



Representative Photo

VACANT FAMILY DOLLAR

580 Vernon Odom Blvd, Akron, OH

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VACANT FAMILY DOLLAR

506 VERNON ODOM BLVD, AKRON, OH

FINANCIAL OVERVIEW

LIST PRICE
\$750,000

PRICE/SF
\$75.00

INVESTMENT HIGHLIGHTS:

- 10,000-SF Vacant Family Dollar Location
- 2016 Construction on a +/-0.81 Acre Lot
- Two Points of Ingress/Egress With Large Parking Area on a Hard Signalized Corner Location
- Located in a Dense Residential Corridor Just Off Of the I-76 and Akron Innerbelt Interchange
- Adjacent to Akron Public Library Branch and Akron Miller School For the Visual and Performing Arts
- 0.4 Miles From the Akron Zoo, Seeing 400,000 Annual Visitors
- Daytime Population Exceeds 218,000 Within 5-Miles
- 1.5 Miles From Downtown Akron

PROPERTY DESCRIPTION	
ADDRESS:	506 Vernon Odom Blvd, Akron, OH 44307
YEAR BUILT:	2016
GLA:	10,000-SF
LOT SIZE:	+/-0.81-AC
TYPE OF OWNERSHIP:	Fee Simple
NOTES:	Paying \$110,000 Dark Annual Rent Through 1/11/2026



Subject Property

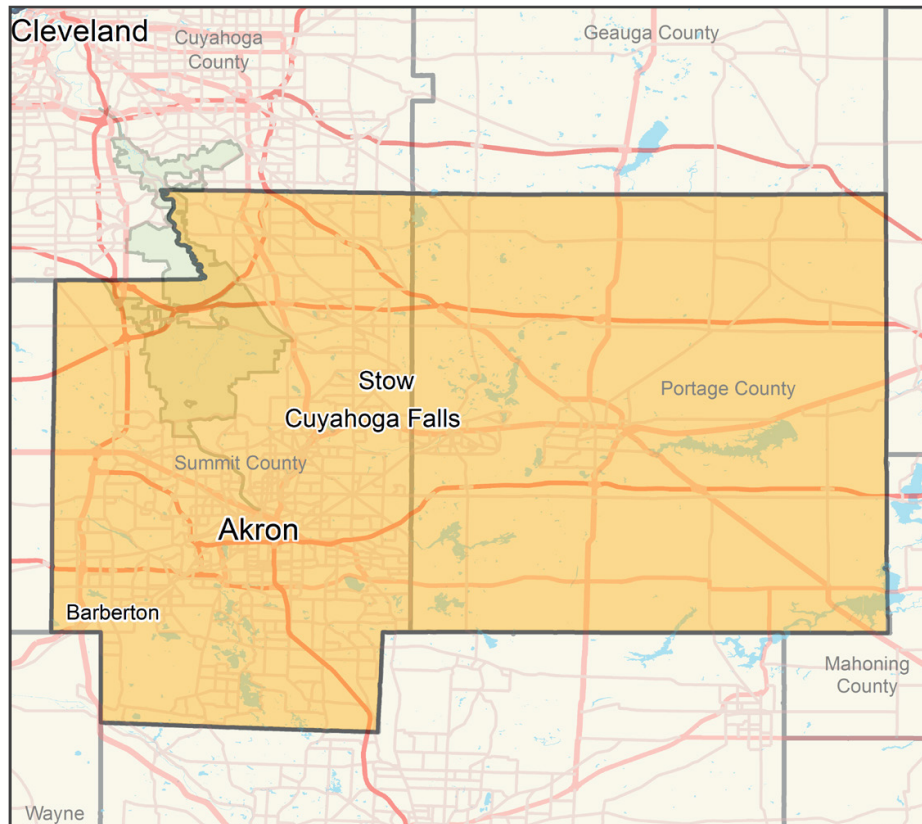
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MARKET OVERVIEW

AKRON METRO OVERVIEW

The Akron metro is a major manufacturing center located approximately 30 miles southeast of Cleveland, and it consists of Portage and Summit counties. The market is home to roughly 702,000 residents, approximately 187,000 of which are located in the city of Akron, the county seat of Summit County. The metro's population has begun to stabilize as about 2,100 new residents are expected through 2028, supporting the creation of roughly 1,500 households over the same span.



METRO HIGHLIGHTS



STRATEGIC LOCATION

Akron is strategically located at the crossroads of the Eastern and Midwestern markets. A large portion of the U.S. can be reached within a day's drive.



ESTABLISHED INFRASTRUCTURE

A large transportation network of highways, rail, air and water assist in the distribution of goods manufactured in the region.



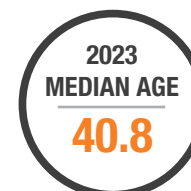
LOWER LIVING COSTS

A wide range of lower-cost housing can be found throughout the metro, helping to attract and preserve residents.

ECONOMY & DEMOGRAPHIC HIGHLIGHTS

- Home to companies like Goodyear Tire & Rubber, the area is a manufacturing center. Products created in the region include plastics, chemicals, fabricated metal goods, food and machinery.
- The University of Akron assists in the development of the polymer industry and has encouraged companies to move to the area to be near suppliers and buyers of plastic products.
- Proximity to shipping facilities at the Port of Cleveland, combined with rail transportation and a regional airport, provide companies with convenient access to markets throughout the world.
- The metro receives economic benefits from nearby oil shale production. The region sits above the Utica, Devonian and Marcellus shale formations.

DEMOGRAPHIC HIGHLIGHTS



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DEMOGRAPHIC SUMMARY

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	12,315	97,268	205,181
2023 Estimate	12,186	97,085	205,135
2020 Census	12,338	97,666	208,341
2000 Census	13,446	106,402	217,810
Daytime Population	9,758	122,567	218,087
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$37,882	\$52,626	\$60,707
Median	\$24,587	\$36,642	\$44,124
Per Capita	\$18,188	\$23,196	\$27,032
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	5,870	42,053	90,718
2022 Estimate	5,743	41,807	90,416
2020 Census	5,695	41,776	90,453
2000 Census	5,830	43,085	91,262
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$76,173	\$88,701	\$110,414
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	13.77%	9.48%	7.40%
Avg. Time Traveled	26	23	23
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	38.95%	34.09%	33.96%
Some College (13-15)	27.19%	23.86%	22.63%
Associate Degree Only	7.85%	7.69%	8.42%
Bachelor's Degree Only	6.38%	13.17%	15.26%
Graduate Degree	3.21%	6.77%	7.59%

MAJOR EMPLOYERS	EMPLOYEES
1 University of Akron	4,427
2 Akron Childrens Hospital	3,462
3 Goodyear Tire & Rubber Company-Goodyear	3,000
4 Akron City Hospital Inc	2,900
5 Clubcorp Club Operations Inc	2,849
6 Energy Harbor LLC	2,600
7 Babcock & Wilcox Holdings Inc	2,400
8 Summa Akron Cy St Thmas Hspital	2,086
9 Firstenergy Corp-Firstenergy	1,618
10 Akron Coca-Cola Bottling Co-Coca-Cola	1,300
11 Babcock & Wilcox Company	1,000
12 Summa Health-Labcare Plus	898
13 Summa Health-Summa Akron City Hospital	792
14 Summa Health	736
15 Summa Health System-Summa Care	716
16 Energy Harbor Corp	616
17 Nthrive Solutions LLC-Logical Medical Services	585
18 Summa Health System-Summa Barberton Hospital	579
19 Oriana House Inc-Summit County Jail	573
20 Akron General Medical Center	571
21 Plus One Communications LLC	500
22 Summit County-Common Pleas Juvenile Division	500
23 City of Akron	460
24 Akron General Health System	440
25 Bridgestone Research LLC	438

Akron Fulton International Airport

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