

**FOR LEASE**

# 19 N Arlington St

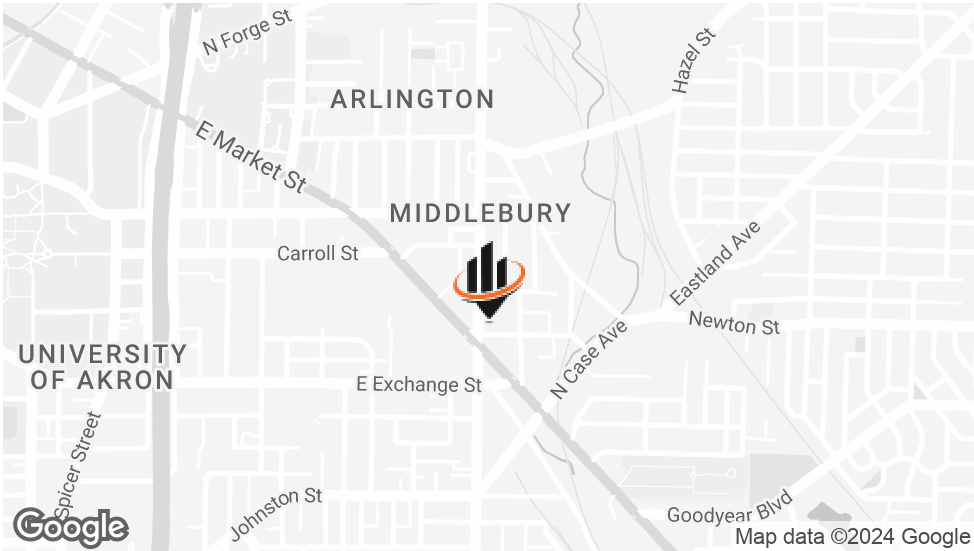
**19 N ARLINGTON ST**  
Akron, OH 44305

**PRESENTED BY:**

**GRAYDON FOX**  
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OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Subject to Offer
AVAILABLE SF:	9,540 SF
LOT SIZE:	1.49 Acres
YEAR BUILT:	1947
ZONING:	U-3 Retail Business
APN:	6802087

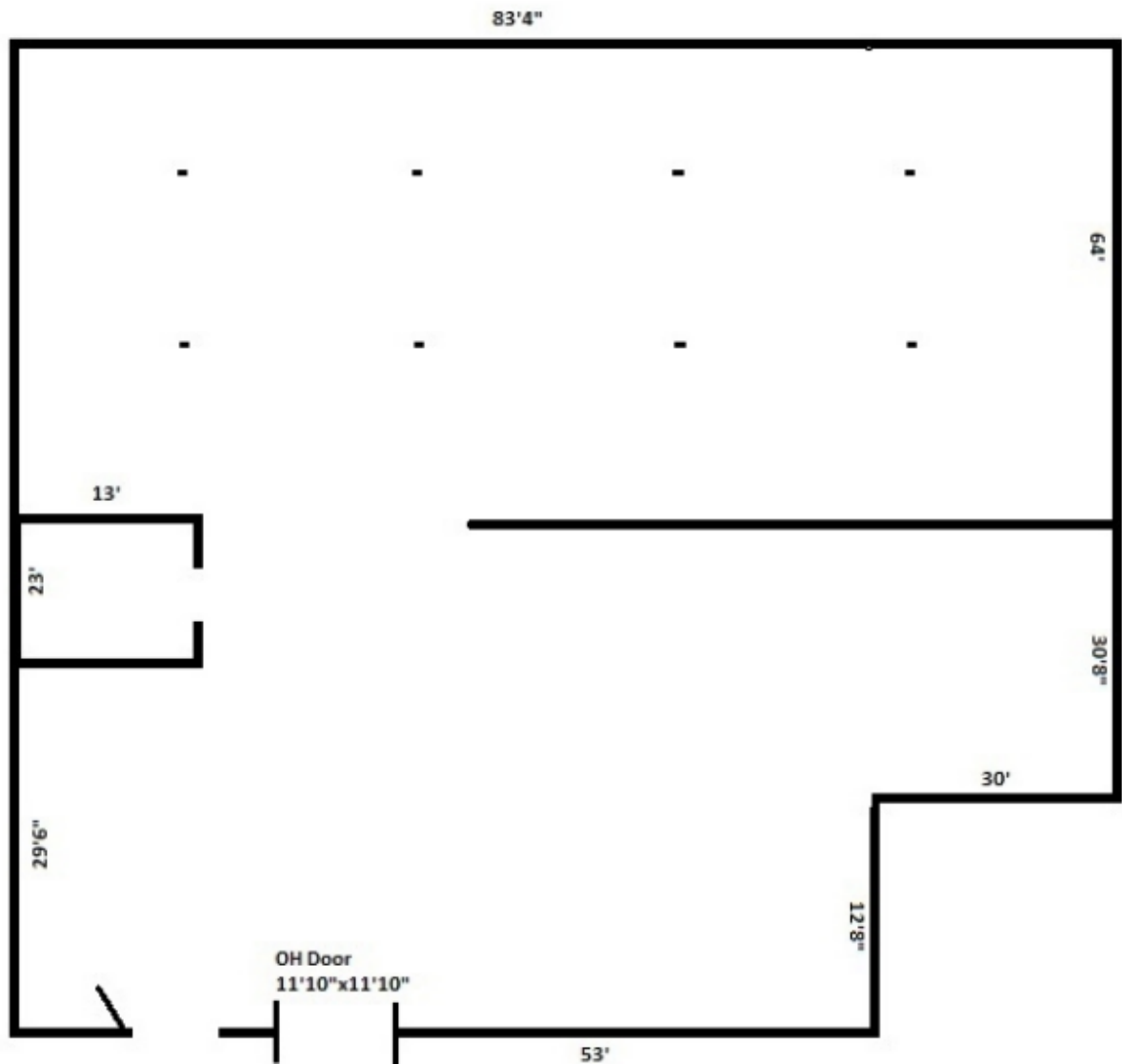
PROPERTY OVERVIEW

The Subject Property is a 9,540 SF retail space that was formerly occupied by Family Dollar. The Subject Property is located less than 2 miles from downtown Akron and is in close proximity to Route 8. The 5 mile population exceeds 256,000 residents and the property is easily in walking distance to many of them. N. Arlington Street has over 8,000 vehicles per day and close by E. Market Street has over 14,000 vehicles per day. There is potential to occupy another 8,800 SF in the rear of the building through a lease buyout on a lease that expires 1/1/2026.

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FLOORPLAN



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## ADDITIONAL PHOTOS



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## RETAIL MAP



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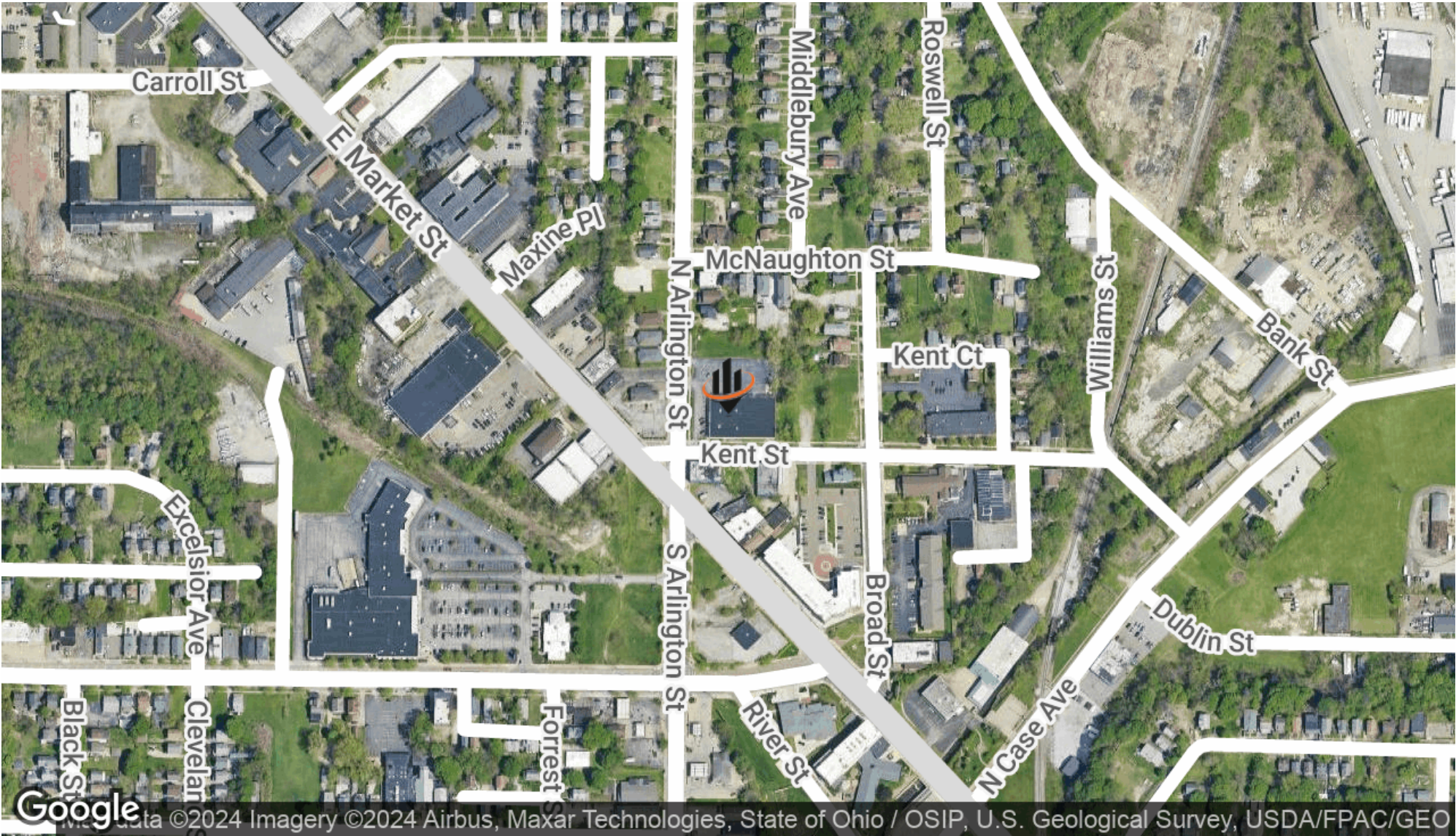
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LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

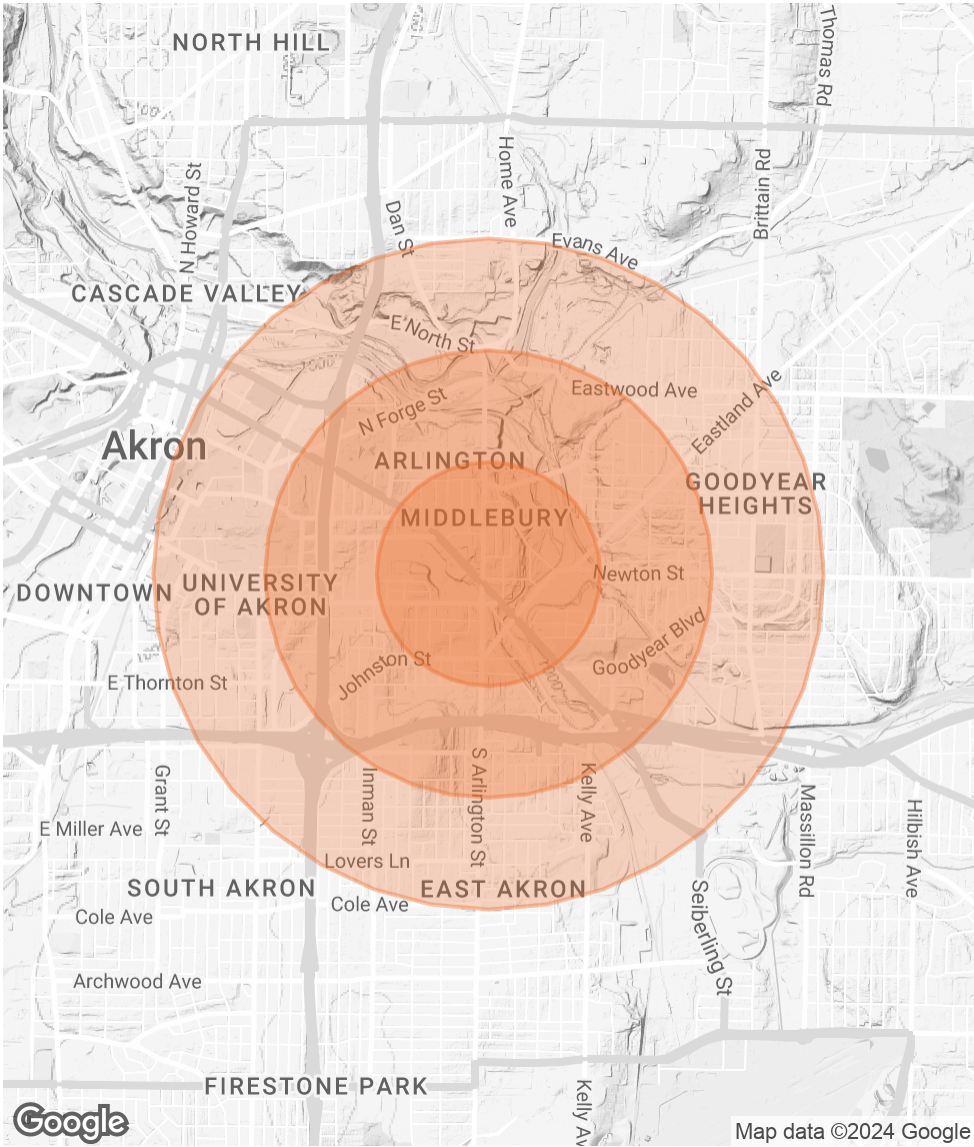
## POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	3,113	11,186	27,170
AVERAGE AGE	34.1	32.8	32.1
AVERAGE AGE (MALE)	34.4	33.5	32.4
AVERAGE AGE (FEMALE)	33.3	33.9	33.2

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	1,569	5,463	12,523
# OF PERSONS PER HH	2.0	2.0	2.2
AVERAGE HH INCOME	\$25,244	\$30,002	\$33,254
AVERAGE HOUSE VALUE	\$48,692	\$45,950	\$48,838

\* Demographic data derived from 2020 ACS - US Census



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