



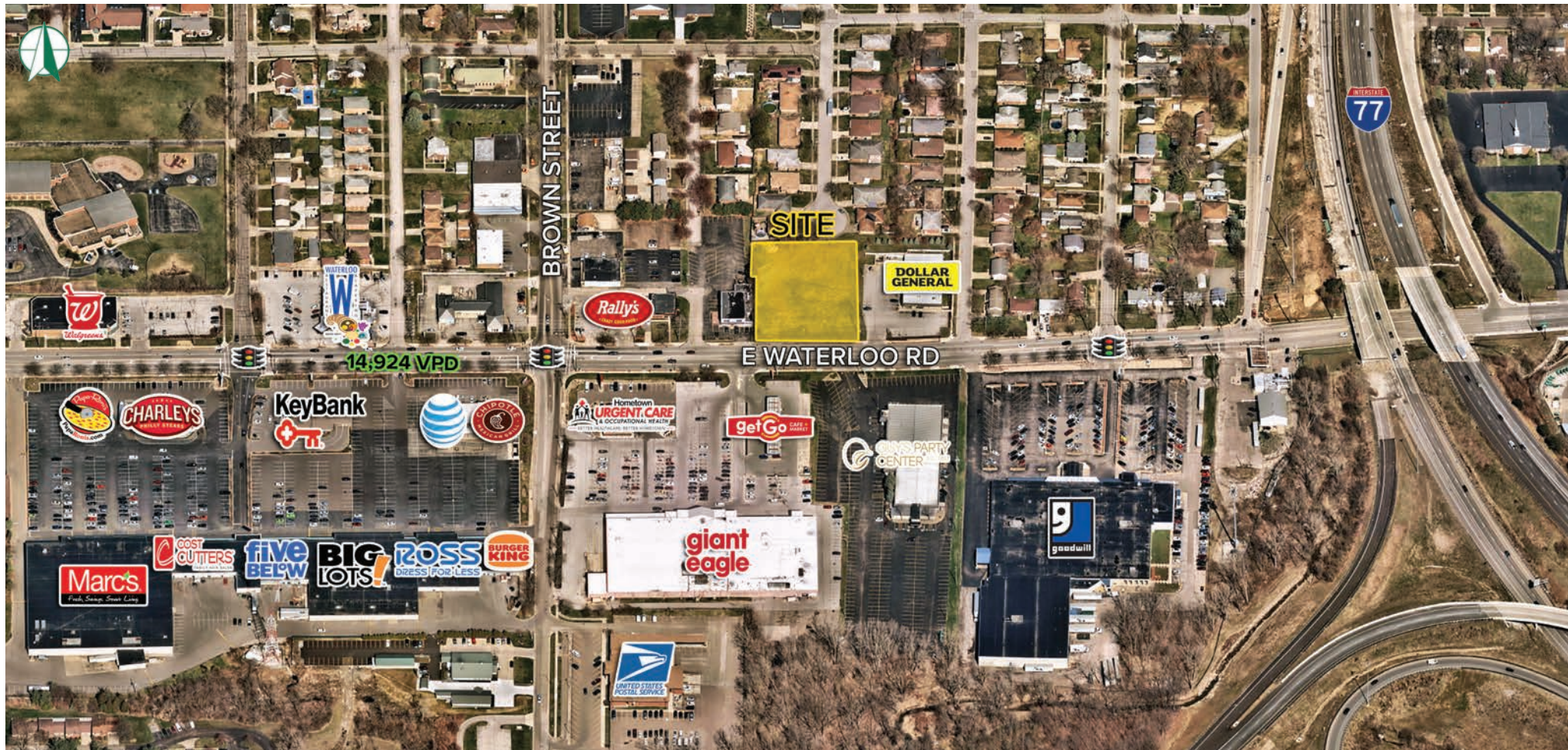
Thomas English
Retail Real Estate

**1.16 ACRE DEVELOPMENT
OPPORTUNITY**

497 E Waterloo Road
Akron, Ohio 44319

1.16 ACRES

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HIGHLIGHTS

- ▶ 1.16 acres available for ground lease or BTS
- ▶ Situated just west of the I-77 & Waterloo Road exit, providing easy access and high visibility
- ▶ Located next to Dollar General and directly across from South Plaza Center, featuring national tenants such as Marc's, Ross Dress for Less, Big Lots, and more
- ▶ 200 feet of frontage along E Waterloo Road
- ▶ Ideal for various commercial uses, offering high exposure in a vibrant retail corridor



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REALTY
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MATT WILSON | 216.470.8200 | mwilson@anchorretail.com
ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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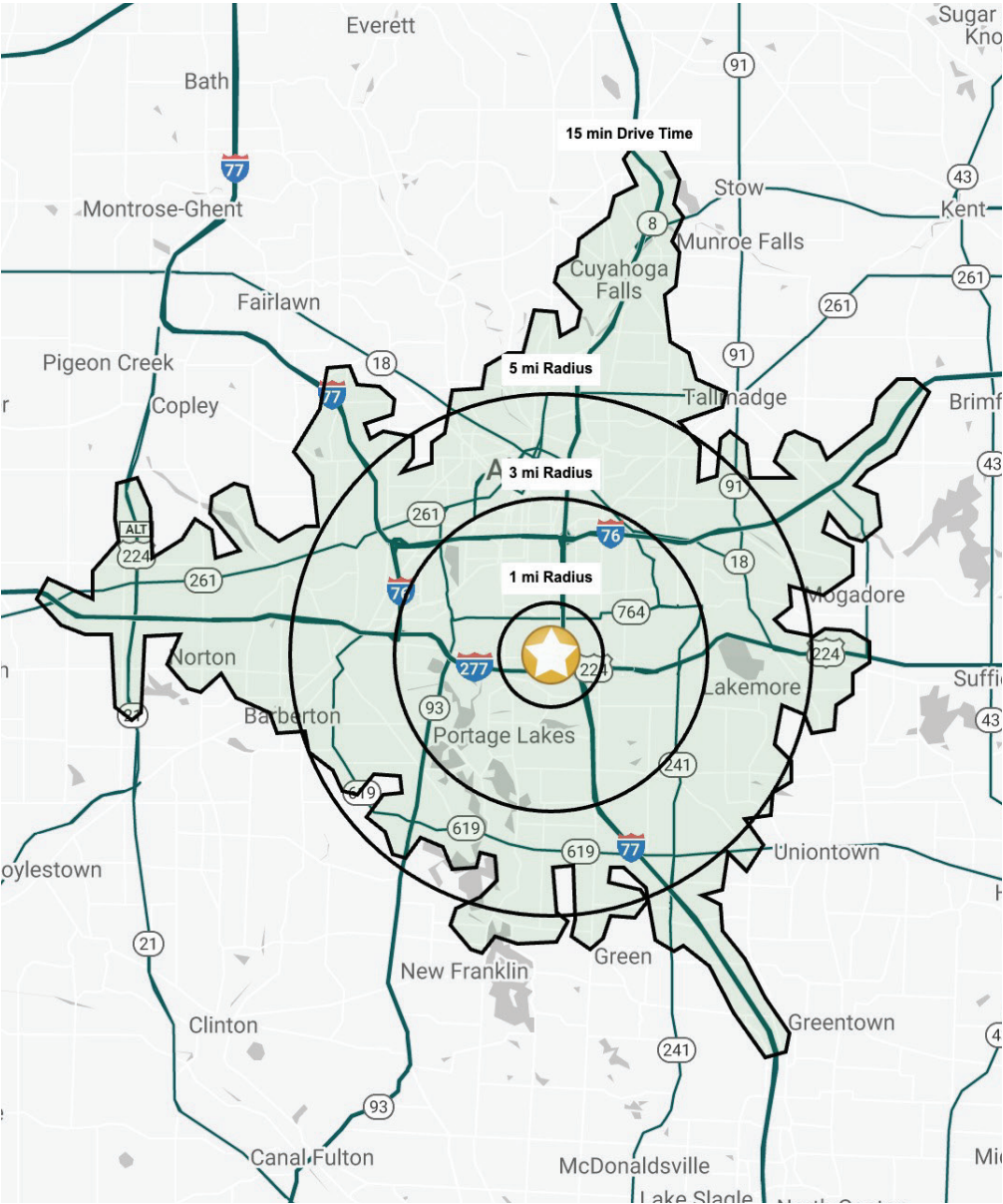
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	9,967	67,916	183,988	253,739
	HOUSEHOLDS			
	4,425	29,250	80,626	111,253
	MEDIAN AGE			
	38.3	36.5	38.4	38.5
	AVERAGE HH INCOME			
	\$73,893	\$63,565	\$66,805	\$72,025
	MEDIAN HH INCOME			
	\$66,169	\$52,354	\$53,447	\$57,410
	BUSINESSES			
	252	1,522	5,228	6,680
	EMPLOYEES			
	263	2,432	6,692	9,603
	EDUCATION: BACHELORS +			
	26.7%	18.6%	20.5%	23.3%



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