

LEASE

2981 S ARLINGTON RD

2981 S Arlington Rd Akron, OH 44312



PROPERTY DESCRIPTION

Freestanding STAPLES available for Lease. The Subject Property is located at the hard-corner, signaled intersection of S. Arlington Road and Chenoweth Rd. at the I-77 interchange, Exit 120. It is an out-parcel of Kohl's.

OFFERING SUMMARY

APN #:	5200103
Parcel Size:	1.31 Acres
Lot Size:	1.31 Acres
Building Size:	24,049 SF
Year Built:	1998
Capital Improvements:	HVAC, Parking-Lot, Sidewalk Added by City
Available Parking Spaces:	91
Zoning District:	C3 Highway Commercial District
Date Available:	January, 2024

PROPERTY HIGHLIGHTS

- First Time Available in 30 Years!
- Strategically located directly across from I-77 North Entrance, 1 block from I-77 Northbound Exit, and 2 blocks from the Southbound Exit (Exit 120)
- Tremendous visibility from I-77
- Traffic Count on I-77: 107,788 VPD
- Serves Akron Canton Region
- Located within a 15 minute drive of Akron University, major corporate headquarters such as Summa Health and Goodyear Tire, Akron-Canton Airport, and high-profile tourist attractions such as the Football Hall of Fame & Village and Belden Village shopping district.
- Also located within a 50 minute drive to Cleveland Hopkins International Airport, Downtown Cleveland, and Cleveland's University Circle.

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Property Type & Use	One Story Big Box Retail
Property Subtype	Street Retail
Building Size	24,331 SF GBA, per public record 24,049 SF GLA, per lease
Lot Size	1.31 Acres
Land to Building Ratio	2.35:1
Year Built	1998
Exterior Walls	Split faced block: metal siding
Roof	Flat metal deck with rubber membrane covering
Windows	Plate glass
Foundation	Concrete slab
Recently Updated	HVAC system dtd 07/2014 Parking Lot dtd 07/2019
Condition	Average (+) overall
Utilities	All Public



Site Improvements: Property has share asphalt paved parking, landscaping, exterior lighting and underground utility lines.

Zone & Use: The subject site is zoned C-3, Highway Commercial according to Township of Springfield. This district allows for a wide variety of commercial uses. The site contains 1.31 acres, per public record.

Location: The subject is located in Springfield Township, just north of the City of Green, at the corner of a primary thoroughfare and the entrance to a Kohl's Department Store. Arlington Road is primarily developed with commercial uses. The subject is located just north of the I-77/Arlington Road interchange. Future trends for commercial property in the subject neighborhood appear average to good.

Periphery: Commercial to the north, south and west; Kohl's "Big Box" retail to the east.

- The Subject Property is located immediately to the south of Akron, OH the 5th largest city in the state of Ohio.
- Akron has won economic awards such as for City Livability and All-American City, and deemed a high tech haven greatly contributing to the Information Age.
- The area holds forty-five percent of the state's polymer industries, with the oldest dating to the 19th century, and is now internationally recognized as the "Polymer Center of the Americas."
- As of the 2020 census, the MSA had a population of 702,219. The Akron MSA is also part of the larger Cleveland-Akron-Canton, OH Combined Statistical Area, which has a population of 3,633,962 people as of the 2020 census, the largest metropolitan area in Ohio.

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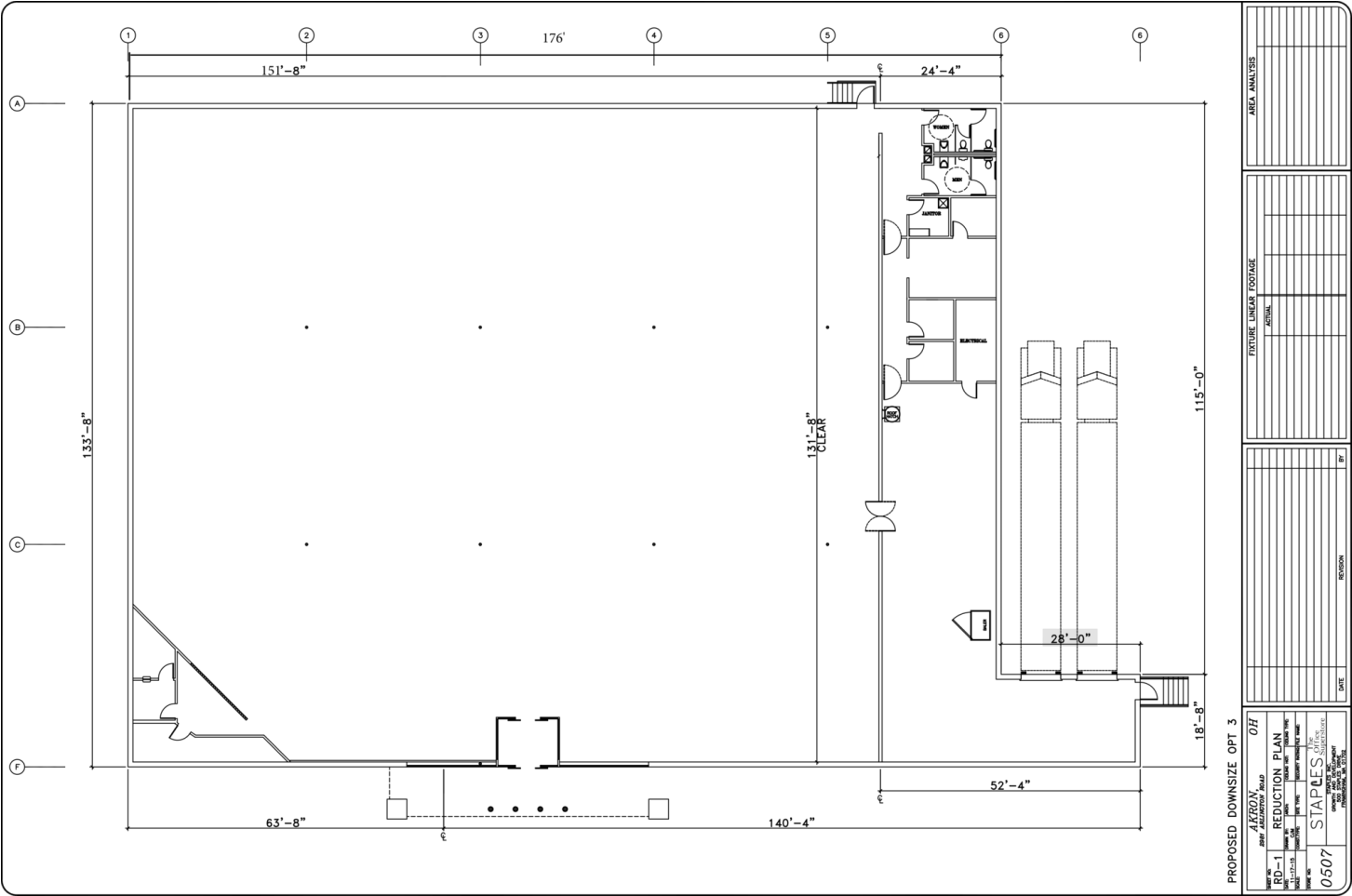


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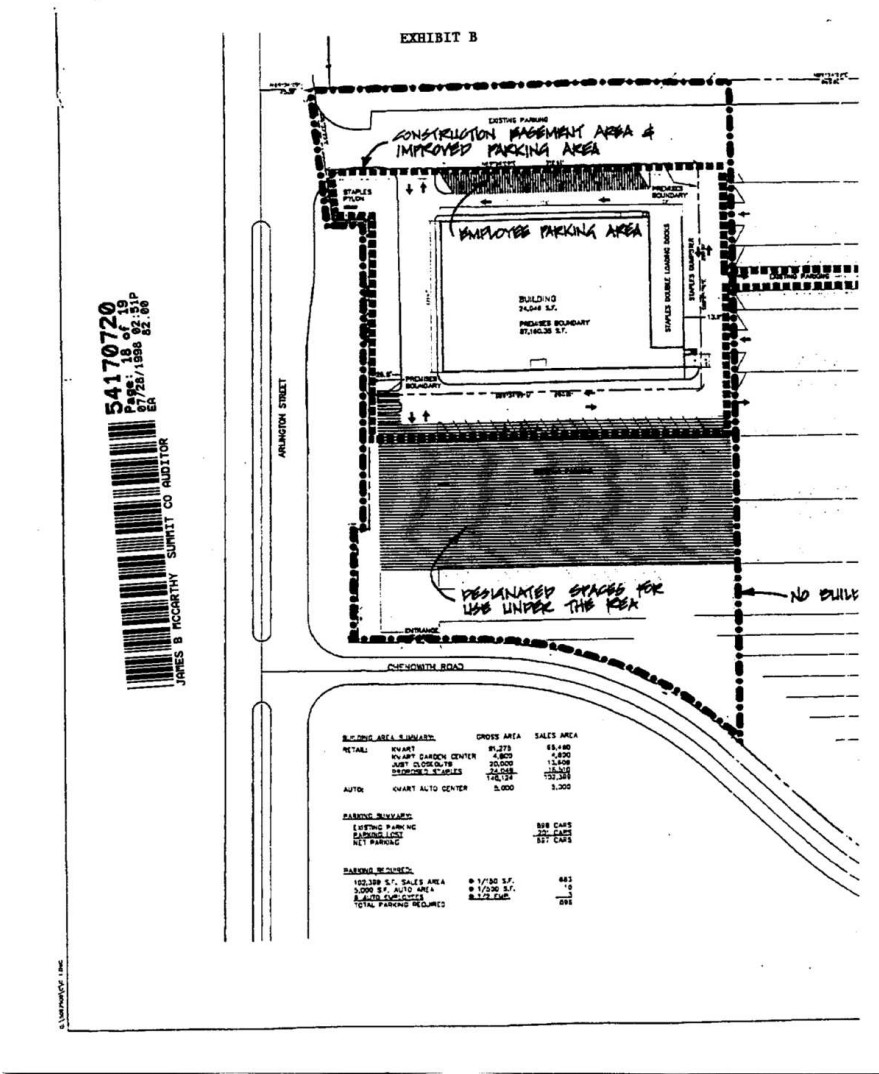
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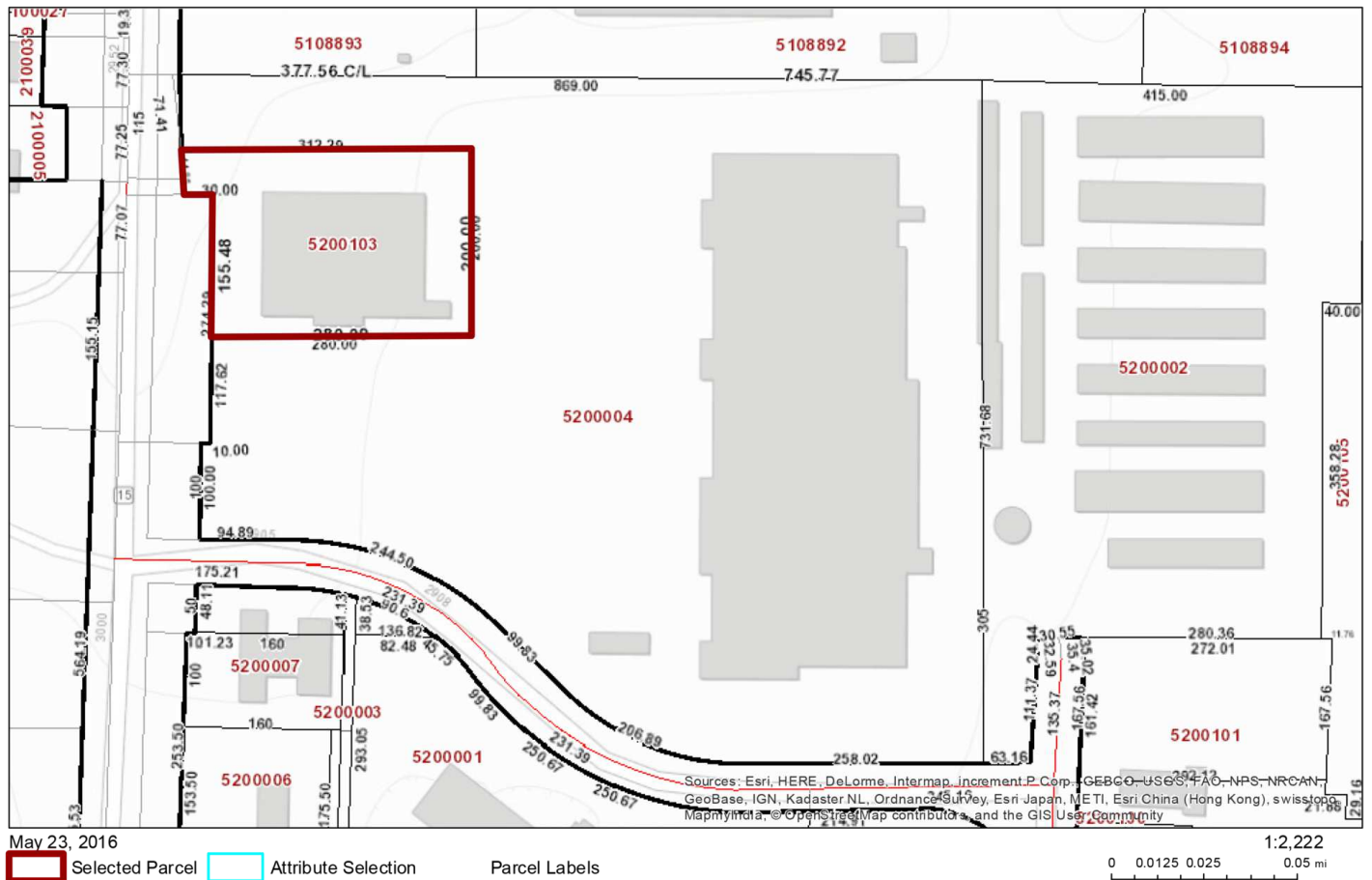
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County of Summit GIS

2981 Arlington



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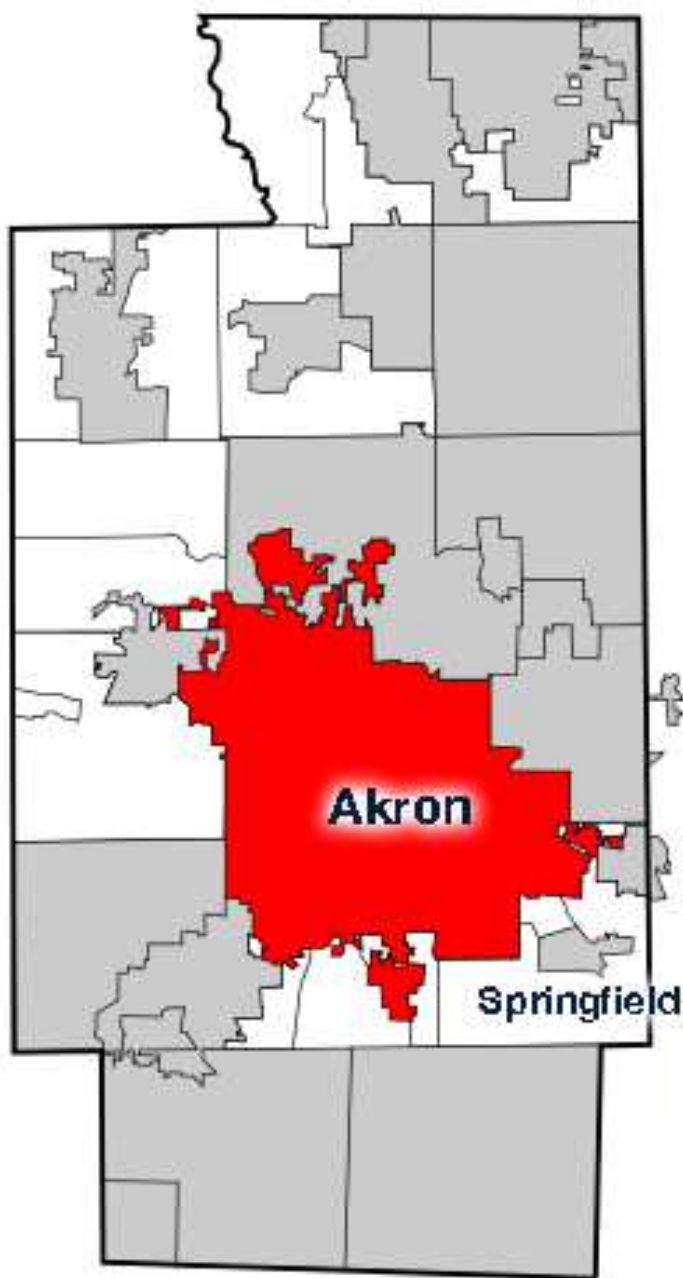


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Left Image: Akron within Summit County.

Right Image: Summit County within the State of Ohio

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AKRON, OH

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MAJOR GREATER AKRON COMPANIES

	#EMPLOYEES
Summa Health	8,609
University of Akron	5,933
Akron Children's Hospital	5,773
FirstEnergy Corp.	5,538
Aultman Hospital	5,500
Cleveland Clinic Akron General	4,779
Akron Public Schools	4,544
Summit County	3,323
Goodyear Tire & Rubber Co.	2,954
FirstEnergy Corp.	2,500
The Timken Co.	2,350



Downtown Akron, OH

AREA TOURIST ATTRACTIONS

- Akron Art Museum: a 20,000 SF building and collection of art produced since 1850
- The Bridgestone Invitational at Firestone Country Club
- Cuyahoga Valley National Park
- The Pro Football Hall of Fame and Village: Enshrinement Week Powered by Johnson Controls is the main annual event.
- Stan Hywet Hall and Gardens, home of Frank A. Sieberling, founder of Goodyear Tire & Rubber, is the seventh-largest historic house in the United States.

LOCATION DESCRIPTION

The Subject Property is located on the border of Springfield Township and Akron, OH. The Akron, OH Metropolitan Statistical Area, sometimes referred to as Greater Akron, is defined by the United States Office of Management and Budget as an area consisting of two counties, Summit and Portage, in Northeast Ohio and anchored by the city of Akron. As of the 2020 census, the MSA had a population of 702,219. The Akron MSA is also part of the larger Cleveland-Akron-Canton, OH Combined Statistical Area, which has a population of 3,633,962 people as of the 2020 census, the largest metropolitan area in Ohio.

Akron is the 5th largest city in the state of Ohio. A long history of rubber and tire manufacturing, carried on today by The Goodyear Tire & Rubber Company, gave Akron the nickname "Rubber Capital of the World". Akron has won economic awards such as for City Livability and All-American City, and deemed a high tech haven greatly contributing to the Information Age. Ohio's Polymer Valley is centered in Akron. The area holds forty-five percent of the state's polymer industries, with the oldest dating to the 19th century, and is now internationally recognized as the "Polymer Center of the Americas." Today, its economy includes manufacturing, education, healthcare, and biomedical research; leading corporations include: Gojo Industries, FirstEnergy, Huntington Bank, and Charter Spectrum.

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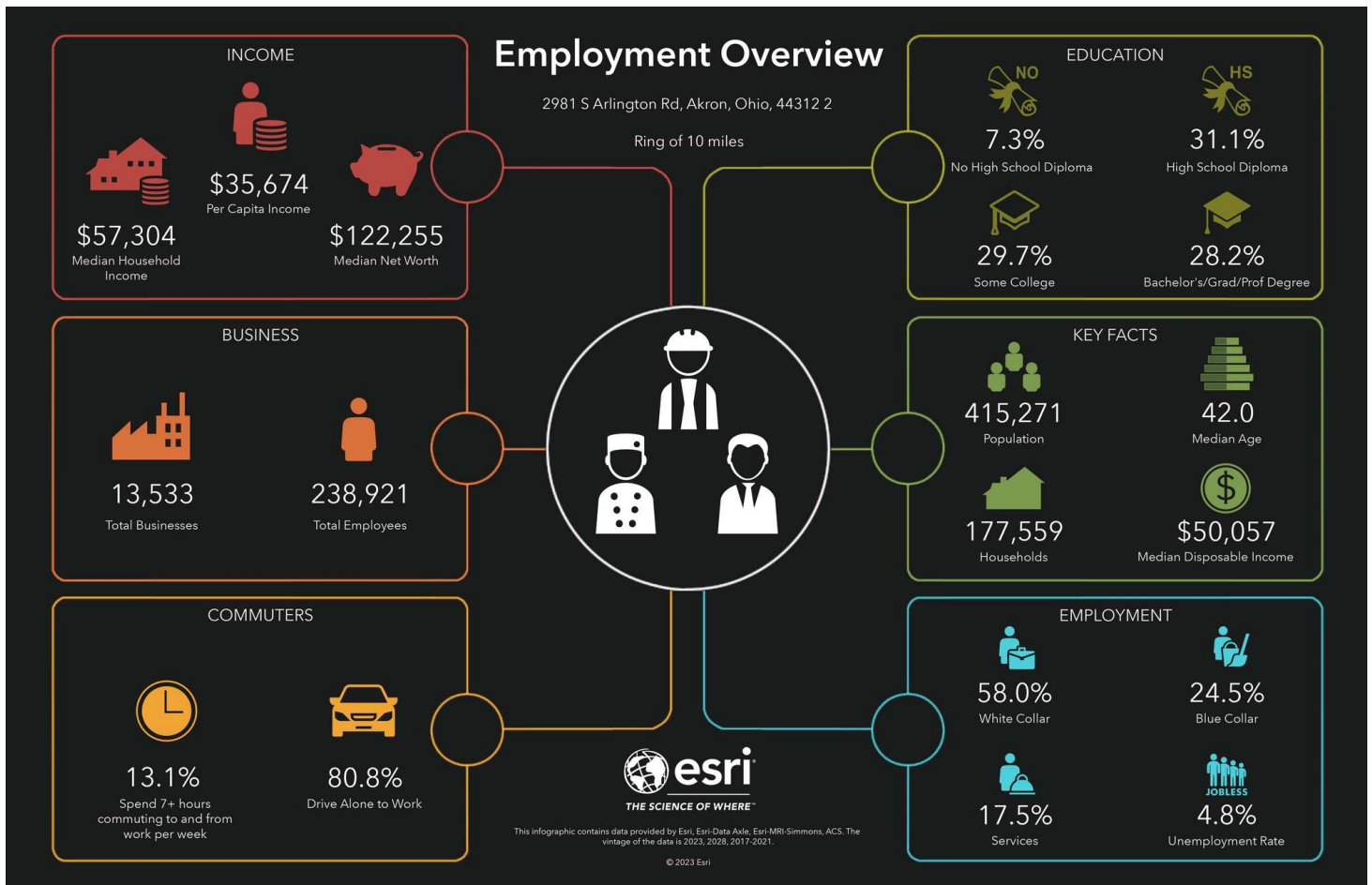


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EMPLOYMENT PROFILE: 10 MILES

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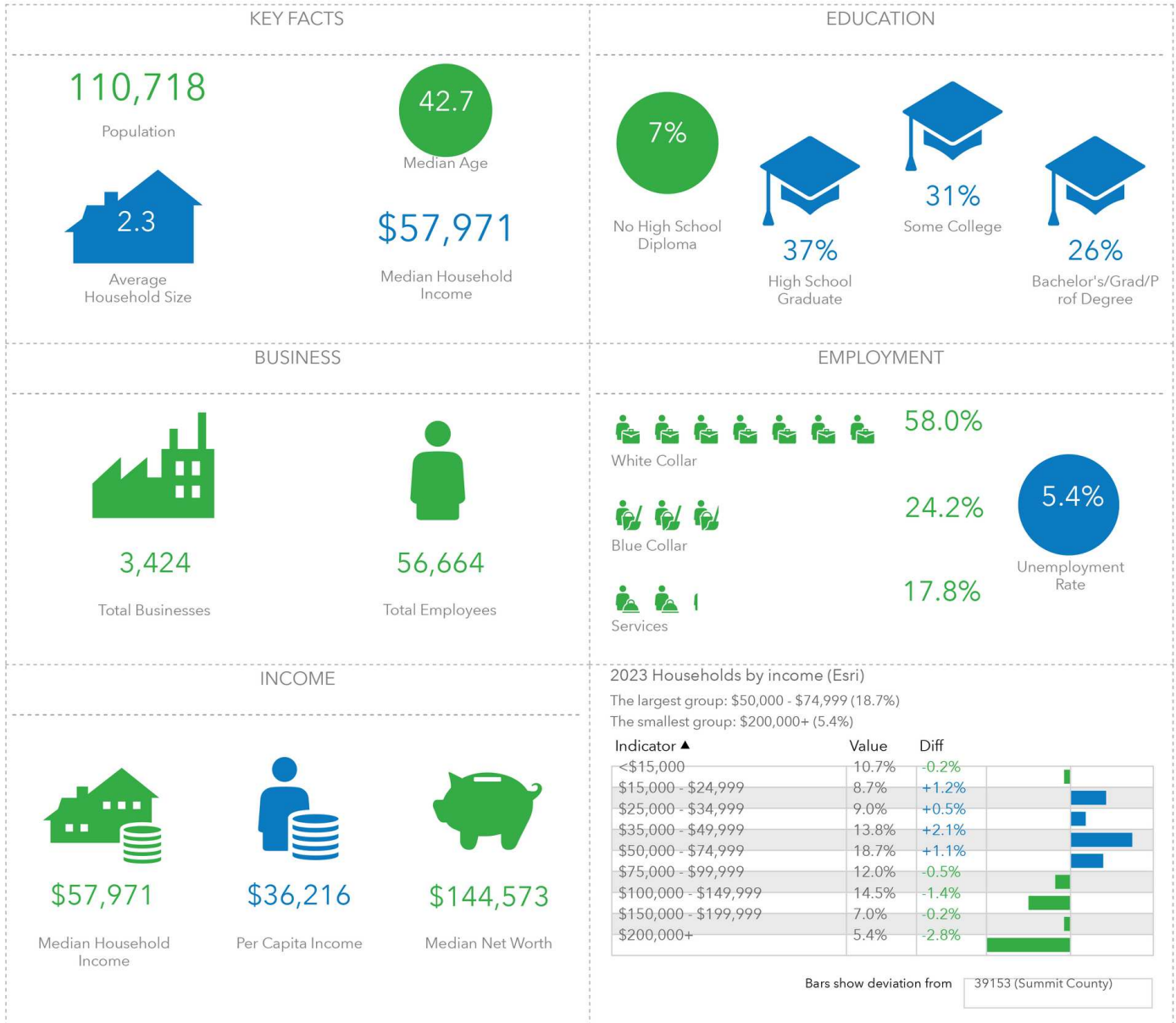
DEMOGRAPHICS: 5 MILE RADIUS

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Key Facts

2981 S Arlington Rd, Akron, Ohio, 44312
Ring of 5 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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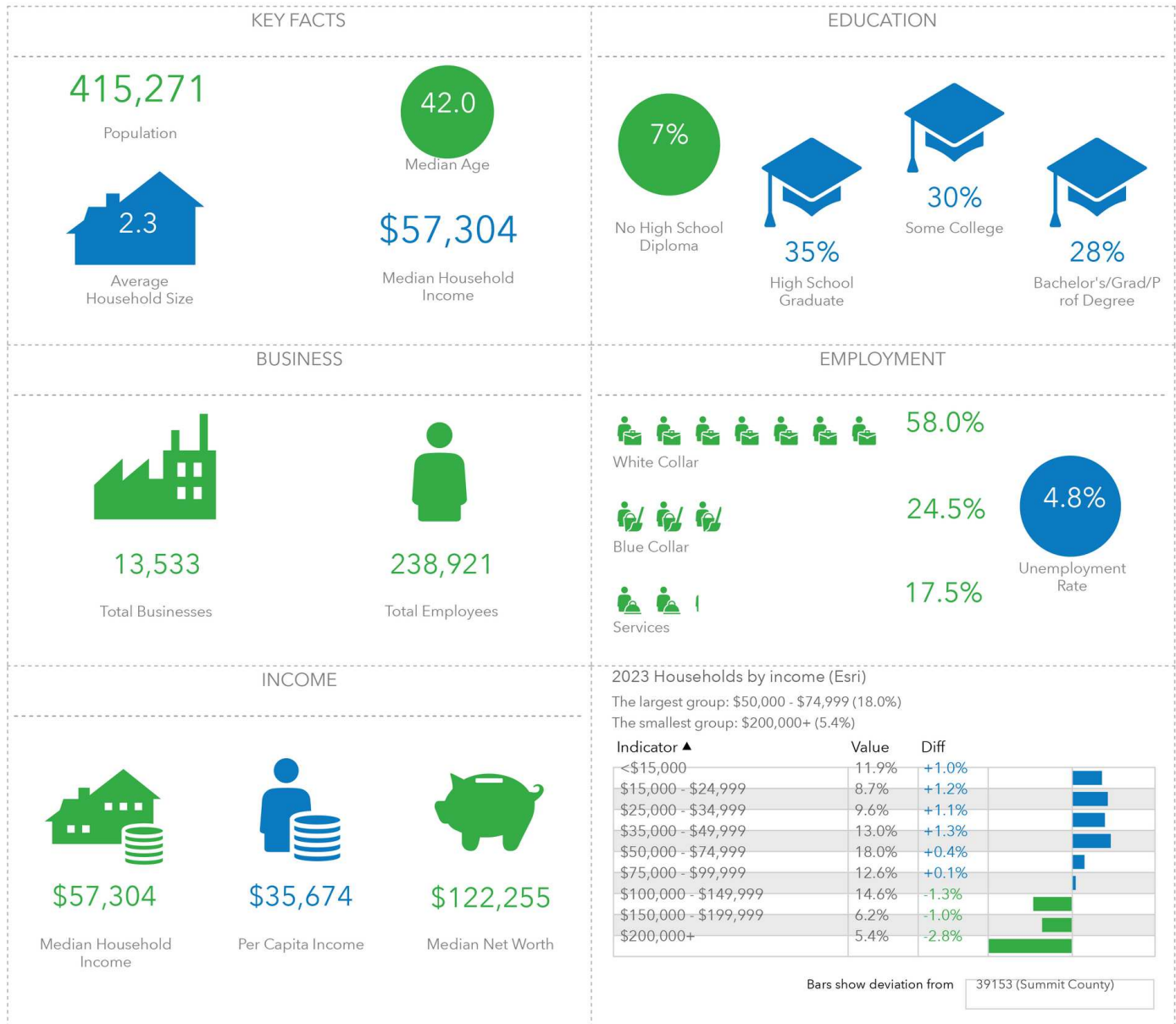
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Ring of 10 miles



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DEMOGRAPHICS: 15 MILE RADIUS

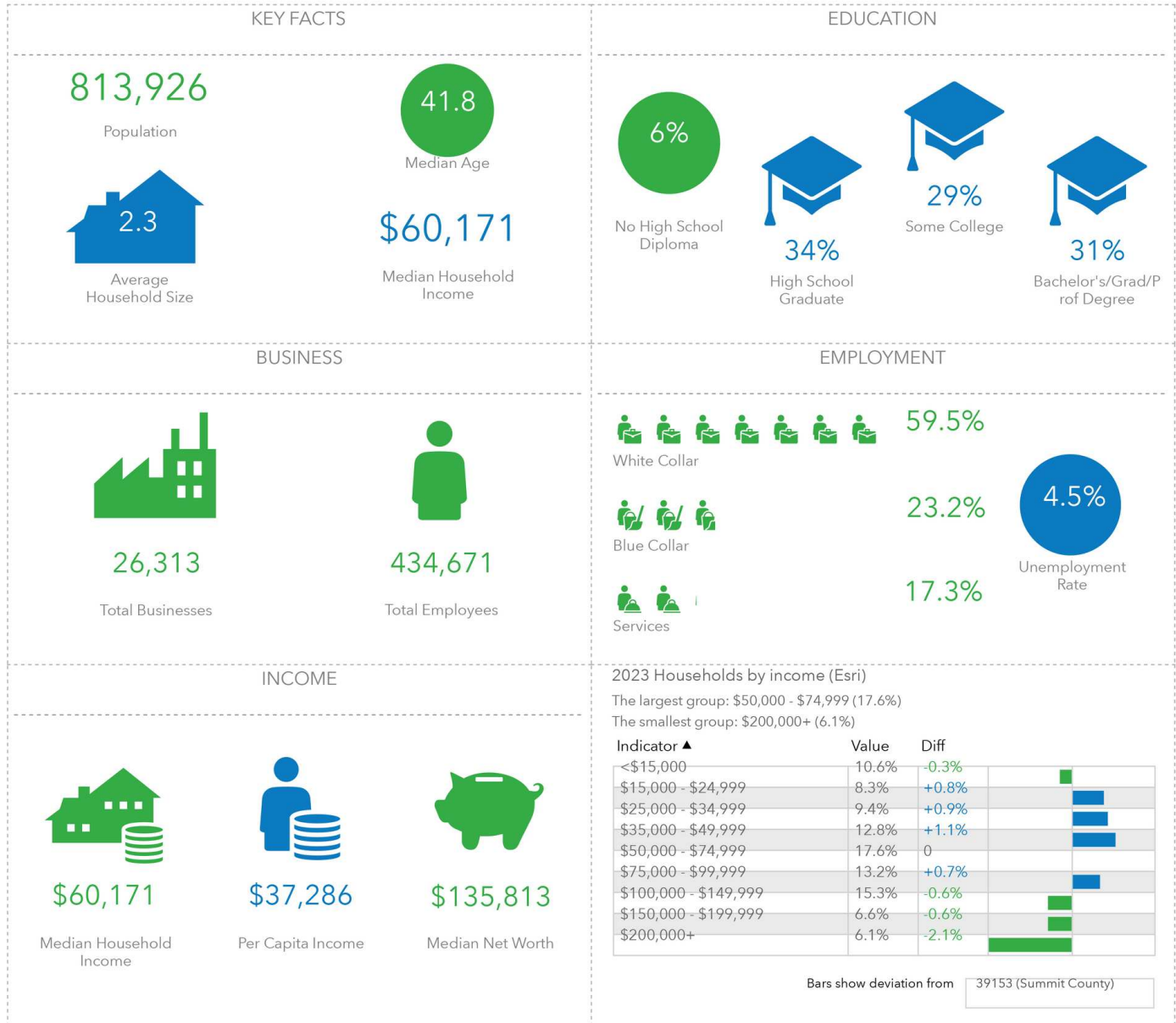
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Key Facts

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Ring of 15 miles



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