

FORMER RITE AID AVAILABLE!

325 E WATERLOO ROAD, AKRON, OHIO 44319

FOR LEASE



FOR LEASE
11,585 SF | 1 ACRE

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CBRE

THE OPPORTUNITY

- Freestanding 11,585 SF former Rite Aid available For Lease!
- The property is located at a signalized intersection with $\pm 234'$ of frontage along E Waterloo Rd and $\pm 171'$ of frontage along Glenmount Ave
- Zoning: U-4 Commercial
- Average household incomes of \$75,650 within a 1 mile radius
- Traffic counts of 14,392 VPD along E Waterloo Rd and 6,164 VPD on Glenmount Ave
- Conveniently located nearby access points to I-277 and I-77 N
- Nearby retailers include Giant Eagle, Marc's, Five Below, Big Lots, Ross Dress For Less and Goodwill Outlet



QUICK STATS - 1 MILE RADIUS



DAYTIME
POPULATION
7,107



POPULATION
9,049



HOUSEHOLDS
4,067



POPULATION
25 & OVER
6,632



AVG. HOUSEHOLD
INCOME
\$75,650

AERIAL VIEW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	9,049	66,629	176,444
2025 Daytime Population	7,107	76,616	200,402
2025 Households	4,067	29,375	78,573
2025 Average Household Income	\$75,650	\$63,684	\$67,835
2030 Average Household Income Projection	\$87,690	\$72,841	\$77,616
2025 Median Household Income	\$62,266	\$50,441	\$52,616
2025 Population Over 25	6,632	44,997	122,700

CONTACT US

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