

FOR SALE/LEASE

1912 - 1954 BUCHHOLZER BLVD

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BLVD

Akron, OH 44310

PRESENTED BY:

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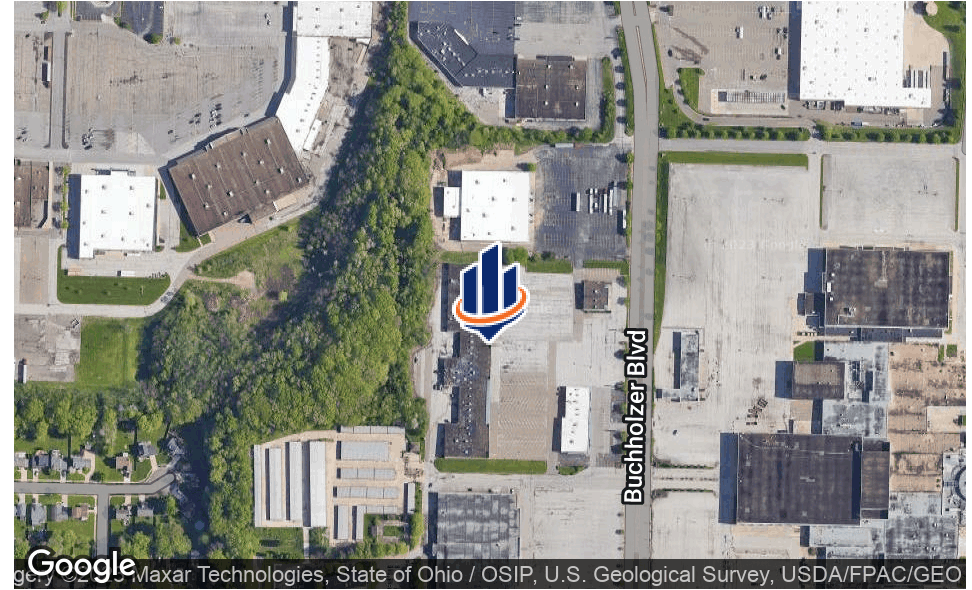
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OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	\$10-\$14 SF/YR
BUILDING SIZE:	72,268 SF
AVAILABLE SF:	1,200 - 7,000
LOT SIZE:	10.27 Acres
APN:	6755893 & 6755891

PROPERTY OVERVIEW

This retail strip center is strategically located at the high traffic intersection of Howe Ave & Buchholzer Blvd in the area's dominant retail corridor, and just east of State Route 8. Retail and office spaces are available with competitive lease rates. Tenants benefit from monument and building signage along with plenty of on-site parking.

PROPERTY HIGHLIGHTS

- High Traffic Intersection of Howe Ave & Buchholzer Blvd: 33,000+ VPD
- Located in the area's major retail corridor, just east of SR-8: 100,000+ VPD
- Plenty of Parking
- Surrounding National Retailers include: Best Buy, Target, Home Depot, Sam's Club, Outback Steakhouse, Panera, PetSmart, Starbucks, Dick's Sporting Goods, Michael's, Giant Eagle, Five Guys, and more.
- Population: 225,000+ Within 5 Mile Radius

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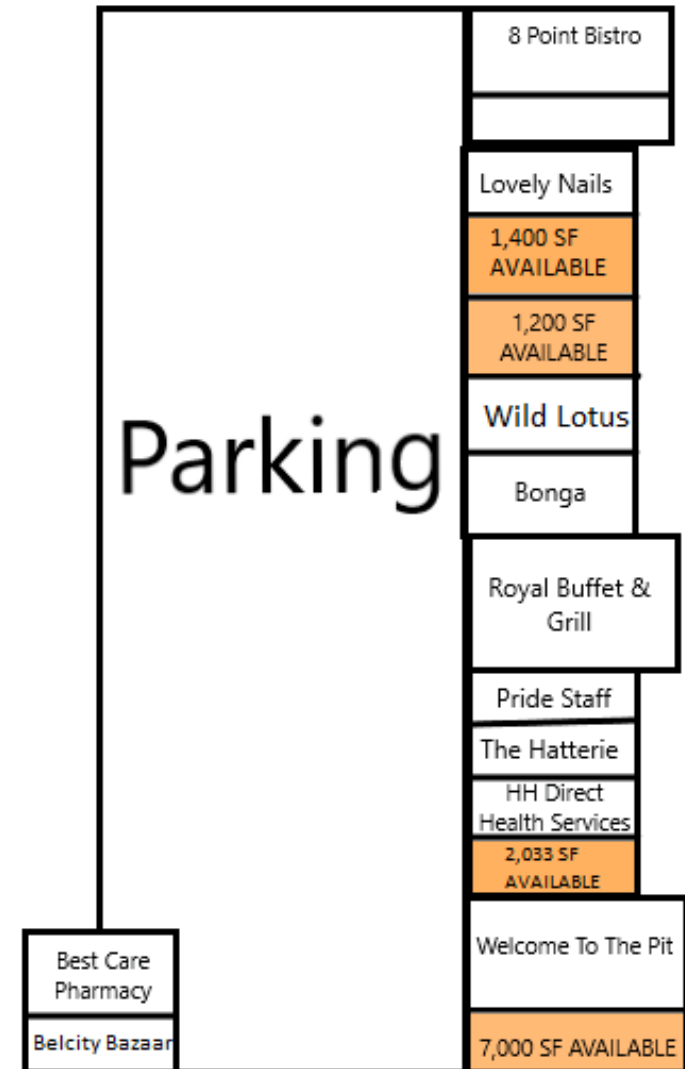
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AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]
1912 & 1914	8 Point Bistro	12,200 SF
1916	Lovely Nails	1,700 SF
1918	Available	1,400 SF
1920	Available	1,200 SF
1922	Wild Lotus	1,820 SF
1924	Bonga	3,200 SF
1930	Royal Buffet & Grill	10,530 SF
1936	Pride Staff	3,000 SF
1938	The Hatterie	3,000 SF
1940	HH Direct Health Services	1,200 SF
1944	Available	2,033 SF
1946 & 1952	Welcome To The Pit	15,807 SF
1954	Available	7,000 SF
1948	Best Care Pharmacy	2,600 SF
1950	Belcity Bazaar	2,600 SF



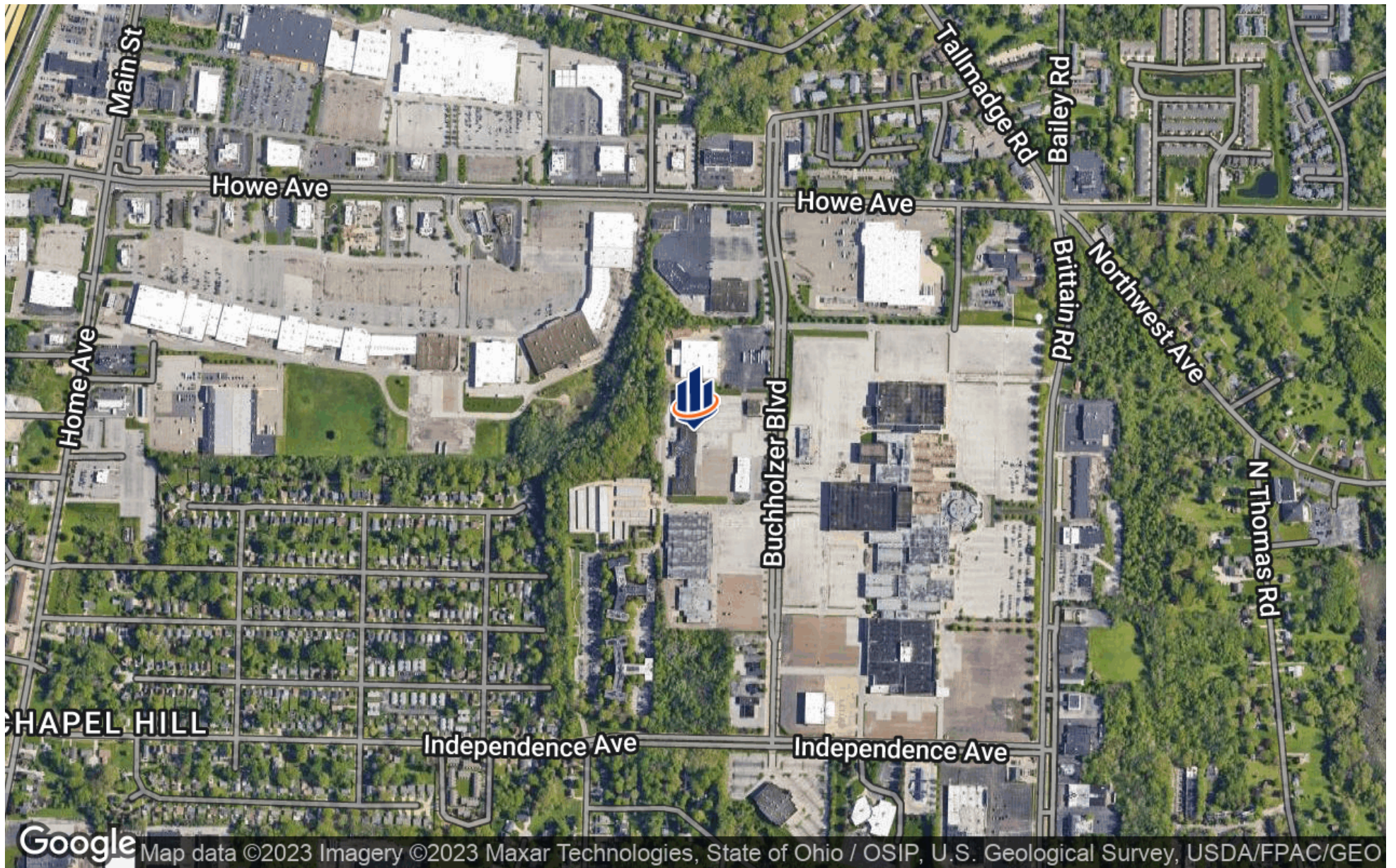
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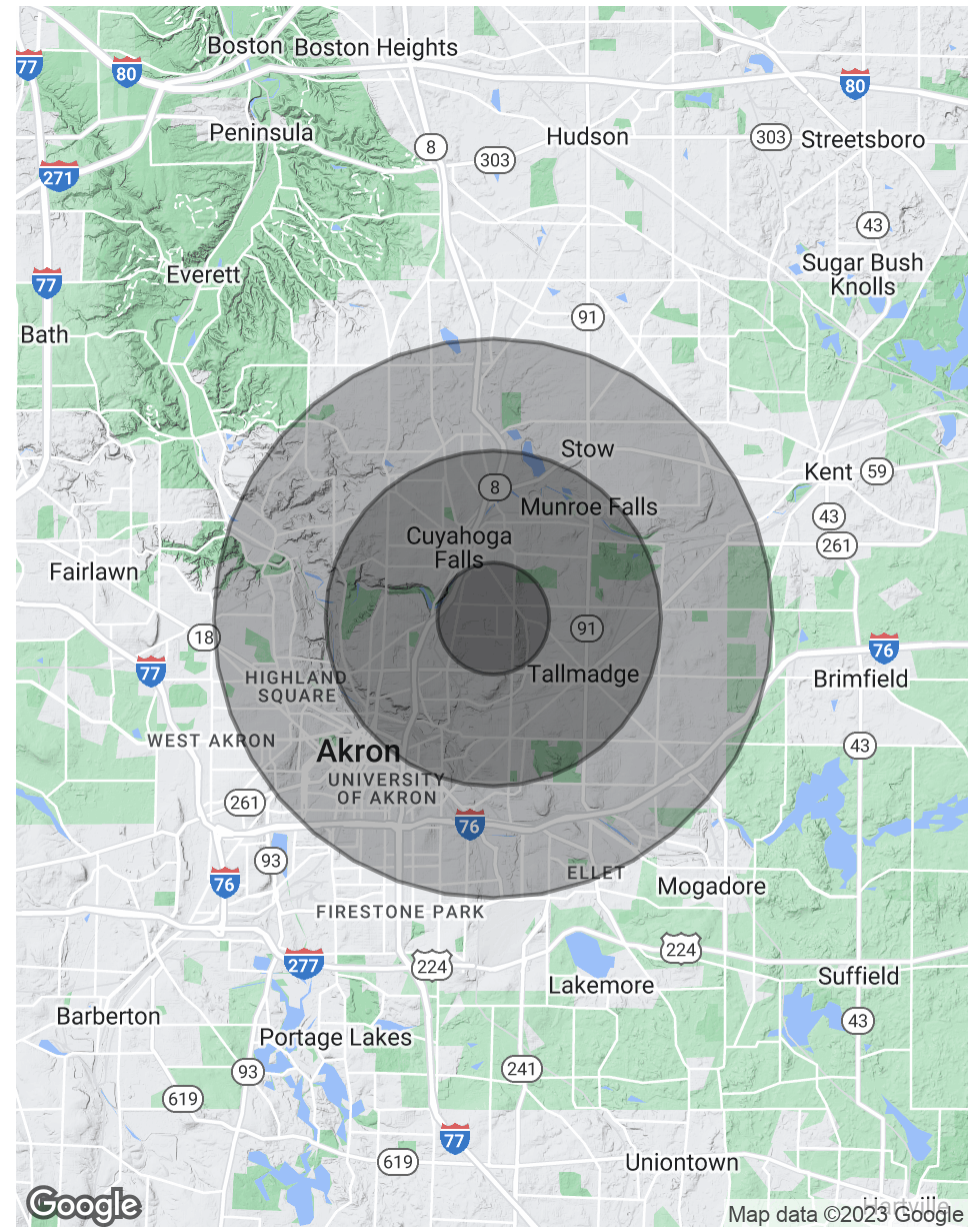
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,492	96,389	225,406
AVERAGE AGE	38.0	37.2	37.2
AVERAGE AGE (MALE)	35.8	35.8	36.4
AVERAGE AGE (FEMALE)	40.5	38.8	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,669	41,710	95,069
# OF PERSONS PER HH	2.0	2.3	2.4
AVERAGE HH INCOME	\$42,003	\$48,776	\$51,046
AVERAGE HOUSE VALUE	\$161,994	\$127,086	\$142,728

* Demographic data derived from 2020 ACS - US Census



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