



**4,768 SF FREESTANDING  
BUILDING**

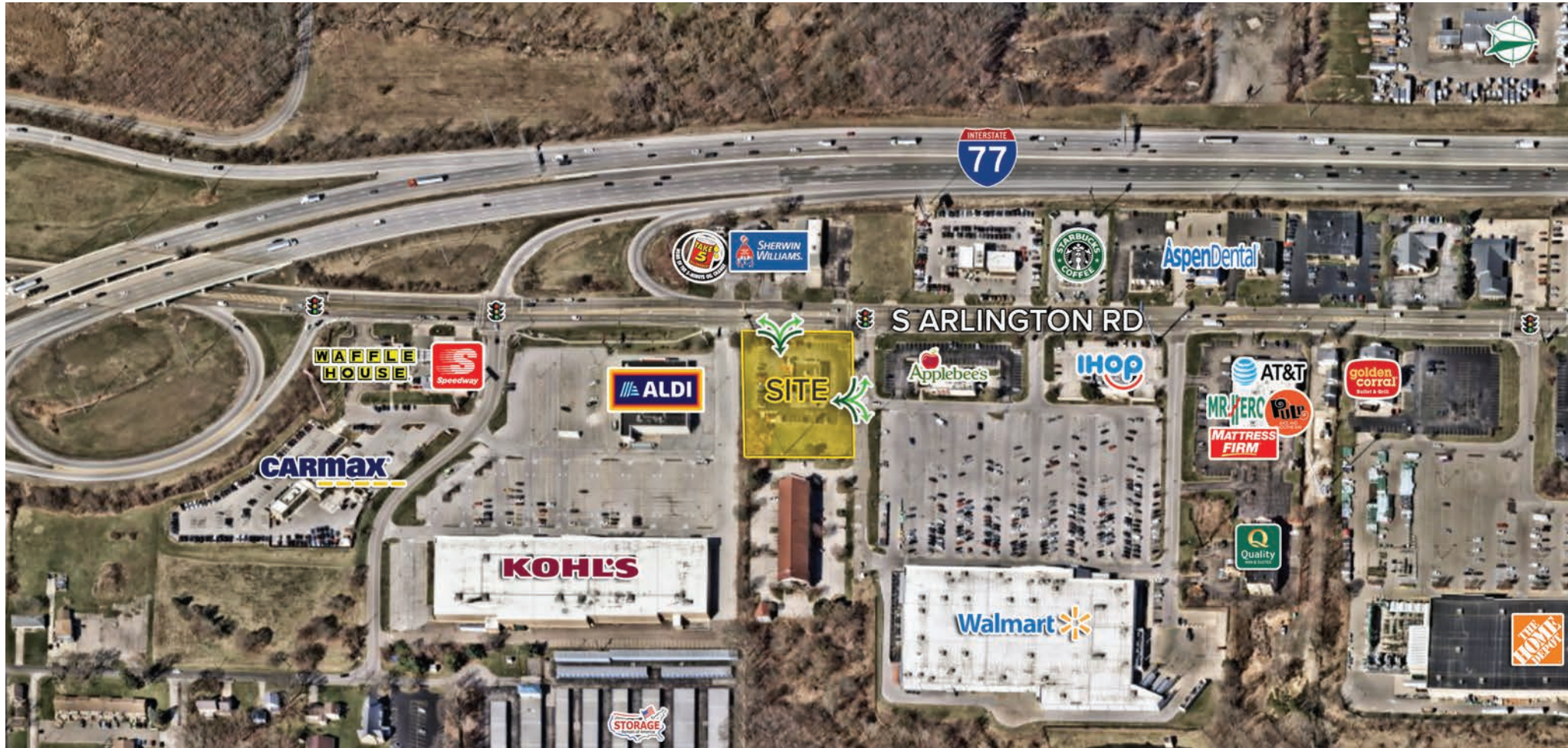
**2943 S Arlington Road  
Akron, Ohio 44312**



# FOR LEASE

# 4,768 SF FREESTANDING RESTAURANT

2943 S Arlington Road | Akron, Ohio 44312



## HIGHLIGHTS

- ▶ 4,768 SF freestanding restaurant building on 1.54 acres
- ▶ 40 surface parking spaces
- ▶ Direct access to/from S Arlington Road
- ▶ Immediate access to I-77
- ▶ Surrounding retailers including Aldi, Kohl's, Walmart (2.1 M visitors per year), Home Depot, Take 5, Starbucks, and AT&T
- ▶ 22,600 VPD on S Arlington Road, directly in front of the site
- ▶ Located at lighted intersection
- ▶ High rise pylon sign can be seen from I-77
- ▶ Zoned commercial



**ANCHOR**  
RETAIL

**REALTY**  
**RESOURCES**  
MEMBER

**CHRIS MCFARLAND** | 216.342.2578 | [cmcfarland@anchorretail.com](mailto:cmcfarland@anchorretail.com)

**ANGELA GREINER** | 614.739.0187 | [agreiner@anchorretail.com](mailto:agreiner@anchorretail.com)

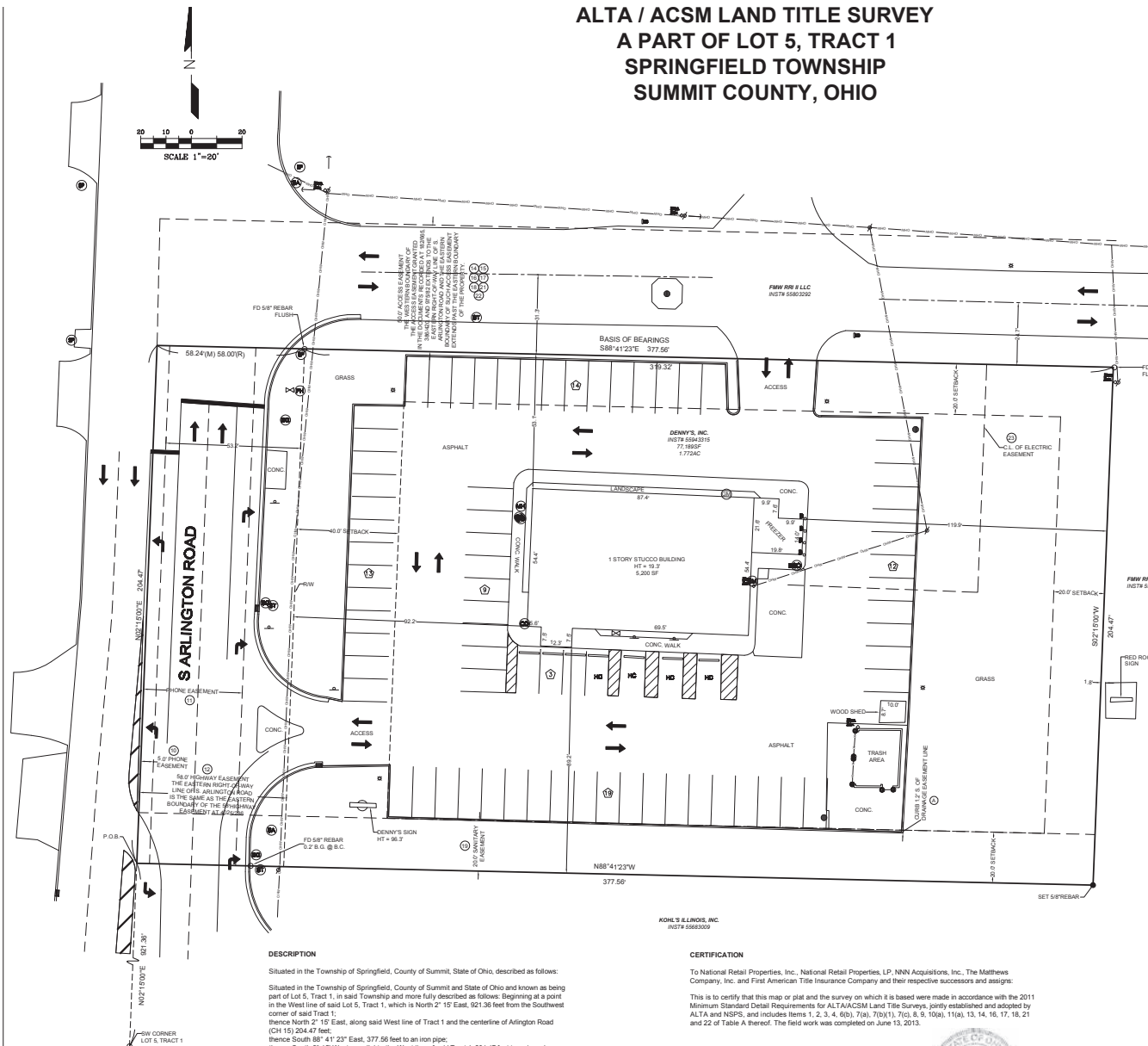


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### ALTA / ACSM LAND TITLE SURVEY A PART OF LOT 5, TRACT 1 SPRINGFIELD TOWNSHIP SUMMIT COUNTY, OHIO



#### EASEMENT NOTES:

- PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NOS-551376-EX-1, DATED FEBRUARY 22, 2013.
- Easement recorded in Deed Book 780, Page 499 of Summit County Records. AS SHOWN HEREON.
  - Easement(s) disclosed by document recorded March 23, 1933 in Deed Book 1523, Page 176 of Summit County Records. AS SHOWN HEREON.
  - Easement for Highway Purposes from Aron Morgan and Mildred Morgan to State of Ohio recorded March 1, 1962 in Deed Book 4025, Page 286 of Summit County Records. AS SHOWN HEREON.
  - Storm Drainage Easement from Margaret K. Wragg, a widow and not married, Margaret E. Pfister, married, Edward A. Sawa and Delores A. Sawa, husband and wife, Richard M. Hamlin, married, and L. Andrew Reed, Jr., married to Twelve-Eighty-Eight Partnership, an Ohio general partnership recorded January 13, 1989 in Deed Book 182, Page 650 of Summit County Records. BENEFITS PROPERTY EASEMENT LIES APPROX. 748' EAST OF SOUTHEAST CORNER OF SUBJECT TRACT.
  - Non-exclusive Assignment of Easement Rights recorded December 15, 1989 in Deed Book 386, Page 436 of Summit County Records. EASEMENT LIES APPROX. 748' EAST OF SOUTHEAST CORNER OF SUBJECT TRACT.
  - Easement(s) disclosed by document recorded January 13, 1989 in Deed Book 182, Page 650 of Summit County Records. ACCESS EASEMENT SHOWN, UNABLE TO LOCATE DRAINAGE EASEMENT, NEED TO KNOW DESCRIPTION OF "REMAINING LAND".
  - Easement and Maintenance Agreement from Margaret K. Wragg, Margaret E. Pfister, Edward A. Sawa and Delores A. Sawa, Richard M. Hamlin, and L. Andrew Reed, Jr. to Twelve-Eighty-Eight Partnership, an Ohio general partnership recorded January 13, 1989 in Deed Book 182, Page 655 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Covenants, conditions, restrictions, assessments, liens, charges, easements, reservations, setback lines, terms and/or provisions as disclosed by the document recorded October 2, 1989 in Deed Book 336, Page 935 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Covenants, conditions, restrictions, assessments, liens, charges, easements, reservations, setback lines, terms and/or provisions as disclosed by the document recorded December 15, 1989 in Deed Book 386, Page 413 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Agreement by and between Twelve-Eighty-Eight Partnership, an Ohio general partnership and Red Roof Inns, Inc., an Ohio corporation as disclosed by the document recorded December 15, 1989 in Deed Book 386, Page 420 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Sanitary Sewer Easement from Twelve-Eighty-Eight Partnership, an Ohio general partnership to Red Roof Inns, Inc., an Ohio corporation as disclosed by the document recorded December 15, 1989 in Deed Book 386, Page 441 of Summit County Records. AS SHOWN HEREON.
  - Covenants, conditions, restrictions, assessments, liens, charges, easements, setback lines, terms and/or provisions as disclosed by the document recorded December 15, 1989 in Deed Book 386, Page 441 of Summit County Records. AFFECTS SITE, BLANKET IN NATURE, NOT SHOWN.
  - Easement and Maintenance Agreement by and among Red Roof Inns, Inc., an Ohio corporation, Twelve-Eighty-Eight Partnership, an Ohio general partnership, Wal-Mart Stores, Inc., a Delaware corporation, and the following individuals and Estate: Margaret K. Wragg, a widow and not married, Edward A. Sawa and Delores A. Sawa, husband and wife, Richard M. Hamlin and Yvonne F. Hamlin, husband and wife, the Estate of Margaret E. Pfister, deceased, and L. Andrew Reed, Jr., and Ann B. Reed, husband and wife recorded May 22, 1992 in Deed Book 976, Page 82 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Covenants, conditions, restrictions, assessments, liens, charges, easements, reservations, setback lines, terms and/or provisions as disclosed by the document recorded June 29, 1992 in Deed Book 1010, Page 795 of Summit County Records. ACCESS EASEMENT SHOWN HEREON.
  - Easement(s) disclosed by document recorded October 11, 1992 in Deed Book 1168, Page 946 of Summit County Records. AS SHOWN HEREON.

#### ENCROACHMENT NOTES:

- ⊙ CURB OVER DRAINAGE EASEMENT LINE.



LEGEND:	LOCATION MAP
<ul style="list-style-type: none"> <li>VARIED LIGHT</li> <li>LIGHT POLE</li> <li>SIGNAL POLE</li> <li>UTILITY POLE</li> <li>QUAY WIRE</li> <li>CATCH BASIN</li> <li>CURB INLET</li> <li>ELECTRIC MAN</li> <li>MANHOLE</li> <li>PHONE MH</li> <li>SANITARY MH</li> <li>STEAM MH</li> <li>STORM MH</li> <li>WATER MH</li> <li>ELEC. METER</li> <li>CLEANOUT</li> <li>GAS METER</li> <li>GAS VALVE</li> <li>WATER VALVE</li> <li>FIRE HYDRANT</li> <li>SPR. HOUSING</li> <li>SPRINKLER</li> <li>GAS RISER-BOX</li> </ul>	<ul style="list-style-type: none"> <li>QUADRANT</li> <li>OVERHEAD WIRES</li> <li>UNDER ELEC.</li> <li>GAS LINE</li> <li>SAN SEWER LINE</li> <li>UNDER TELEPHONE</li> <li>CHILLED WATER LINE</li> <li>R.O.W. MON.</li> <li>MONITORING WELL</li> <li>BOLLARD</li> <li>DOWNPOUT</li> <li>GATE POST</li> <li>POLE</li> <li>PARKING METER</li> <li>SPOUT</li> <li>T-POST</li> <li>WOOD POST</li> <li>PARKING STRIPES</li> <li>TRANSFORMER</li> <li>ELEC. WALL</li> <li>PHONE VAULT</li> <li>STEAM VAULT</li> <li>VALVE VAULT</li> <li>AC LINE</li> <li>PHONE BOOTH</li> <li>FIRE MAIN POST</li> <li>PROP. TANK</li> <li>PARKING BLOCK</li> <li>POST</li> </ul>

- #### NOTES:
- PROPERTY IS LOCATED IN FLOOD ZONE "X". PER MAP NUMBER 38130320NE, DATED JULY 26, 2008.
  - PROPERTY IS ZONED C-2, COMMUNITY COMMERCIAL. CURRENT USE AS A RESTAURANT IS ALLOWED.
  - SETBACK: PER SPRINGFIELD TOWNSHIP ZONING OFFICE.  
FRONT - 40'  
SIDE - 40'  
REAR - 20'  
MAX BUILDING HEIGHT - 40'  
MAX BUILDING AREA - 10,000 SQ. FT. (SPACES PER BUILDING - 4 SEATS - WHICHEVER IS GREATER, 74 SPACES PROVIDED, 4 OF WHICH ARE RESERVED).
  - FIELD WORK PERFORMED JUNE 13, 2013.
  - ALL SETBACK AREAS ARE MARKED WITH ORANGE CAP STAMPS 15" x 8 1/2" AND ARE FULFILL WITH GROUND UNLESS NOTED OTHERWISE.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT HISTORY.
  - THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
  - THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
  - ACCESS IS PROVIDED VIA EASEMENT AND DIRECTLY TO ARLINGTON ROAD, A PUBLIC STREET.
  - THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
  - THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
  - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN 1/32" TOLERANCE.
  - THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
  - EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GIBBS BETWEEN SAID PARCELS.
  - NO EVIDENCE OF PERMANENT INLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
  - ALL ABOVE GROUND VISIBLE UTILITIES ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY AND/OR EASEMENT AREA, UNLESS OTHERWISE SHOWN ON THE SURVEY.
  - ALL UTILITIES NECESSARY FOR THE OPERATION OF THE FACILITY APPEAR TO BE ON SITE. NO UNDERGROUND INVESTIGATION WAS PERFORMED.
  - FROM A VISUAL INSPECTION DRAINAGE FLOWS IN TO STORM CATCH BASINS ON SITE. NO UNDERGROUND INVESTIGATION WAS PERFORMED TO DETERMINE HOW IT LEAVES THE SITE.

#### 'ALTA/ACSM LAND TITLE SURVEY' PREPARED FOR:

**THE MATTHEWS COMPANY** Inc.

17225 Newpark Street, Suite 100-116, Fremont Valley, CA 92708  
Tel: (714) 979-7161 Fax: (714) 941-3840  
www.themathewscorp.com

DATE	REVISION	BY	APPROVED
5-24-13			

#### DENNY'S, INC.

2943 South Arlington Road  
Akron, OH  
(Denny's)

SCALE: 1" = 20' 1 CHECK/APPV'D



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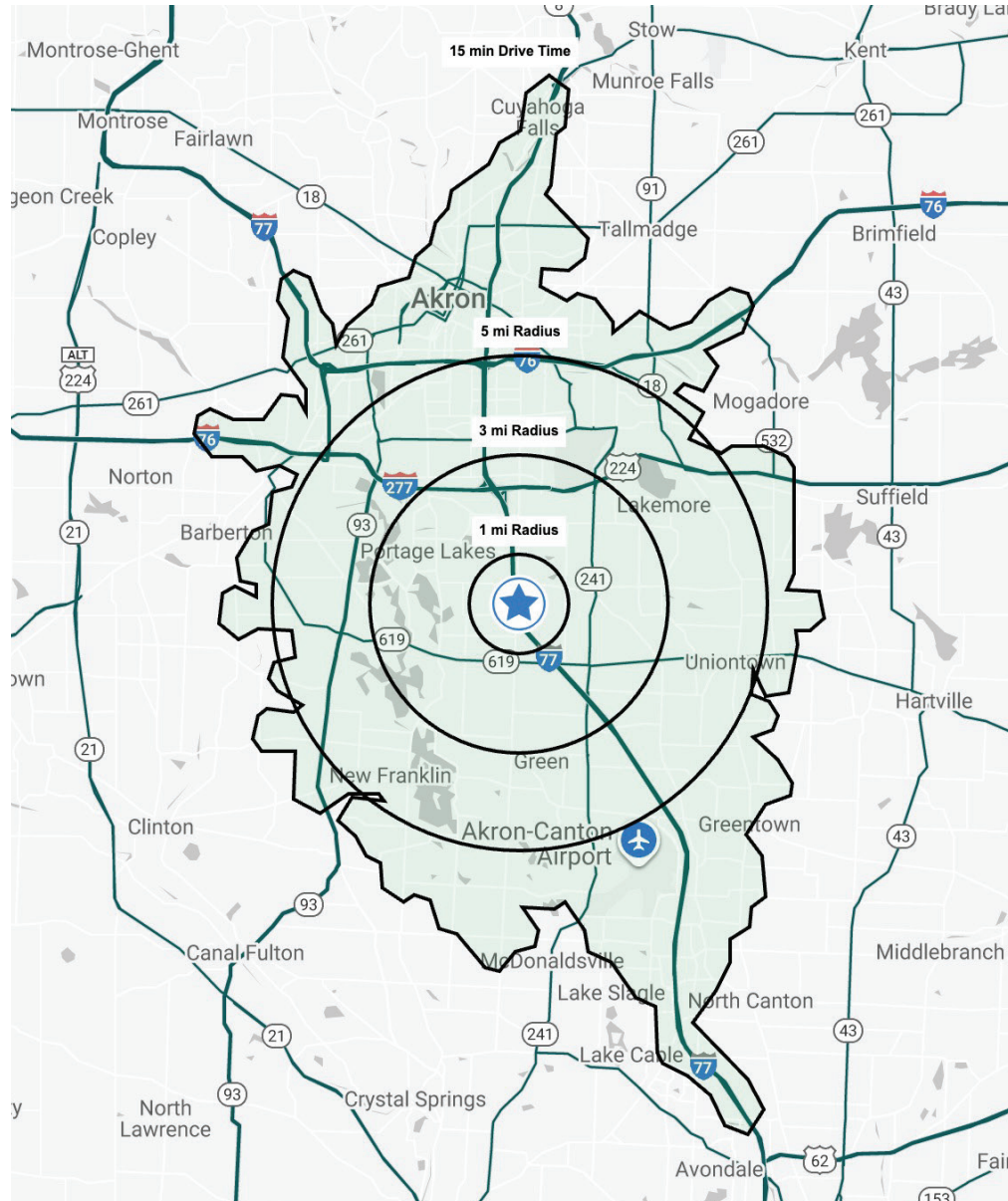






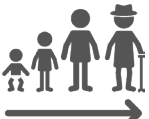





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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	3,611	31,866	113,120	233,185
	HOUSEHOLDS			
	1,492	14,026	48,962	100,063
	MEDIAN AGE			
	45.2	43.9	41.6	39.0
	AVERAGE HH INCOME			
	\$118,994	\$106,910	\$92,036	\$81,542
	MEDIAN HH INCOME			
	\$84,865	\$77,620	\$68,973	\$61,590
	BUSINESSES			
	311	1,656	3,938	9,868
	EMPLOYEES			
	3,379	18,872	43,866	127,477
	EDUCATION: BACHELORS +			
	39.4%	35.9%	26.6%	24.5%



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