

AVAILABLE

+/- 1.19 ACRES

3004-3006 Manchester Road | Akron, Ohio 44319

Prime Commercial Footprint

SITE

MANCHESTER ROAD

**Auto
Zone**

DQ

AR | **ANCHOR**
RETAIL

REALTY
RESOURCES
MEMBER

AFFILIATE
A NETWORK

HIGHLIGHTS



- ▶ Prime commercial footprint: 1.19 total acres of highly functional land, presenting an ideal footprint for free-standing building
- ▶ Flexible B-3 zoning (general/regional business): located within Coventry Township's versatile B-3 district
- ▶ Highly-visible retail corridor: direct, unobstructed frontage along Manchester Road (State Route 93)
- ▶ Built-in regional synergy: positioned in immediate proximity to major traffic drivers and everyday retail

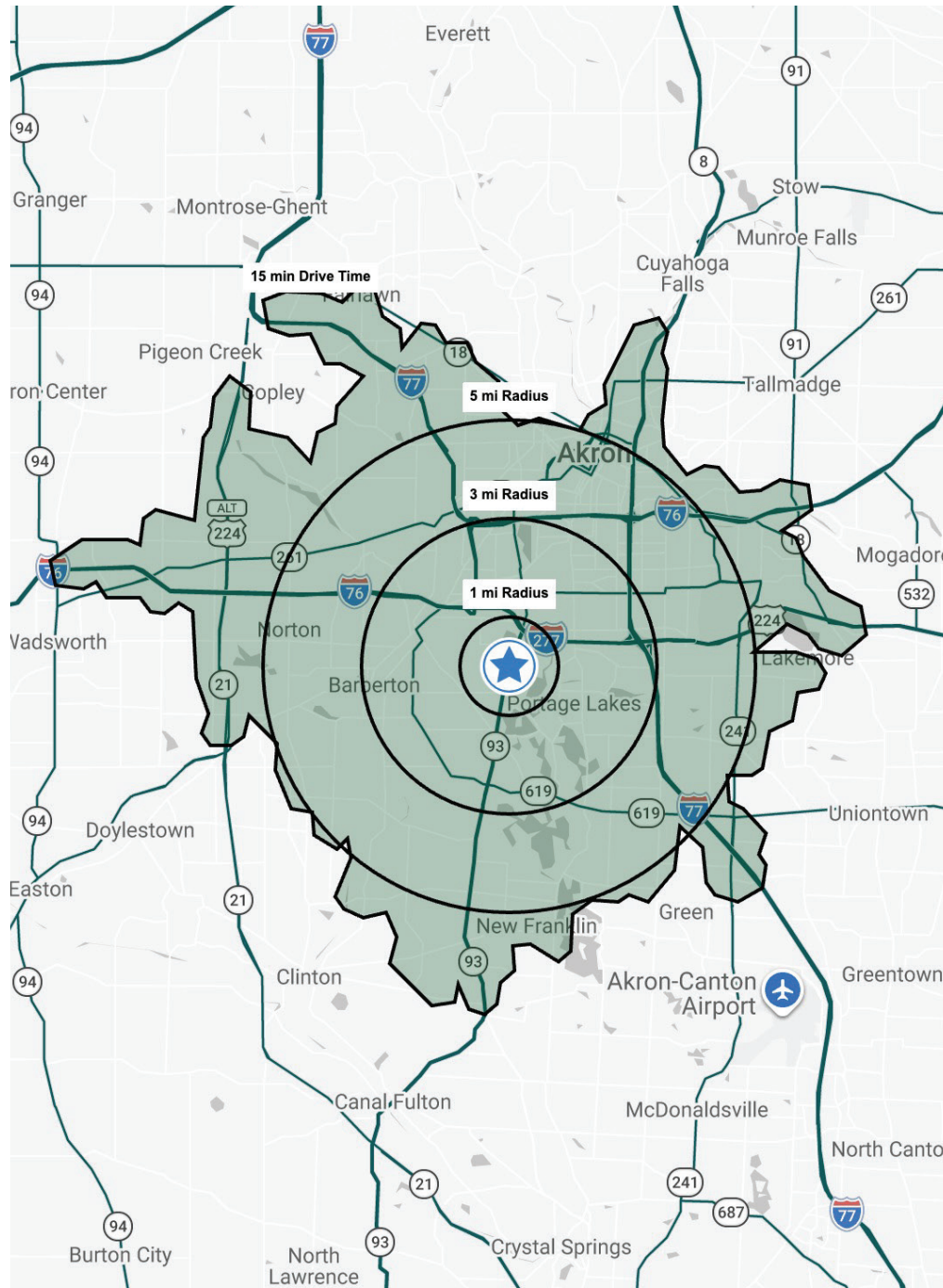
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MARKET AERIAL



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DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	4,535	61,950	148,665	217,307
	HOUSEHOLDS			
	2,153	27,846	64,890	94,939
	MEDIAN AGE			
	42.5	40.8	38.7	39.2
	AVERAGE HH INCOME			
	\$70,046	\$76,646	\$71,659	\$77,737
	MEDIAN HH INCOME			
	\$53,876	\$60,079	\$57,107	\$61,851
	BUSINESSES			
	173	1,825	5,719	8,568
	EMPLOYEES			
	1,559	24,007	78,079	116,098
	EDUCATION: BACHELORS +			
	19.7%	21.2%	20.4%	23.9%

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CLEVELAND

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COLUMBUS

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