



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**

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## 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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## 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 |



