



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

56,318 VPD

MEDINA RD



MONTROSE W AVE

SITE

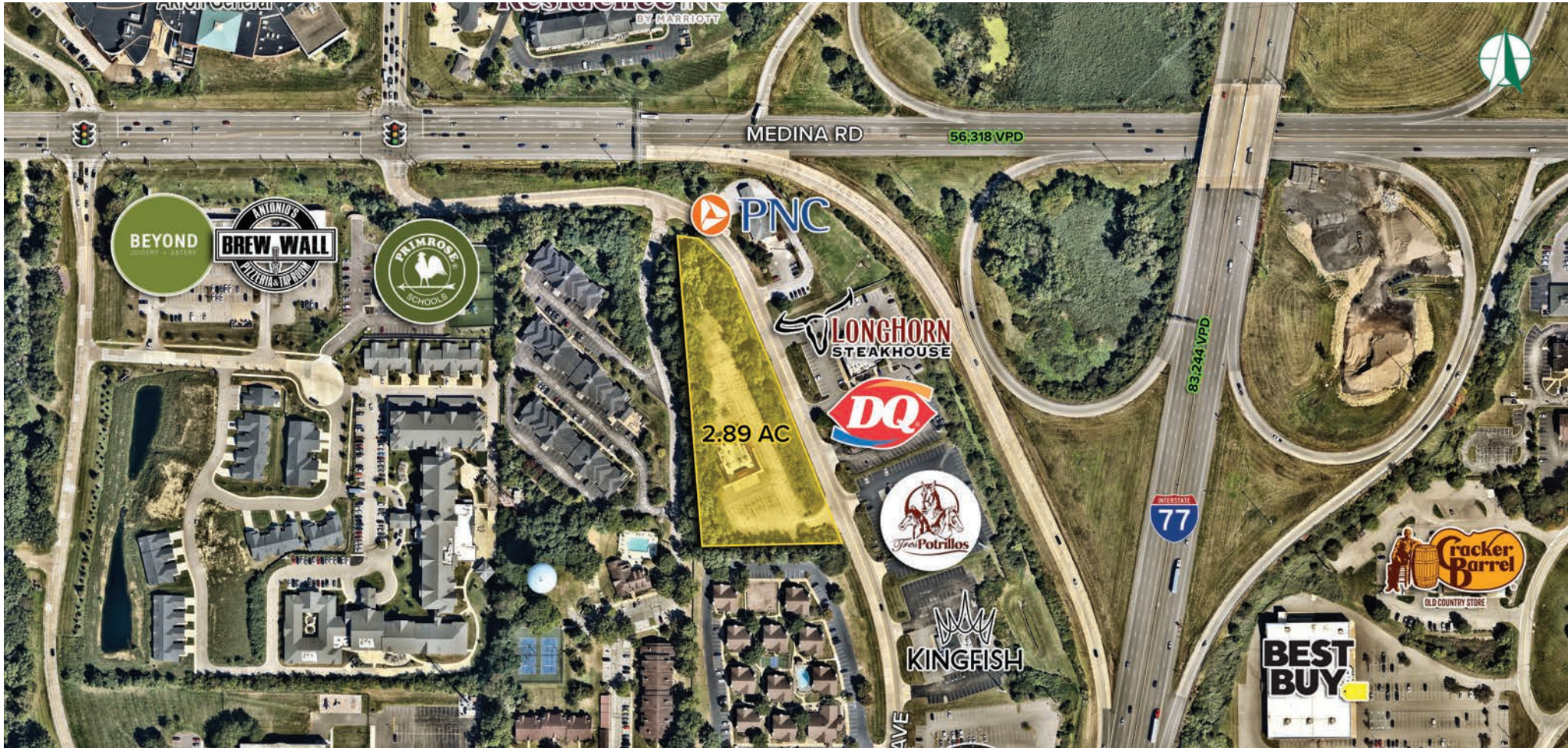
2.89 ACRES

110 Montrose W Ave
Akron, Ohio 44321

FOR LEASE

2.89 ACRES

110 Montrose W Ave | Akron, Ohio 44321



HIGHLIGHTS

- ▶ 6,152 SF freestanding building ideal for restaurant or retail use
- ▶ Located on 2.89 acres offering ample space and flexibility
- ▶ High visibility and high rise signage visible from I-77
- ▶ Immediate access to I-77 and Medina Road
- ▶ Surrounded by dense retail and dining corridor, including Target, Lowe's, Walmart, Panera, Chipotle, and more
- ▶ Zoned PDD
- ▶ Positioned in the Montrose/Fairlawn trade area, one of Akron's most active commercial hubs
- ▶ Strong demographics: over 113,000 residents and 48,000+ HH within a 5-mile radius

FOR LEASE

2.89 ACRES

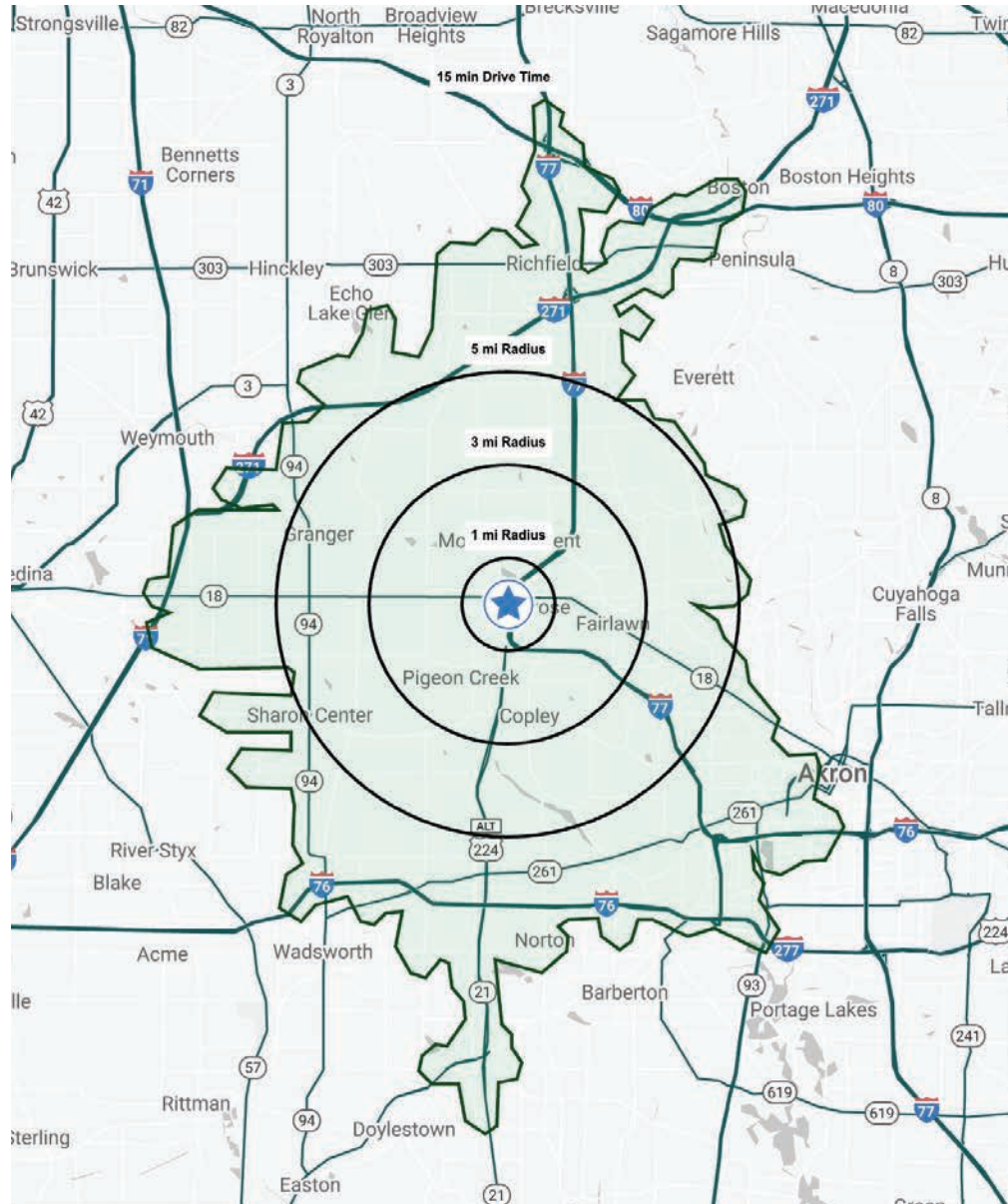
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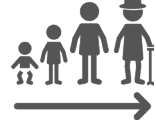
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
 POPULATION	5,915	29,902	58,997	135,478
 HOUSEHOLDS	2,786	12,440	25,492	58,531
 MEDIAN AGE	42.2	44.6	43.7	41.7
 AVERAGE HH INCOME	\$204,030	\$204,332	\$170,186	\$123,798
 MEDIAN HH INCOME	\$145,841	\$141,574	\$120,922	\$89,039
 BUSINESSES	663	2,227	3,377	6,577
 EMPLOYEES	9,333	31,383	42,063	82,977
 EDUCATION: BACHELORS +	73.3%	64.9%	57.7%	41.4%



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