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216.381.8200

DEVELOPMENT SITE AVAILABLE FOR SALE

Akron, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1.88 AC development opportunity, now under new ownership
- Located on Route 91 (Canton Road) in the Ellet trade area, featuring an average of 17,984 VPD
- Situated in a densely populated suburban trade area with over 140,000 people residing within 5 miles
- Over 200' frontage on Canton Road with access points on Canton Road and Shadybrook Drive
- Excellent opportunity for service and other retail users seeking prominent freestanding location

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2026 Projection	55,821	138,554	264,170
2021 Estimate	56,832	140,278	267,026
INCOME	3 MILE	5 MILE	7 MILE
2021 Average	\$54,663	\$56,536	\$58,512
2021 Median	\$45,097	\$44,200	\$44,553
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2021 Employees	22,056	70,839	130,059

LEASING INFORMATION

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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

SETH MARKS

Senior Associate

seth@goodmanrealestate.com



LEASING INFORMATION

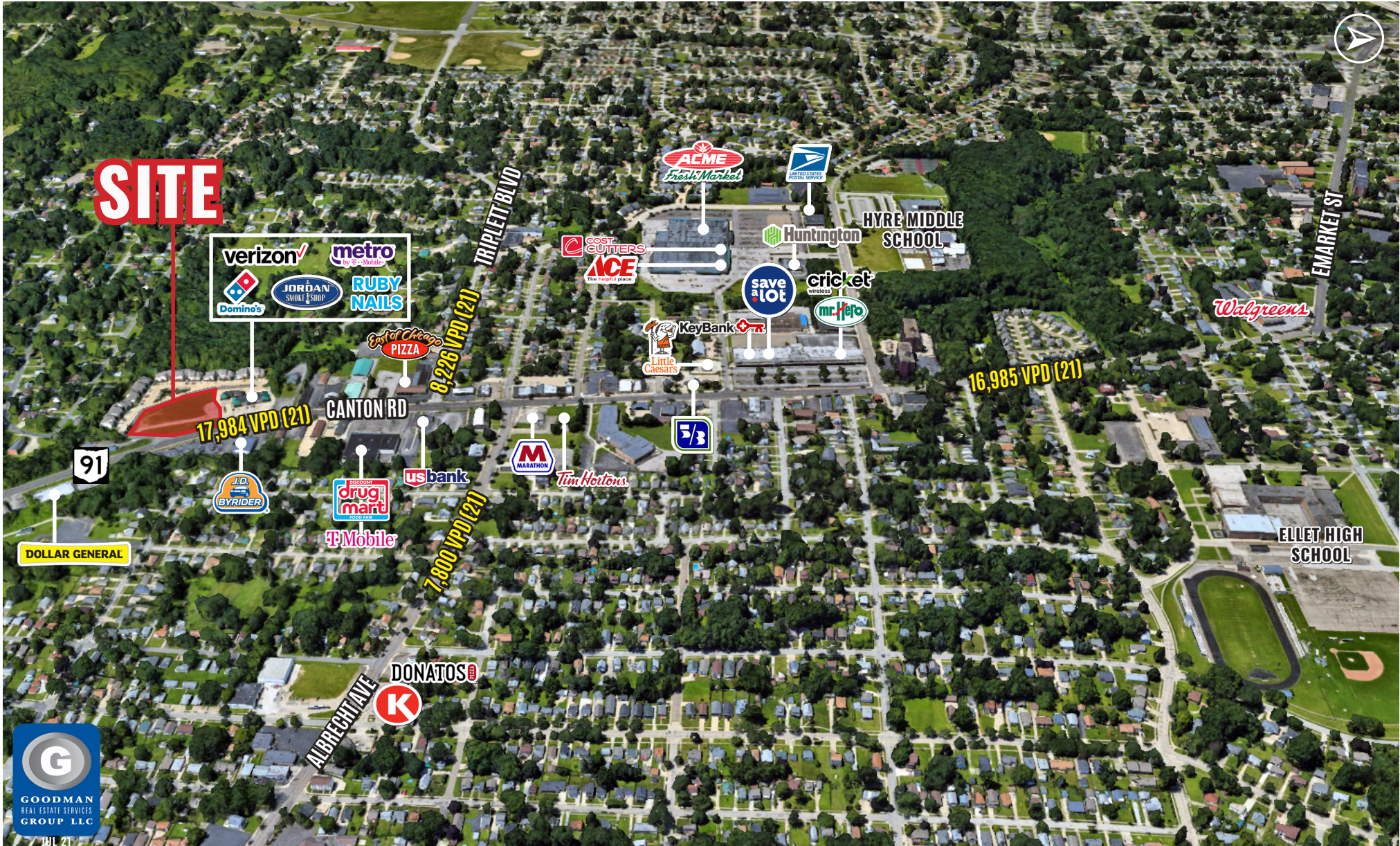
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