20,374	11.6%
55 - 64	23,661	12.3%	24,834	13.7%	22,767	12.8%	20,374	11.6%
65 - 74	12,587	6.6%	19,201	10.6%	19,976	11.2%	20,731	11.8%
75 - 84	8,819	4.6%	8,080	4.5%	9,559	5.4%	12,409	7.1%
85+	4,224	2.2%	3,442	1.9%	3,397	1.9%	3,741	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	123,097	64.1%	105,579	58.4%	101,785	57.1%	97,827	55.7%
Black Alone	57,409	29.9%	53,619	29.6%	53,532	30.0%	53,760	30.6%
American Indian Alone	496	0.3%	487	0.3%	477	0.3%	473	0.3%
Asian Alone	3,946	2.1%	6,891	3.8%	7,350	4.1%	7,777	4.4%
Pacific Islander Alone	49	0.0%	63	0.0%	60	0.0%	60	0.0%
Some Other Race Alone	1,417	0.7%	2,723	1.5%	2,907	1.6%	3,051	1.7%
Two or More Races	5,669	3.0%	11,539	6.4%	12,038	6.8%	12,611	7.2%
Hispanic Origin (Any Race)	3,940	2.1%	5,623	3.1%	6,247	3.5%	6,639	3.8%

Data Note: Income is expressed in current dollars.

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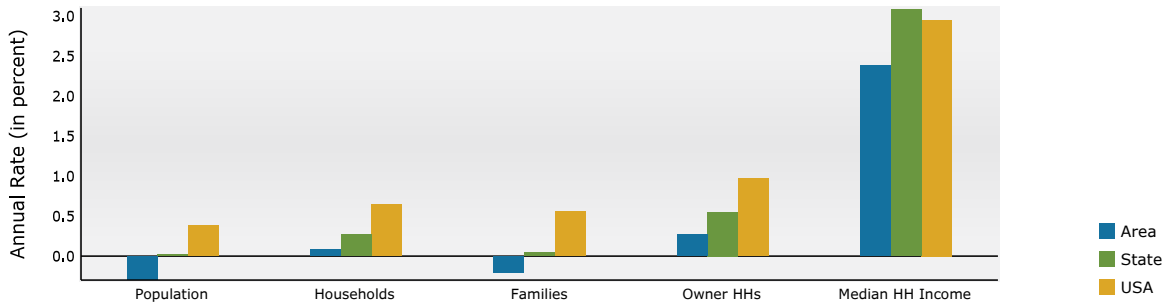


Demographic and Income Profile

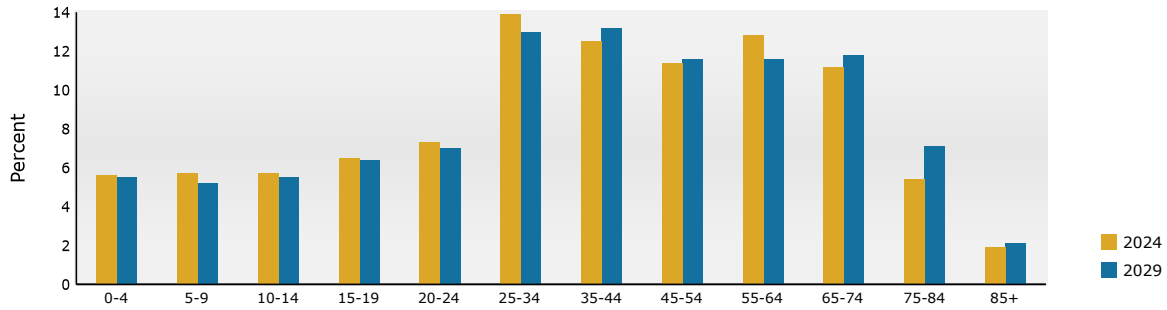
1501 Vernon Odom Blvd, Akron, Ohio, 44320
Ring: 5 mile radius

Prepared by Esri
Latitude: 41.06425
Longitude: -81.57605

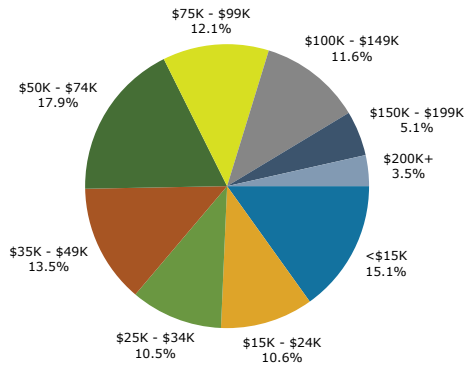
Trends 2024-2029



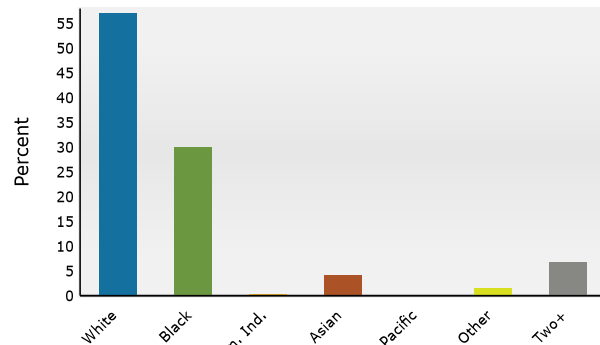
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 3.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Rev: March 5, 2025



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Full Service Auto Dealership for Lease

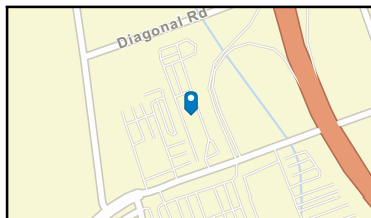
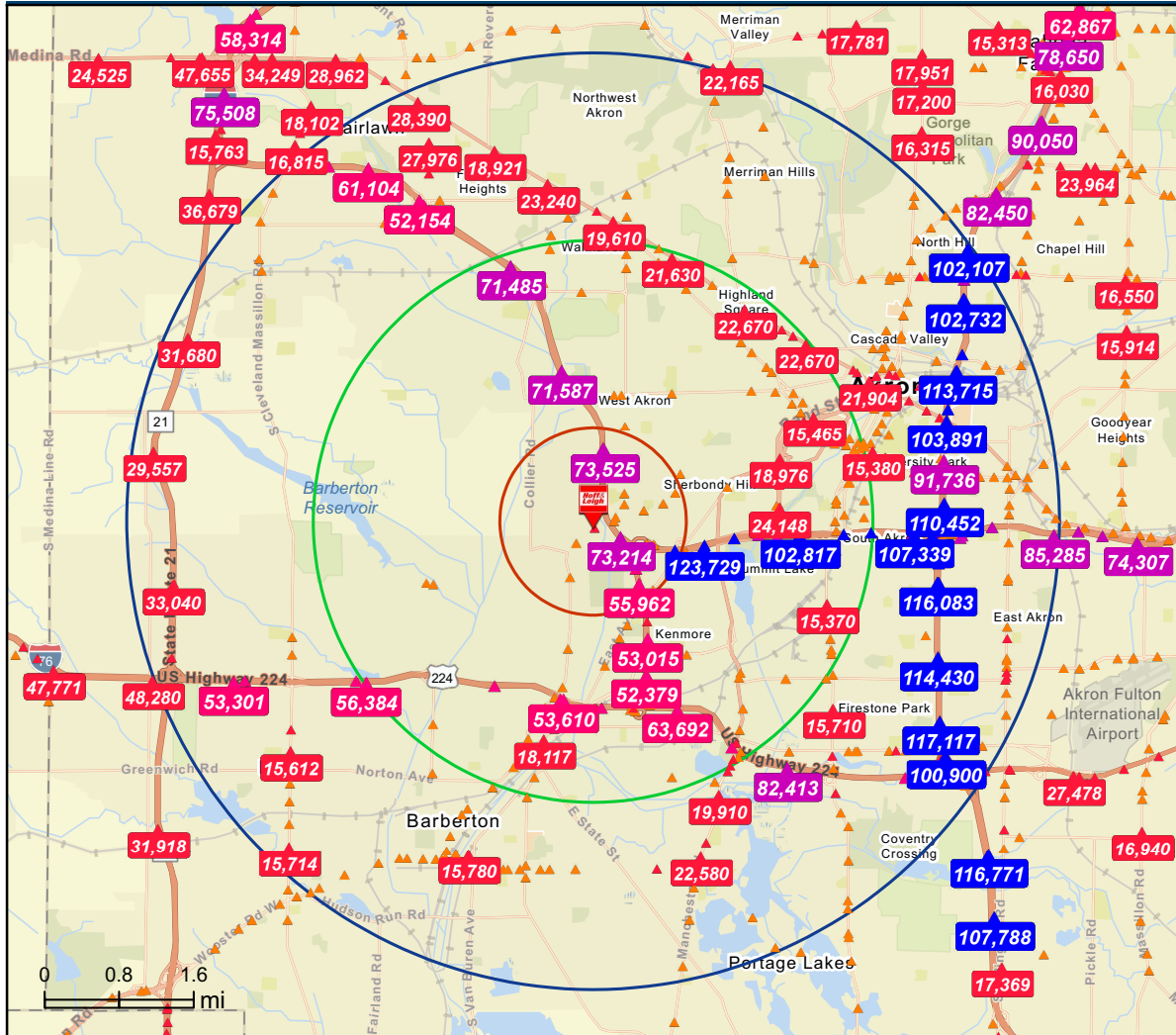
1501 VERNON ODOM BOULEVARD, AKRON, OH 44320



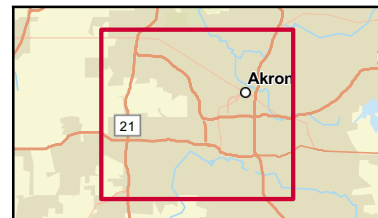
Traffic Count Map

1501 Vernon Odom Blvd, Akron, Ohio, 44320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.06425
Longitude: -81.57605



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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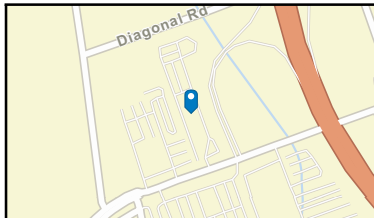
1501 VERNON ODOM BOULEVARD, AKRON, OH 44320



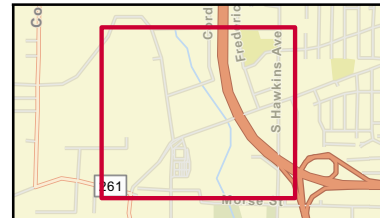
Traffic Count Map - Close Up

1501 Vernon Odom Blvd, Akron, Ohio, 44320
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.06425
Longitude: -81.57605



- Average Daily Traffic Volume**
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

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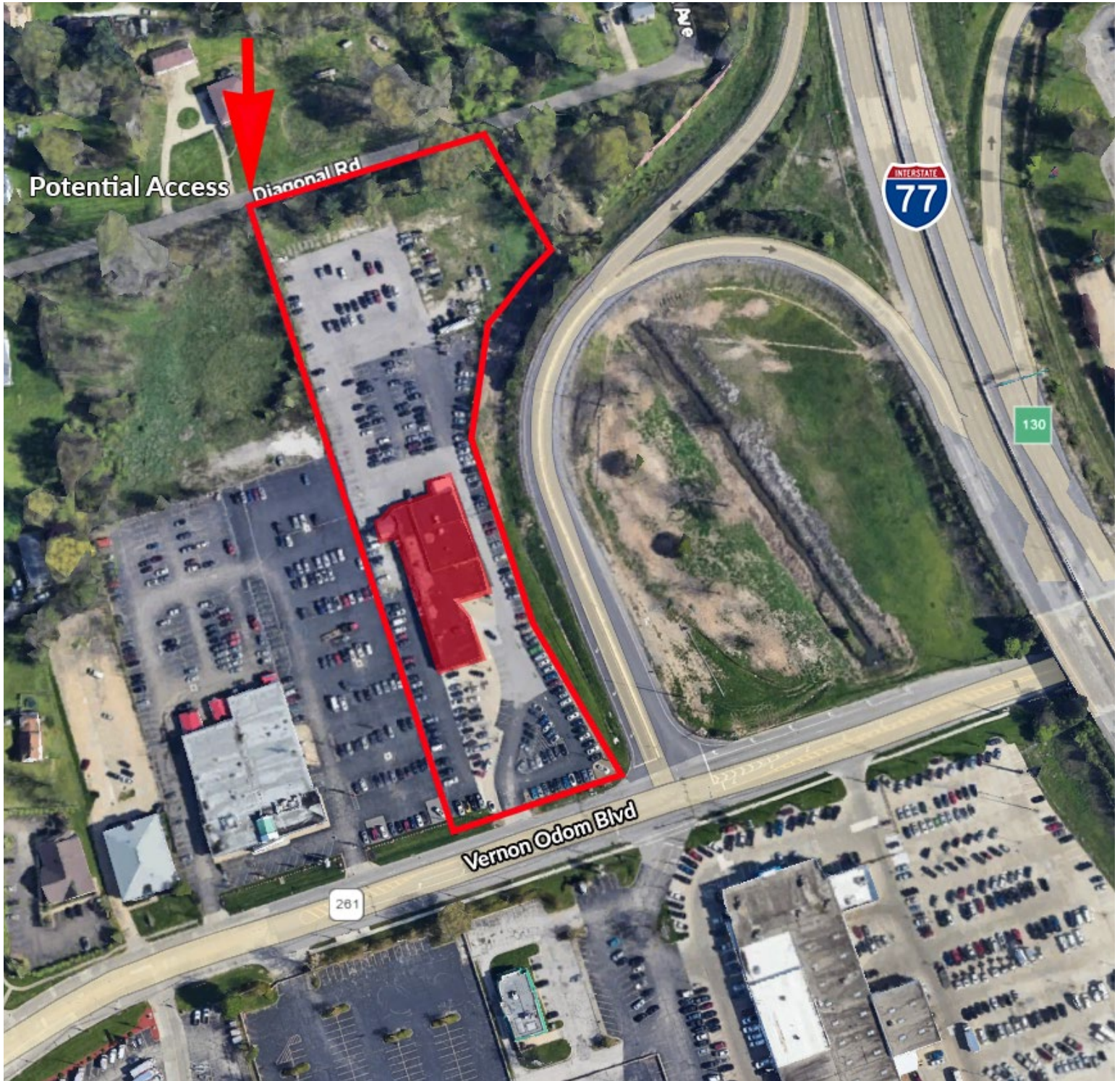
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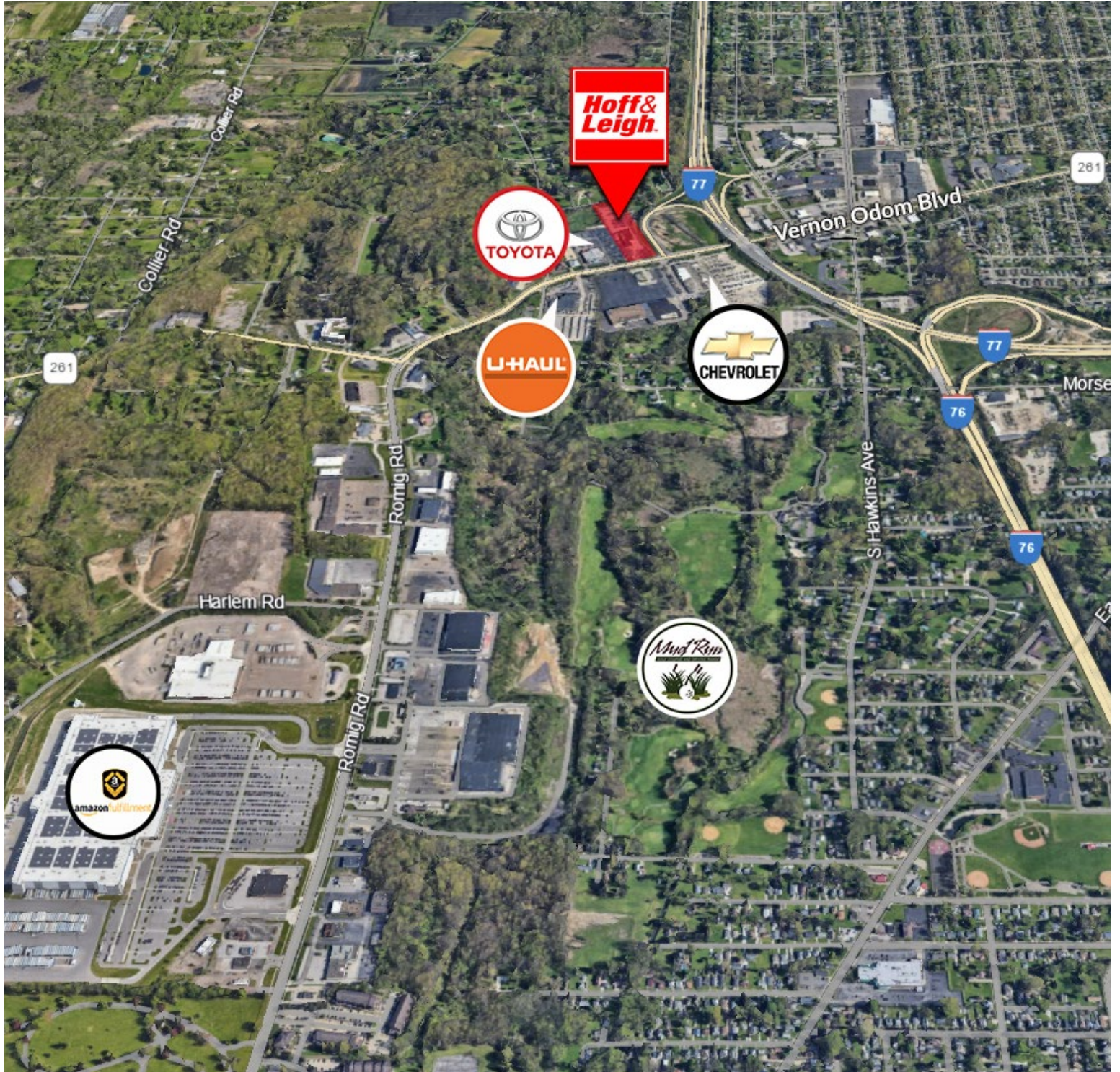
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