

AKRON, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE

1130 S ARLINGTON STREET, AKRON, OHIO 44306 (STORE 3281)



Commerce Real Estate Services



PROPERTY OVERVIEW

Parking Spaces: 72 spaces
Drive Thru: Yes
Square Footage: 13,500
Asking Price: \$6.50 per sq. ft. (Modified Gross)
Notes: Excellent Location on the SWC of S. Arlington Street and Triplett Blvd. Fully Signalized Intersection, Outstanding Visibility, Curb Appeal, and Pylon Sign with digital reader board. Within close proximity to I-77 and I-76 Easy access to S. Arlington Street, Triplett Blvd. and Minota Ave, Densley Populated Trade Area.
Sublease Term Through 08/29/28.

Robbie Colombo

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Commercial Real Estate Services

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DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population:	13,592	39,246	80,862
Average HH Income:	\$58,575	\$60,810	\$60,074
Households:	5,914	10,762	34,558

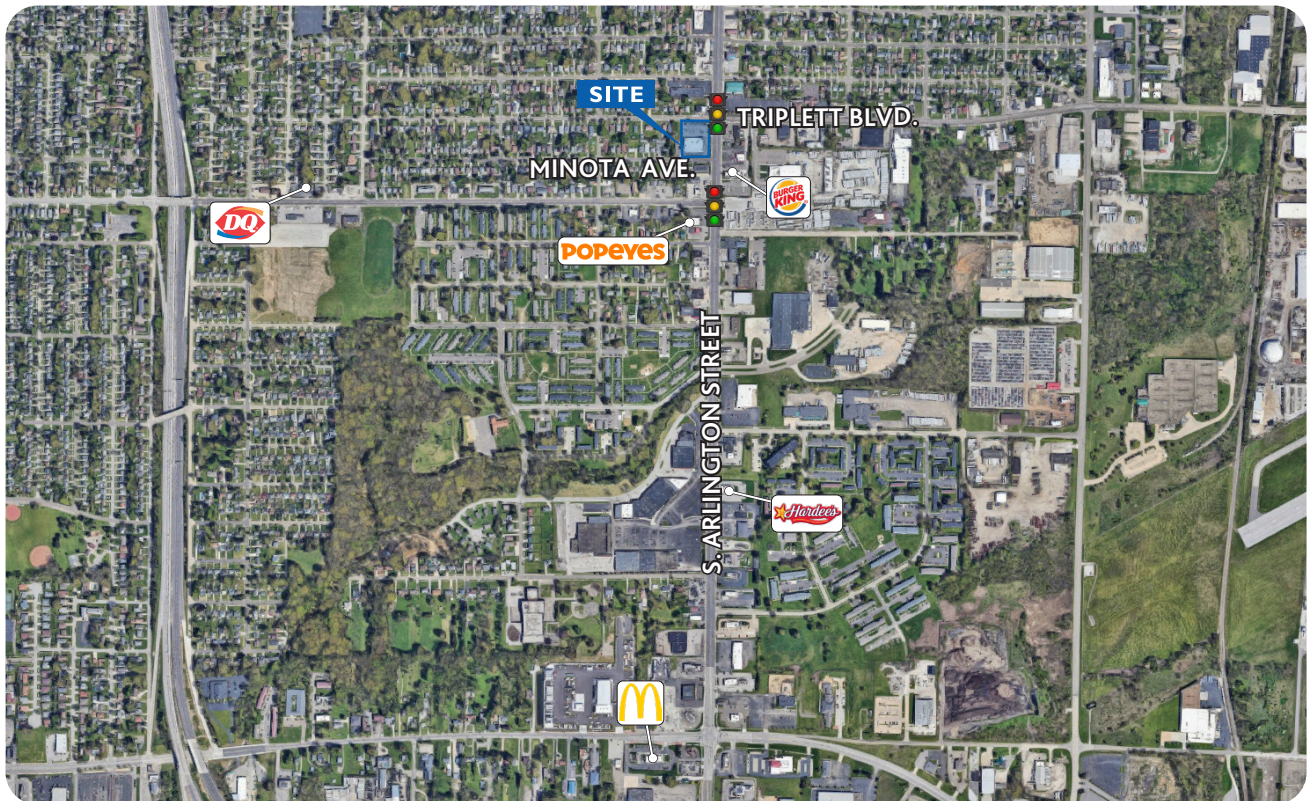
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION HIGHLIGHTS

- Property is located within close proximity to I-77 and I-76
- Easy access to S. Arlington Street, Triplet Blvd., and Minota Ave.
- Signalized Intersection
- Plenty of Parking
- Subject property is located at the SWC of S. Arlington Street and Triplet Blvd.
- Pylon Sign with digital reader board
- Outstanding Visibility, and Curb Appeal



TRAFFIC COUNTS:

Drive by traffic of 17,361 cars per day on S. Arlington Street and 8,209 on Triplet Blvd.

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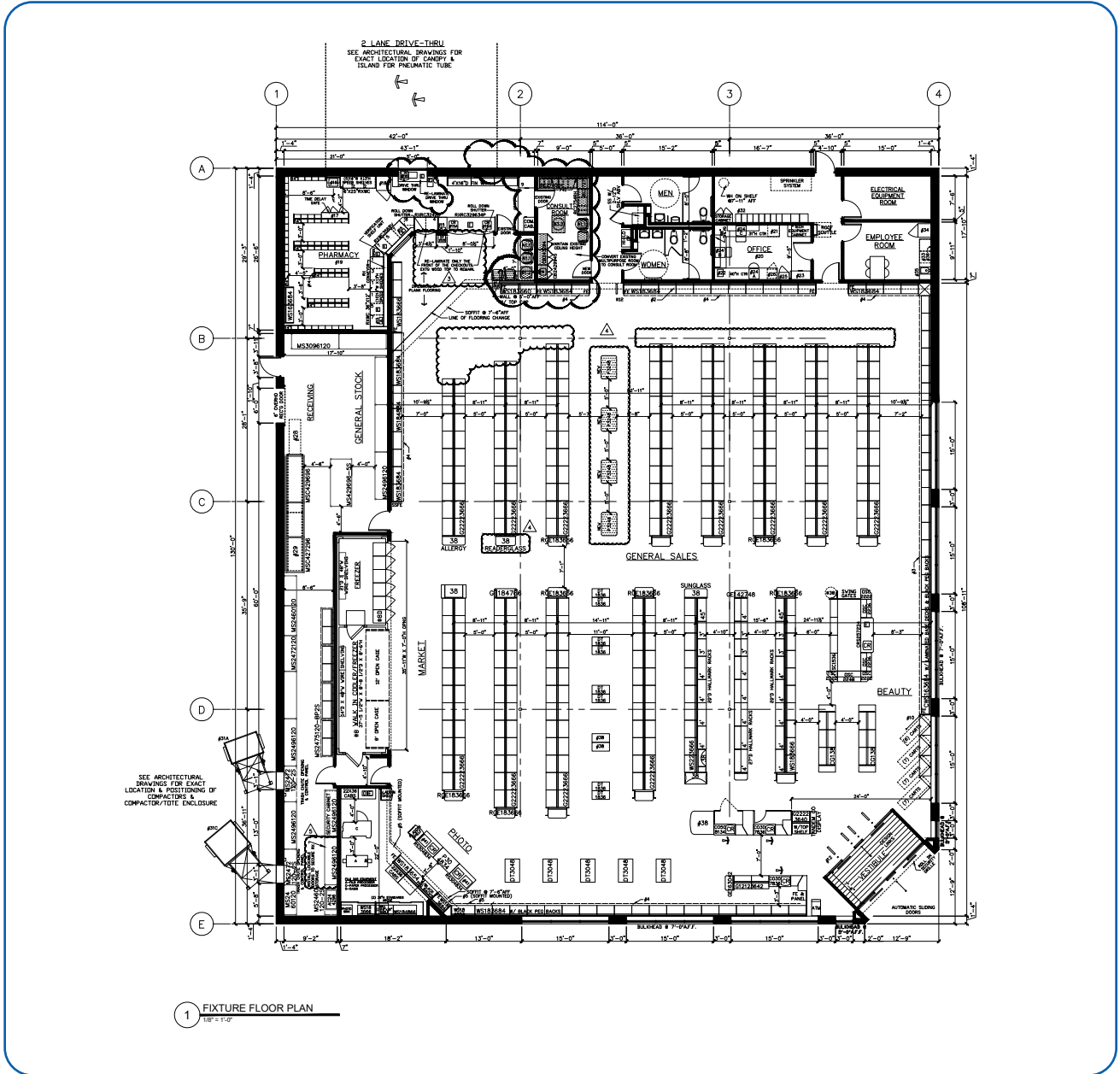


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SITE PLAN



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