



2835 South Arlington Road  
Akron, Ohio 44312

SALE PRICE	\$400,000.00
TOTAL SQ FT	1,608
PARCEL	5102767
ACRES	3.79
YEAR BUILT	1928
ZONING	C2
TRAFFIC COUNT	17,369 AADT
FRONTAGE	63'
TAXES	\$5,442.19

**Tim Bishman**

C 330 620 8487  
tim@naispring.com

## Property Details

- 3.79 Acres with 63' of frontage along Arlington Rd.
- Community Commercial District (C-2) is established to provide for planned and integrated grouping of retail stores and personal and professional services in areas adequately served by major streets and public utilities. Regulations for this district will result in unified groupings of buildings that will encourage safe pedestrian movement between uses and interconnected vehicular circulation, minimize outdoor storage, require adequate off street parking and servicing facilities.
- Located between Walmart and Home Depot and surrounded by other national chains.
- Less than a 1/2 mile from I-77 with a traffic count of over 100,000 cars per day.

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8234 Pittsburg Ave NW  
North Canton, OH 44720  
+1 330 966 8800  
naispring.com

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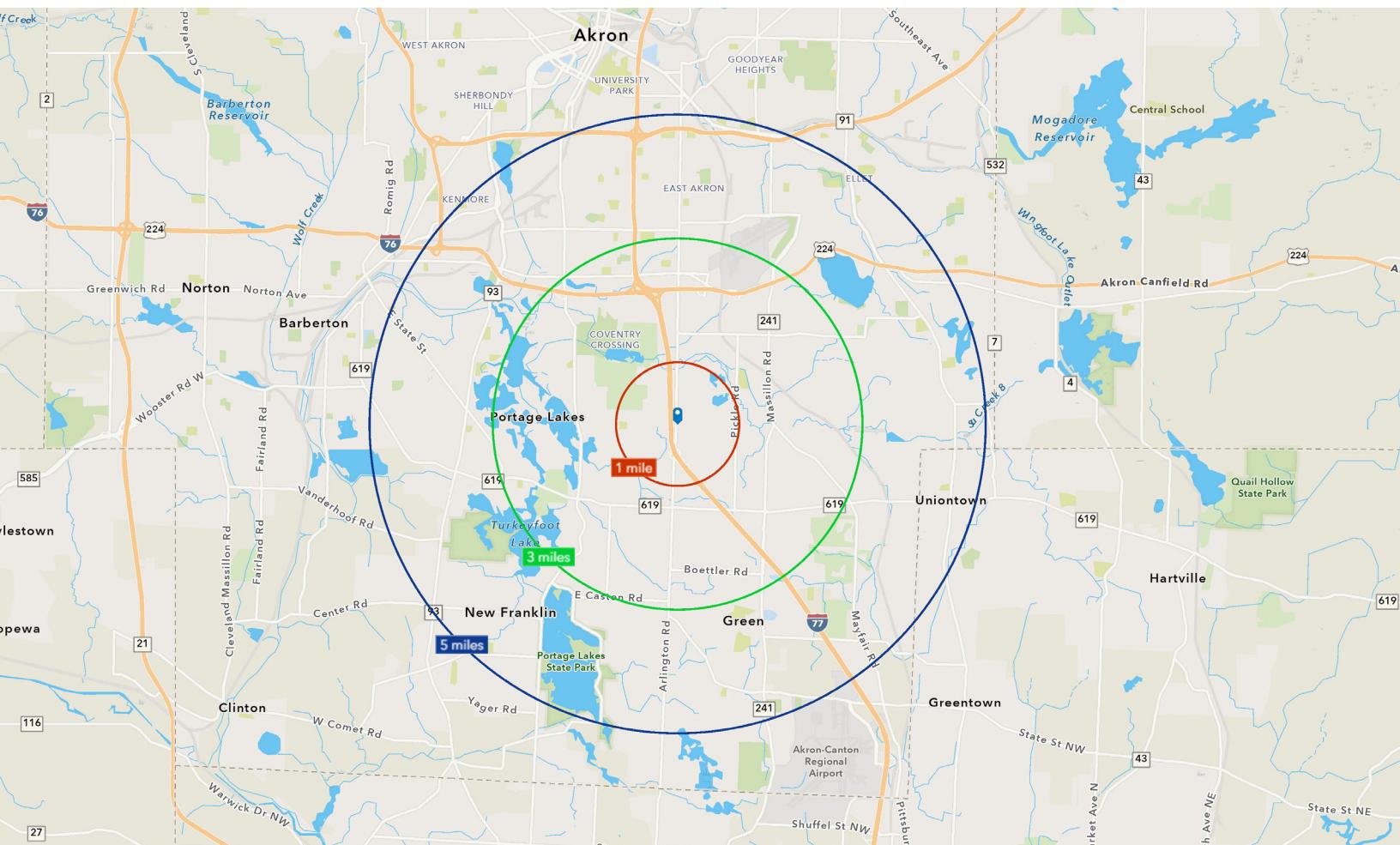


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## Demographics 2025

	1 Mile	5 Miles	10 Miles
Population	3,392	31,365	115,457
Households	1,504	13,974	50,644
Families	940	8,453	29,863
Average Household Size	2.20	2.22	2.26
Owner Occupied Housing Units	1,020	9,374	33,496
Renter Occupied Housing Units	484	4,600	17,148
Median Age	45.6	43.8	42.2
Median Household Income	\$89,204	\$75,326	\$62,899
Average Household Income	\$129,365	\$103,357	\$88,249



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