



## Valley Centre Plaza

1562 Akron Peninsula Rd, Akron, OH 44313



### Nicole Lee

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# Valley Centre Plaza

\$4,500,000

Crossings Development is exclusively offering the rare opportunity to acquire The Valley Centre Plaza, located at 1562 Akron Peninsula Rd, a prime retail plaza in the heart of beautiful Merriman Valley. The Plaza is fully occupied with long-term, established tenants. Surrounded by thriving residential neighborhoods and retail hubs, the plaza benefits from a high-traffic location near Ohio's only National Park. Well maintained and includes a 3000 sq foot outparcel. Valley Centre Plaza stands out with its recent renovations, including new roofs and asphalt, ensuring a modern and well-maintained environment. The...

- Strategically positioned near major freeways such as I-77, I-76, and Route 8
- Fully occupied with long-standing tenants, making it a stable investment opportunity
- The proximity to Akron-Canton Airport enhances its appeal for businesses requiring easy access to air travel
- This strategic location is close to thousands of apartments and homes within a 3-mile radius.



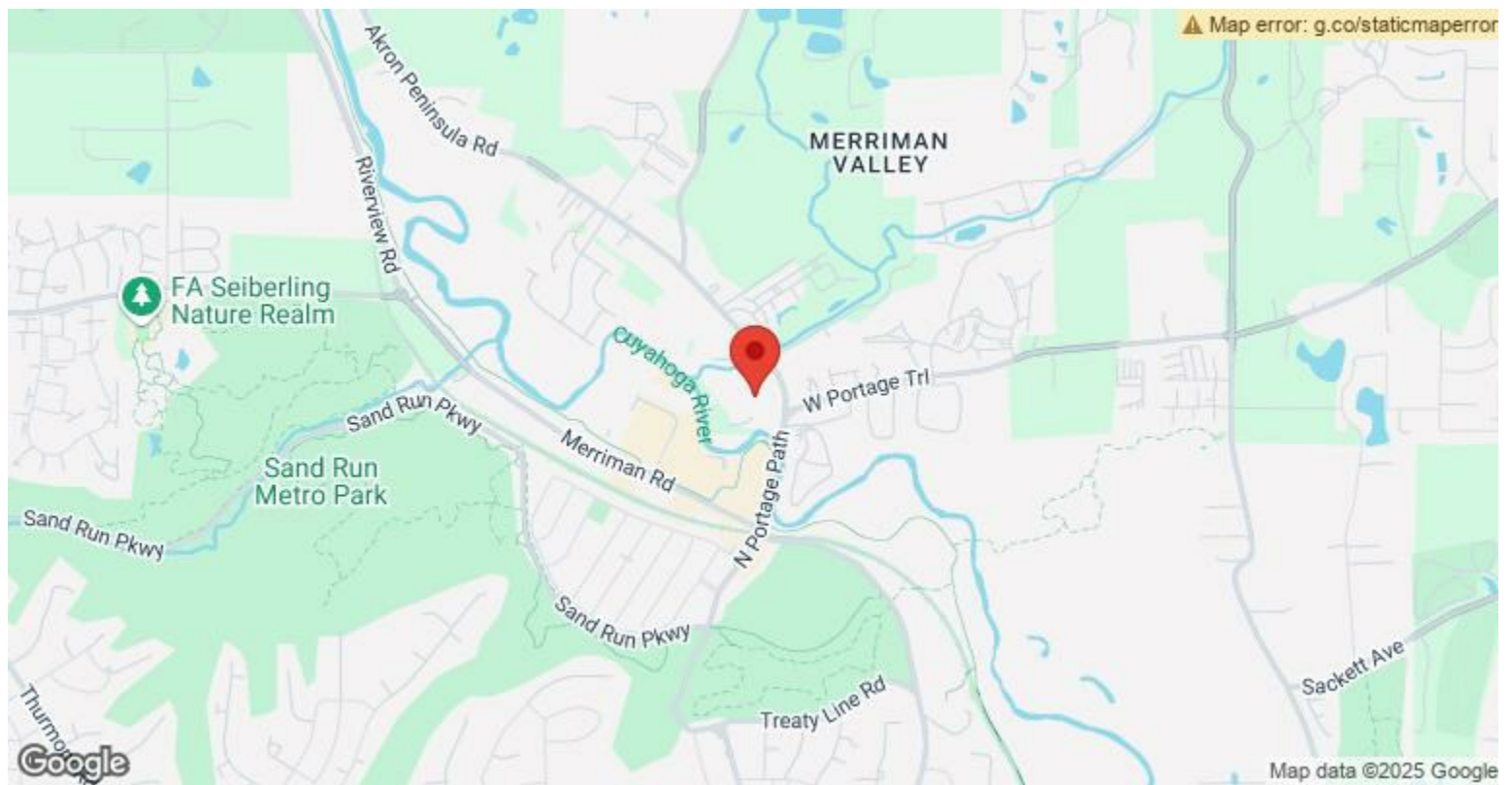
Price:	\$4,500,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment
Cap Rate:	5.50%
Lot Size:	4.15 AC
Gross Building Area:	26,974 SF
No. Stories:	1
Year Built:	1991
Tenancy:	Single
Parking Ratio:	7.41/1,000 SF
Clear Ceiling Height:	16 FT
APN / Parcel ID:	70-00477
Walk Score ®:	56 (Somewhat Walkable)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Kennedy Eye Center	-	2028
Michaels AM	-	2027
Don Jose's	-	2029
Nicole's Connection	-	2026
Michael's A.M.	-	2029



**1562 Akron Peninsula Rd, Akron, OH 44313**



## Property Photos





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