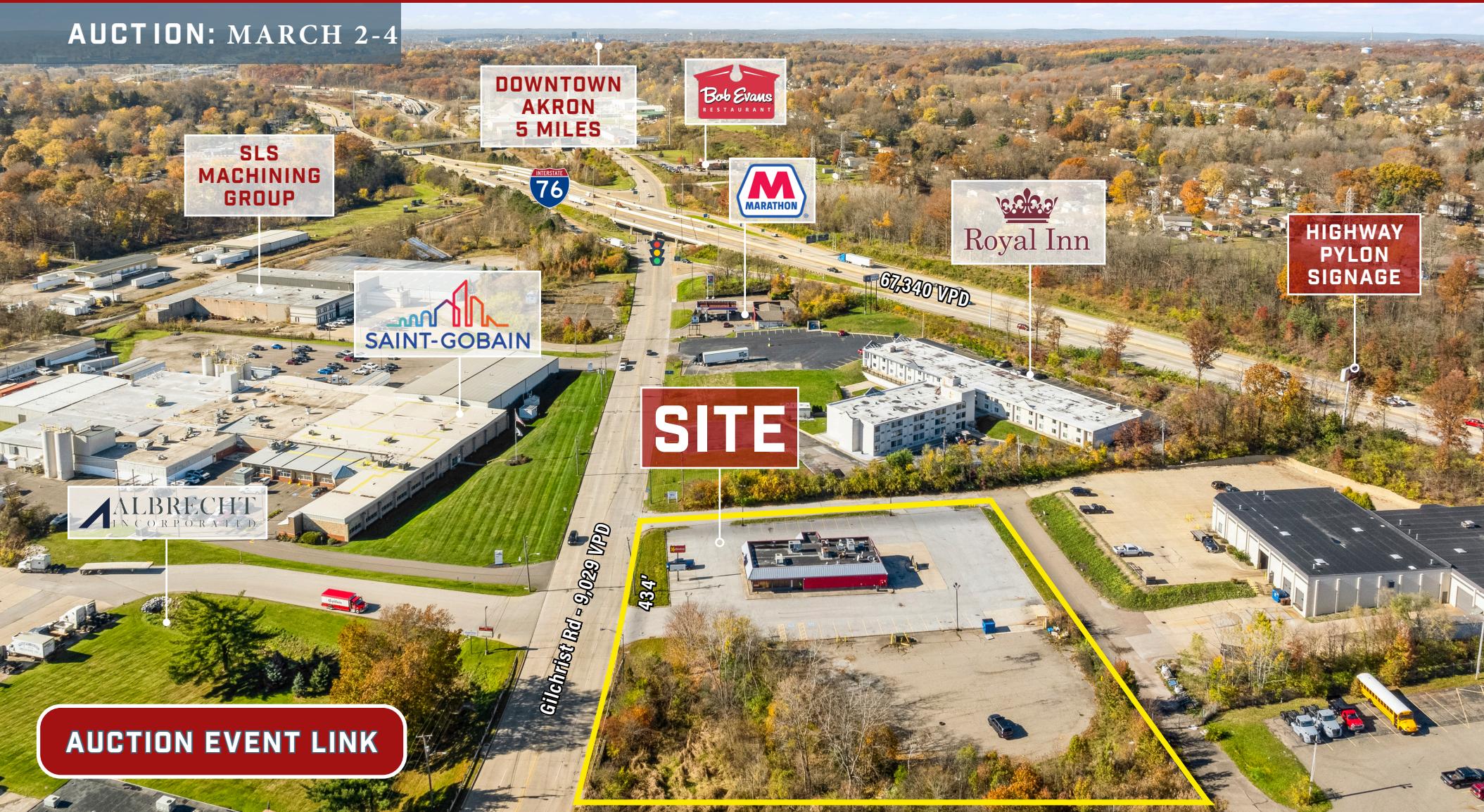


FORMER 3,591 SF QSR WITH DRIVE-THRU AVAILABLE ON 2.52 ACRES

2695 GILCHRIST ROAD, AKRON, OHIO 44305

AUCTION: MARCH 2-4



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CBRE

THE OPPORTUNITY

- Absolute Auction - Starting Bid: \$1
- 3,591 SF QSR w/drive-thru available for lease or for sale
- The former restaurant sits on 2.52 AC parcel with over 434' of frontage along Gilchrist Rd
- Plenty of parking with over 36 spaces available
- Located right off I-76 (67k VPD) and less than a 10 minute from Downtown Akron
- Highway visible pylon signage available!
- Average household incomes of \$74,528 within a 3-mile radius
- Great industrial presence along Gilchrist Rd: 440k SF+ NAPA Auto Parts facility, 400k SF+ Rubbermaid facility, 875k SF+ Newell Brands facility



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION

56,971



2025
POPULATION

57,272



2025
HOUSEHOLDS

25,589



2025
POPULATION
25 & OVER

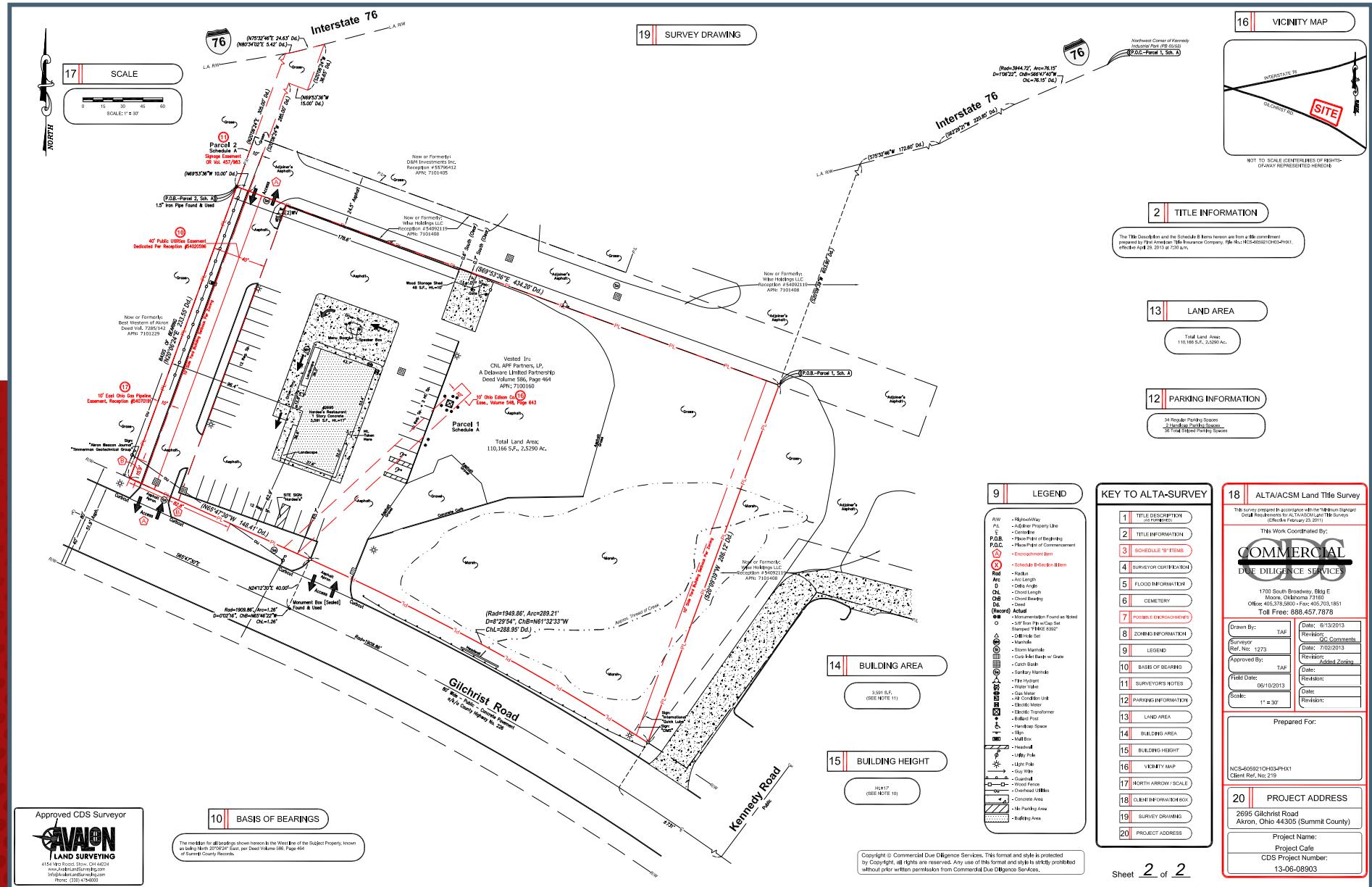
41,574



2025
AVG. HOUSEHOLD
INCOME

\$78,356

SURVEY



AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population - Current Year Estimate	7,698	57,272	138,839
2025 Daytime Population	6,155	56,971	161,121
2025 Households - Current Year Estimate	3,561	25,589	59,678
2025 Average Household Income	\$76,150	\$78,356	\$72,587
2030 Average Household Income Projection	\$85,995	\$88,644	\$81,686
2025 Median Household Income	\$63,576	\$62,910	\$56,716
2025 Per Capita Income	\$35,460	\$34,890	\$31,367
2025 Population 25 and Over	5,736	41,574	96,052

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