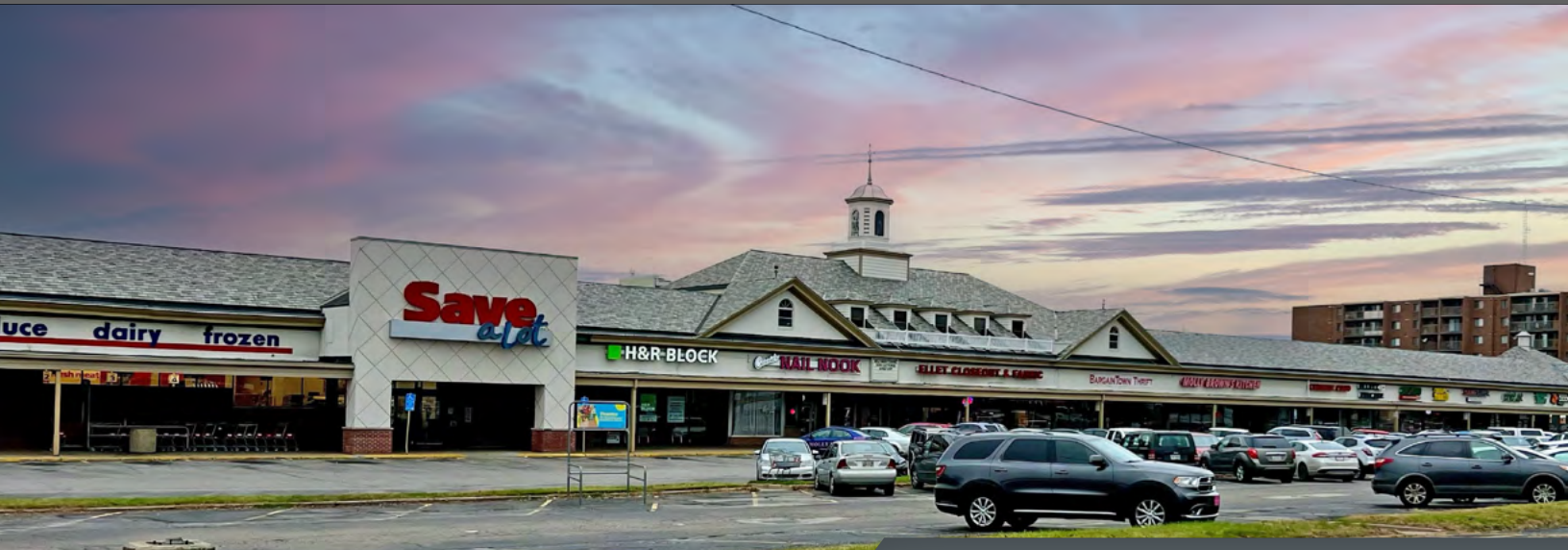


NEIGHBORHOOD RETAIL CENTER



498-552 S. Canton Rd.
Akron, OH 44256

30,000 SF Available
Max Contiguous: 20,000 SF

Property Details

- Community Shopping Center
- Many Configurations and Size Possibilities
- Retail, Office & Special Purpose (Former Bowling Alley)
- Possible Light Industrial Use
- Anchor Tenant: Save-A-Lot
- Restaurants: Mr. Hero, Molly Brown's Cafe
- Signalized Intersection
- Walkable
- New Property Management
- Retail Lease Rate: Negotiable
- Flex/Industrial Rate: Negotiable
- Call for rates



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NAIPleasant Valley

498-552 S. Canton Rd.
Akron, OH 44312

FOR LEASE
Eastgate Ellet Plaza



About the Community

Ellet is a medium sized, very liveable neighborhood on the Southeastern edge of Akron, Ohio. Although a city of Akron, residents prefer to consider it a suburb.

It spans 6,019 square miles and is in close proximity to downtown Akron, Mogadore and Springfield Township. Great opportunity to enhance and provide retail goods and services, or open your office in this community center.



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AVAILABLE UNITS

UNIT	SF	STATUS
A	7,430	vacant
B	8,024	vacant
D	2,856	vacant
2	4,350	vacant
6	1,600	available
7	450	vacant
8	1,600	available
9	20,000	vacant former bowling alley
10	4,250	vacant
11	4,046	vacant
13	2,025	vacant
18	1,900	available
20	525	available
21	1,300	vacant
22	1,200	vacant
23	1,900	vacant
upper level office	8,000	available



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CANTON RD

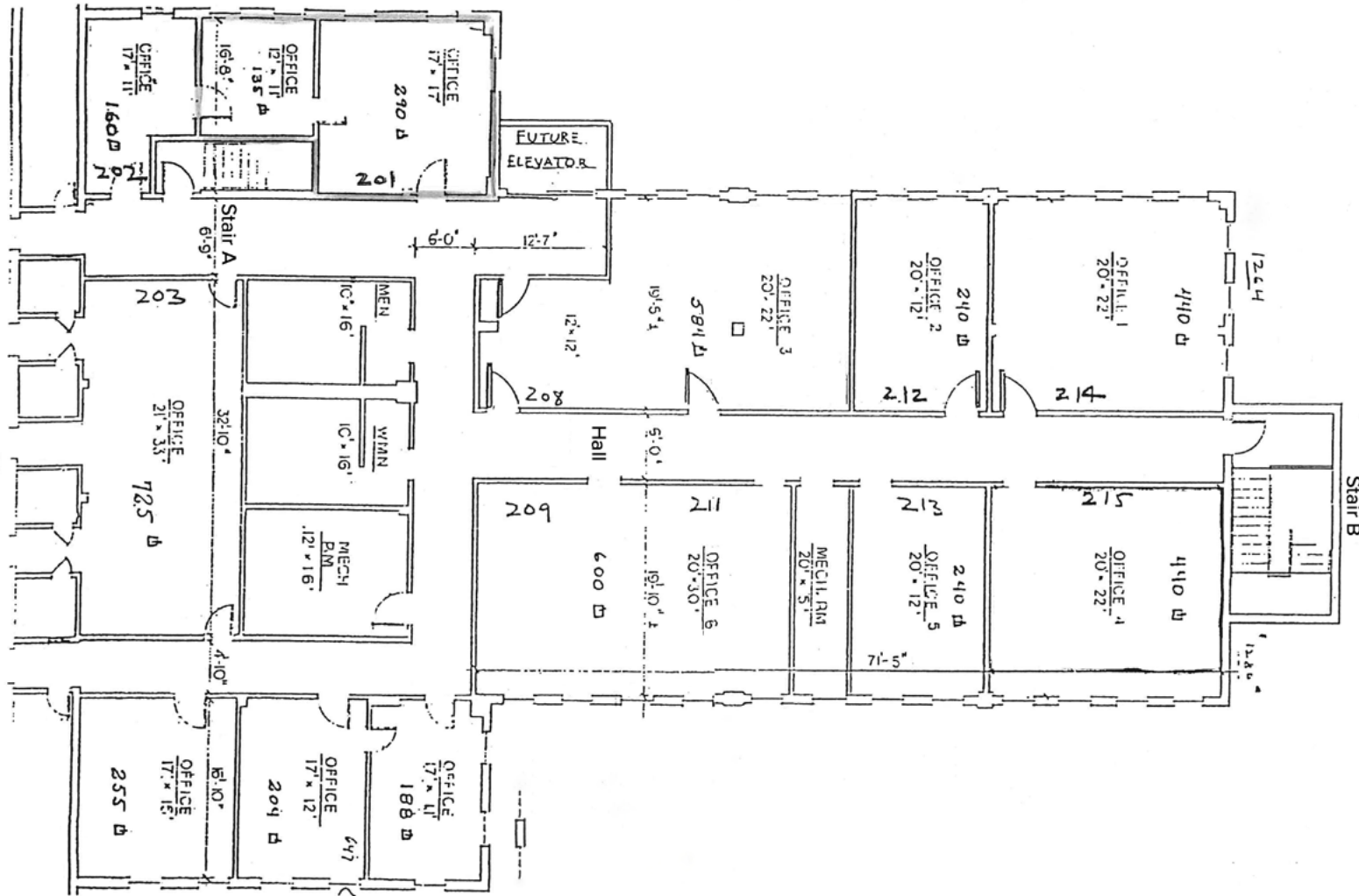
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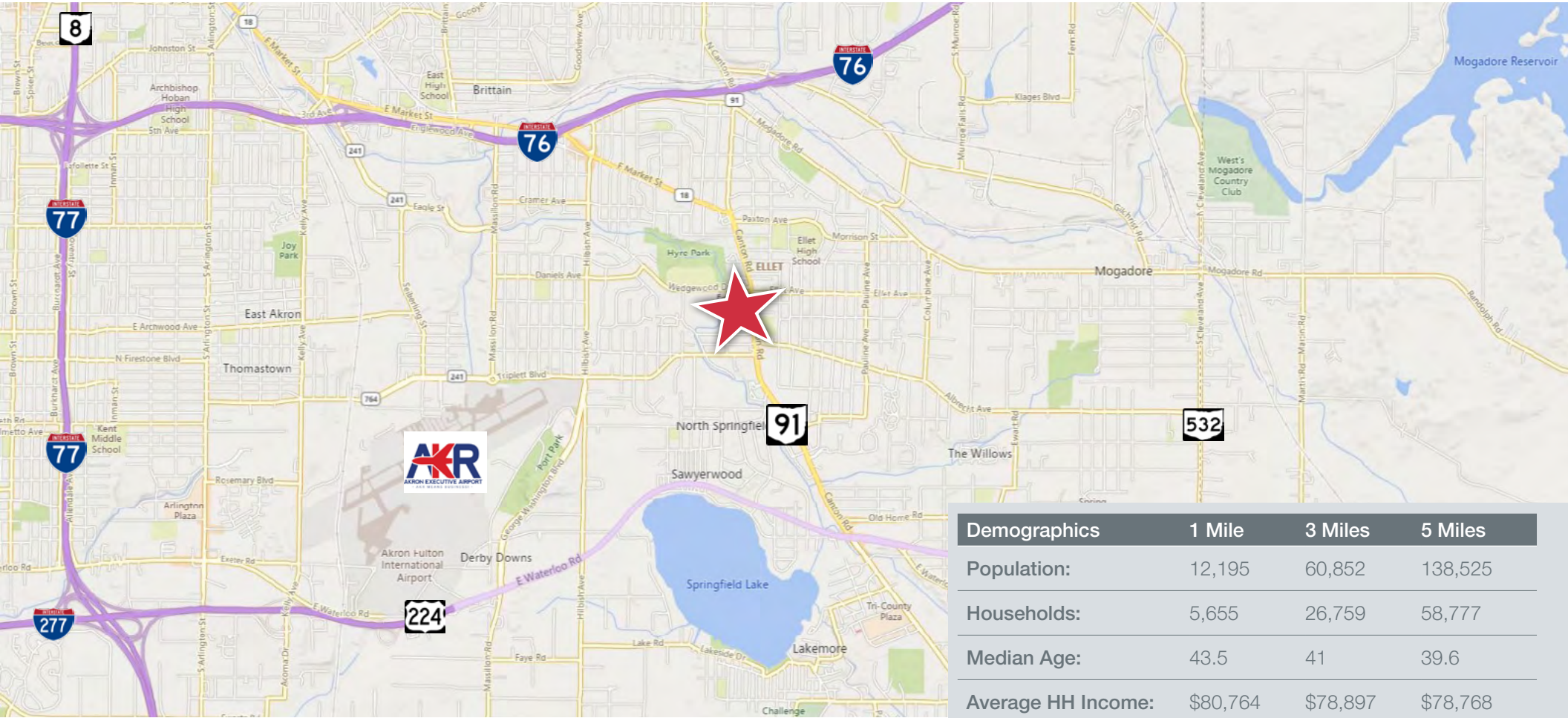
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Demographics	1 Mile	3 Miles	5 Miles
Population:	12,195	60,852	138,525
Households:	5,655	26,759	58,777
Median Age:	43.5	41	39.6
Average HH Income:	\$80,764	\$78,897	\$78,768
Traffic Count:	16,951 VPD S. Canton Rd. @ Berne St.		

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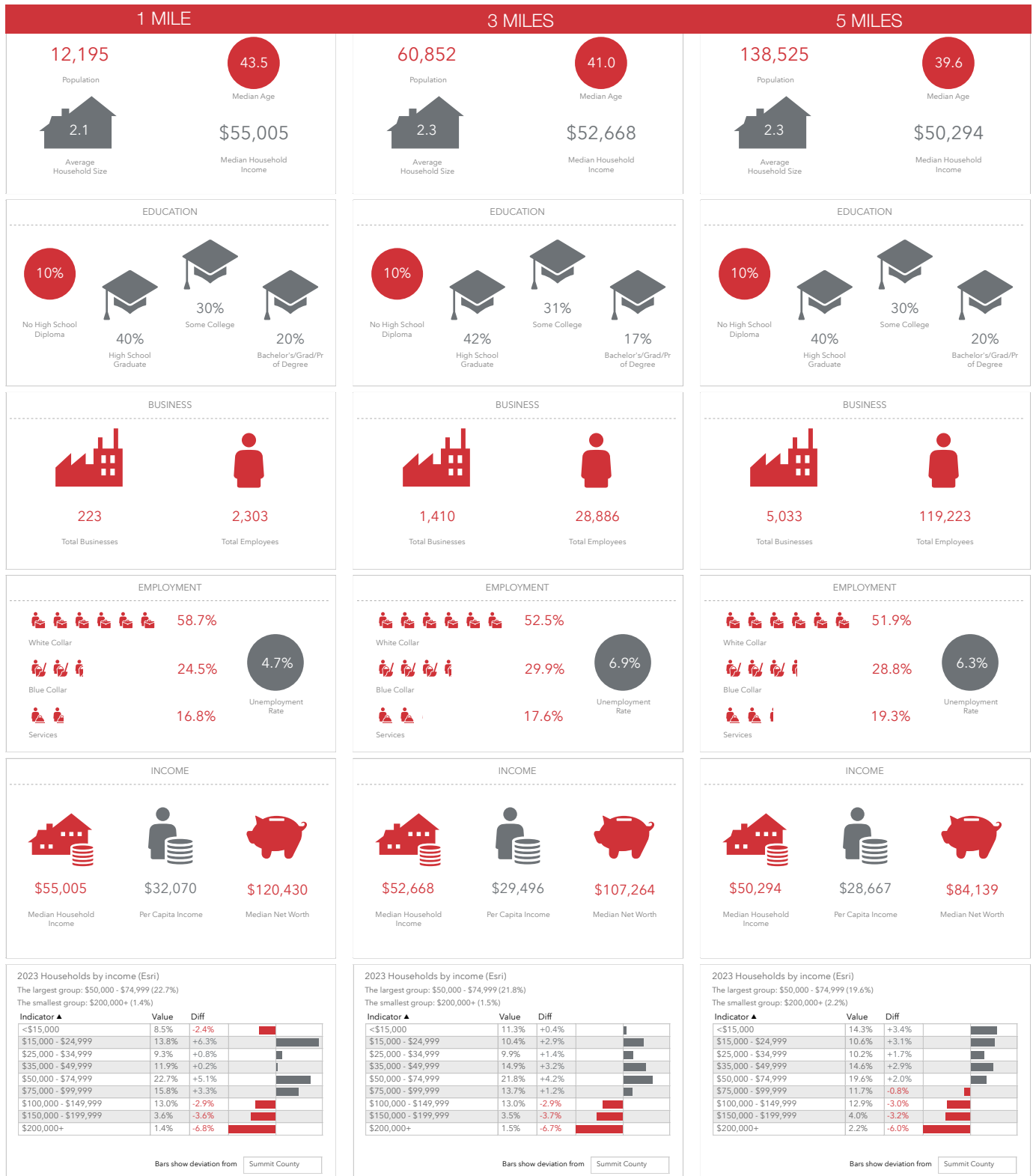
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Property Details	BUILDING SIZE:	116,582 SF
	TOTAL AVAILABLE:	30,000+ SF
	PROPERTY TYPE:	Community Shopping Plaza
	FLOORS:	Lower & Upper Levels
	ACREAGE:	12.68 acres
	PPN:	6760810
	ZONING:	C-3 (General Commercial)
	YEAR BUILT:	1951
	PARKING:	300 spaces
Pricing Details	RETAIL LEASE RATE:	negotiable
	FLEX/INDUSTRIAL RATE:	negotiable
Location Details	INTERCHANGE / DISTANCE:	SR-18 / 1.2 miles; I-71 / 5.8 miles
	LOCATED:	South Canton Rd. at Wedgewood Dr. Very close to Hyre & Ellet Community Learning Centers

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