



# 2504-2512 TRIPLETT BLVD

AKRON, OH 44312

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$179,000
Lot Size:	0.64 Acres
Year Built:	1955
Buildings:	2 Buildings
Building Size:	7,904 SF & 1,868
Price / SF:	\$18.32

## PROPERTY OVERVIEW

Investment opportunity - 4 unit retail plaza, and free standing Restaurant building for sale.

## PROPERTY HIGHLIGHTS

- 11.27% CAP Rate
- Just off highly trafficked State Route 91 (Canton Road)
- 20,000 cars daily (SR-91)
- Strong CAP rate
- Renovated in 2016
- 4 Tenants
- Historically well occupied

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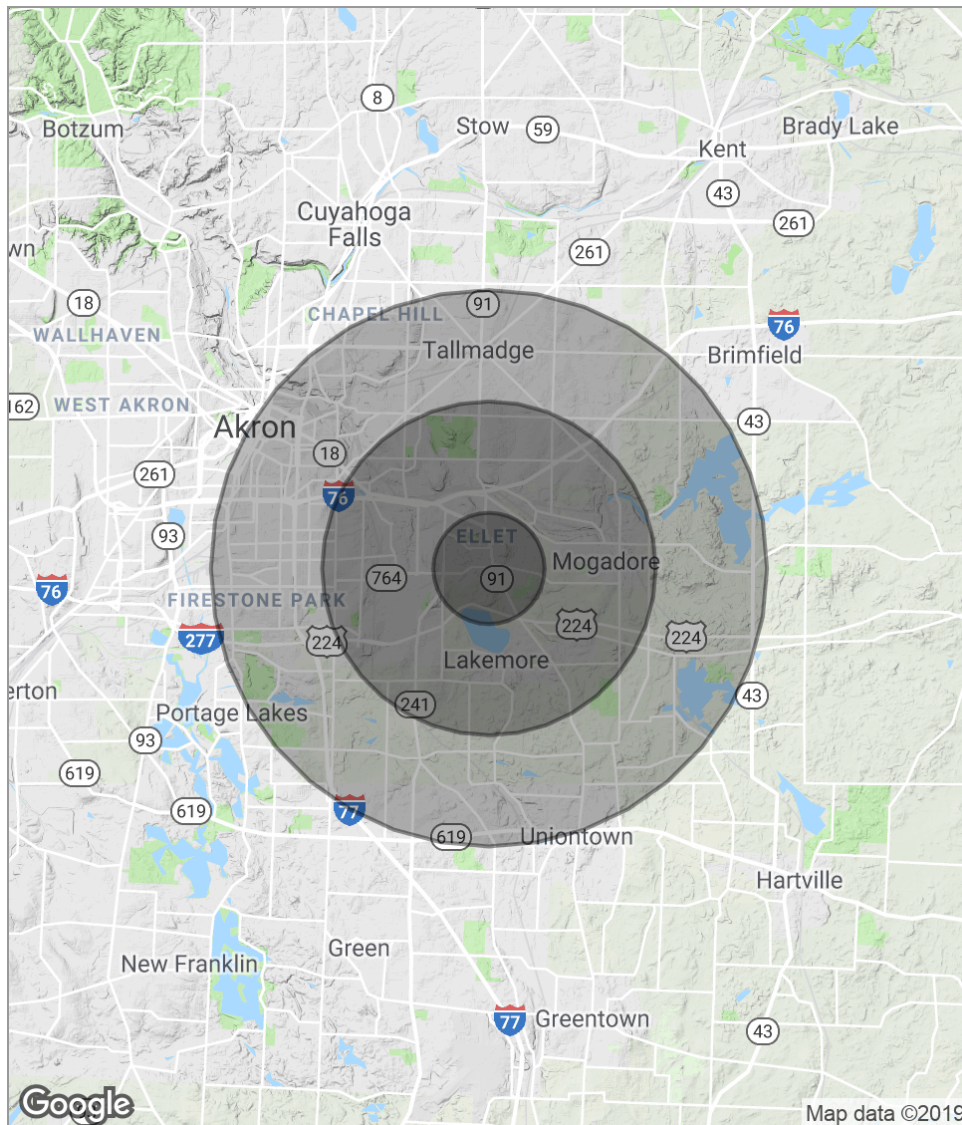
# Retailer Map



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# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,746	62,341	148,507
Median age	43.1	40.2	38.2
Median age [Male]	41.9	39.4	37.6
Median age [Female]	43.7	40.9	38.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,899	26,622	60,998
# of persons per HH	2.2	2.3	2.4
Average HH income	\$48,553	\$48,986	\$48,851
Average house value	\$112,982	\$114,617	\$131,205

\* Demographic data derived from 2010 US Census

# Location Maps



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