



2717 S Arlington Rd
Akron, Ohio 44312

* Photo rendering of exterior update to be completed this year.

LEASE RATE \$18.00/SF/NNN

ACRES 1.64

ZONING C1

YEAR BUILT 1982

FRONTAGE 252' S Arlington

TRAFFIC COUNT 21,603 AADT

Unit	SQ FT	Rate	NNN	Monthly
1	2,611	\$18.00	\$2.20	\$4,395.18
2	1,183	\$18.00	\$2.20	\$1,991.38
3	1,192	\$18.00	\$2.20	\$2,006.53
4	1,196	\$18.00	\$2.20	\$2,013.26
5	1,313	\$18.00	\$2.20	\$2,210.21
6	2,150	\$18.00	\$2.20	\$3,619.16

Property Highlights

- Retail plaza currently under renovation. Expected to be completed by the end of the year.
- High visibility and traffic counts
- Easy access to I-77
- Located at signalized intersection.
- Close proximity to major retailers including Walmart, Home Depot, and Target.

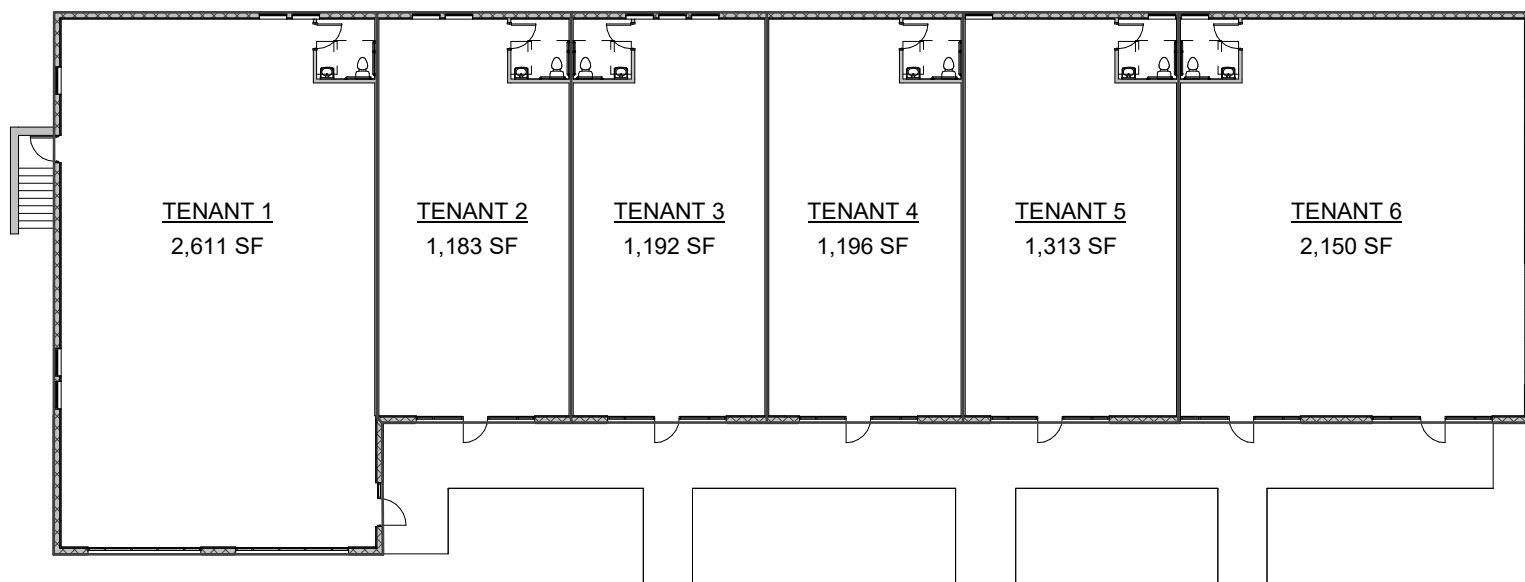
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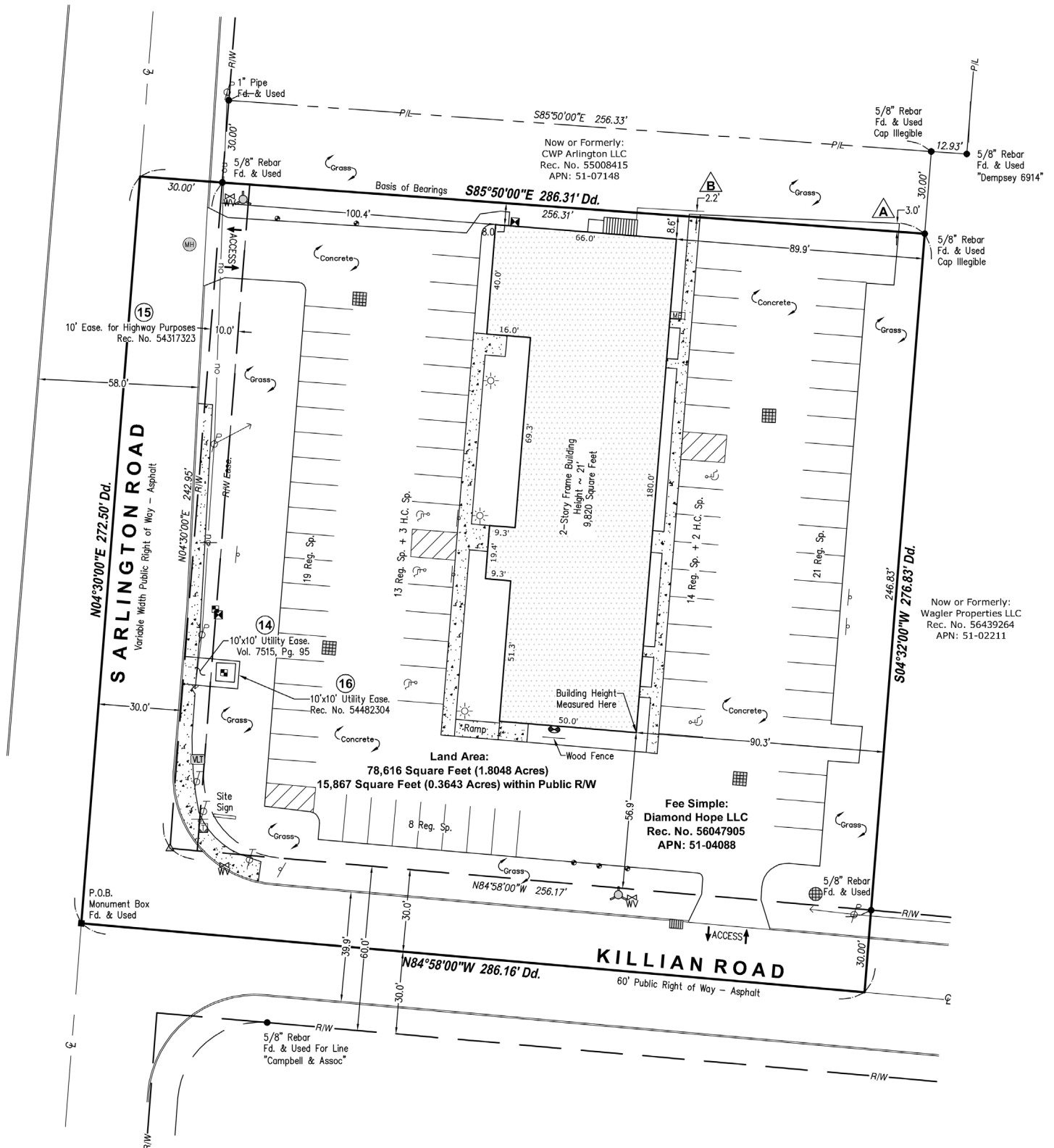
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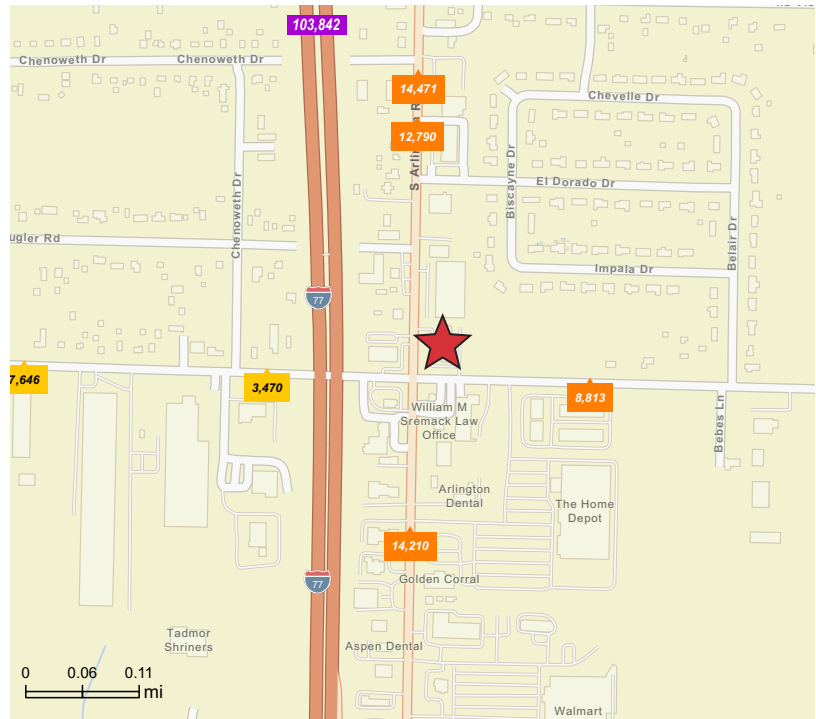
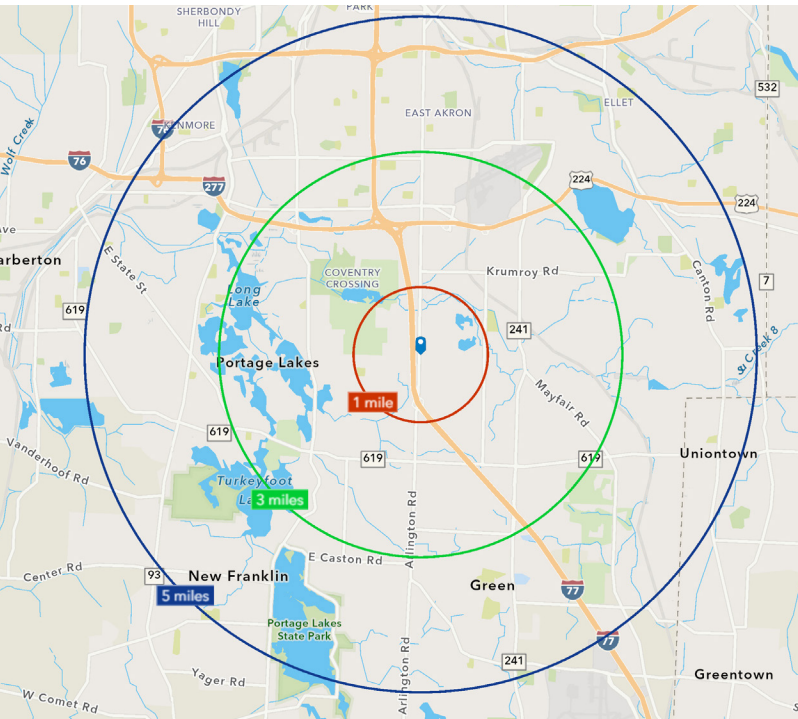
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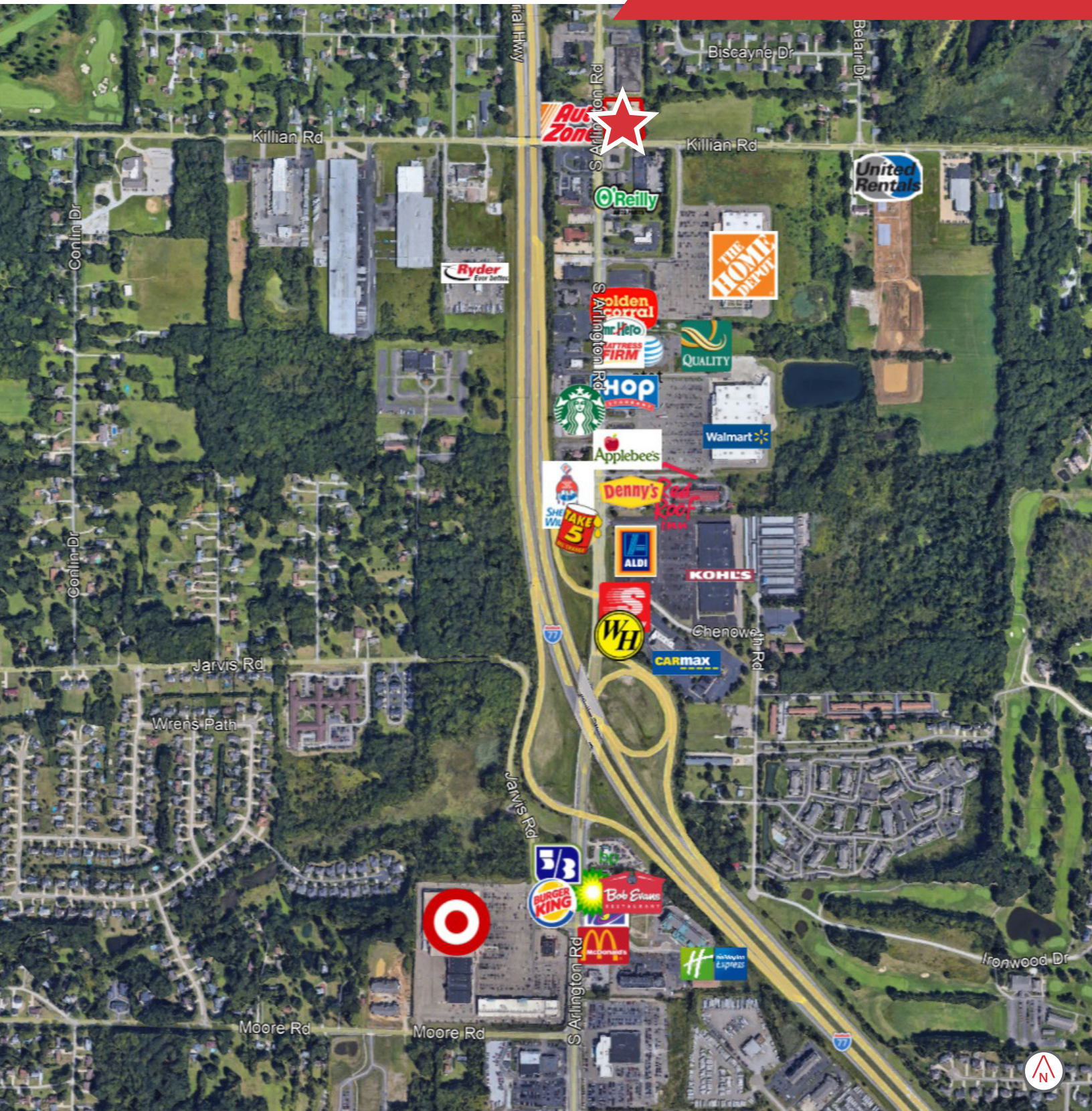
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2026 Summary

	1 Mile	3 Miles	5 Miles
Population	2,553	33,154	124,845
Households	1,198	14,887	55,034
Families	757	8,962	32,179
Average Household Size	2.09	2.21	2.25
Owner Occupied Housing Units	833	9,969	35,986
Renter Occupied Housing Units	365	4,918	19,048
Median Age	46.6	43.4	41.8
Median Household Income	\$87,566	\$76,029	\$64,590
Average Household Income	\$115,904	\$96,307	\$84,814



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