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◆ **Corner Retail Development Site** ◆

ADDRESS: 1011 E. Waterloo Road
LOCATION: Akron, Ohio 44306
 Corner of Waterloo and Arlington Roads
CONTACT: Justine Fiehn
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- **FOR SALE** ■ **FOR LEASE**
- Apartments Industrial
- Shopping Ctr. Business Opp.
- Commercial ■ **Vacant Land**
- Office Bldg. ■ **Retail**

SITE INFORMATION	DEMOGRAPHIC INFORMATION	SALES INFORMATION
Area: .70 of an acre Frontage: 152' & 106' on Arlington Rd. Depth: 159' & 200' from Arlington Rd. Zoning: U-3 retail business Gas: Dominion East Ohio Sewer: Akron Water: Akron Electric: First Energy Topography: Flat Nearest Interchange: I-77 at Waterloo Rd. Distance: ½ mile +/- Traffic Count: Over 27,000 cars/day H & B Use: Retail development Misc. Information: Excellent corner retail site. High traffic count. Strong demographics. Ready for construction.	2000 Population: 3 mile—71,382 5 mile—197,324 7 mile—317,838 2000 Households: 3 mile—28,850 5 mile—80,128 7 mile—128,830 2000 Average Household Income: 3 mile—\$36,115.00 5 mile—\$37,897.00 7 mile—\$42,353.00	Price: \$275,000.00 Taxes: \$1,717.94 per ½ yr. (2006) Assessments: Included above Current Occupancy: Vacant land
		GROUND LEASE TERMS
		Sq. Ft. Available: 30,600 sq. ft. +/- Rate: \$3,000.00/month Term Desired: 20-year minimum Possession: Immediate Indicate Who Pays For: Utilities: Tenant Repairs: Tenant Taxes: Tenant Insurance: Tenant Improvements: Tenant
Summit County Parcel No.: 68-29737		

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

CORNER RETAIL DEVELOPMENT SITE WITH HIGH TRAFFIC COUNT!



SALES

INVESTMENT

LEASING