

FOR SALE / LEASE



Tots Landing

4770 Darrow Rd
Stow, OH 44224

Simon Bast, MiCP

855.451.1550 x134

simon.bast@expcommercial.com
www.expcommercial.com

Brad Ruth

330.524.8205

bruth@glbainc.com

Table of Contents

FOR SALE / LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
DEMOGRAPHICS	12
DEMOGRAPHICS MAP & REPORT	13

Simon Bast, MiCP

855.451.1550 x134

simon.bast@expcommercial.com

Brad Ruth

330.524.8205

bruth@glbainc.com





Section 1

Property Information

Property Summary

FOR SALE / LEASE



PROPERTY DESCRIPTION

This 6,456 SF retail building, currently configured as a daycare center, presents a compelling opportunity for both owner-users and investors seeking stable real estate in a low-vacancy market. Situated on 1.59 acres, the property offers functional flexibility, ample parking, and strong frontage along Hibbard Drive.

The Akron retail market remains fundamentally strong, with ~3.9% vacancy and steady rent growth, reinforcing long-term asset stability and leasing potential.

With zero current vacancy and strong demand for daycare and service-oriented retail, this asset is well-positioned for:

- Continued operation as a childcare facility
- Conversion to medical, office, or service retail
- Owner-user acquisition in a supply-constrained submarket

OFFERING SUMMARY

Sale Price:	\$425,000
Lease Rate:	\$15 SF/yr (NNN)
Available SF:	6,456 SF
Lot Size:	1.59 Acres
Building Size:	6,456 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	173	697	2,343
Total Population	422	1,682	5,622

Simon Bast, MICP
855.451.1550 x134
simon.bast@expcommercial.com

Brad Ruth
330.524.8205
bruth@glbainc.com



Property Description

FOR SALE / LEASE



PROPERTY DESCRIPTION

This 6,456 SF retail building, currently configured as a daycare center, presents a compelling opportunity for both owner-users and investors seeking stable real estate in a low-vacancy market. Situated on 1.59 acres, the property offers functional flexibility, ample parking, and strong frontage along Hibbard Drive.

The Akron retail market remains fundamentally strong, with ~3.9% vacancy and steady rent growth, reinforcing long-term asset stability and leasing potential.

With zero current vacancy and strong demand for daycare and service-oriented retail, this asset is well-positioned for:

- Continued operation as a childcare facility
- Conversion to medical, office, or service retail
- Owner-user acquisition in a supply-constrained submarket

LOCATION DESCRIPTION

Positioned in the heart of Stow, Ohio (Akron Submarket), 4770 Darrow Rd offers a strategic location along a well-traveled commercial corridor with 13,000–20,000+ vehicles per day on nearby Darrow Rd and surrounding intersections.

The property sits within a dense and stable suburban trade area, supported by:

- Population exceeding 107,000 within 5 miles
- Average household incomes over \$119,000 (5-mile radius)
- Strong household base with 64%+ homeownership nearby

This area benefits from proximity to Akron's major employment drivers, including healthcare, advanced manufacturing, and education sectors, while also being positioned between Cleveland and Canton—making it a highly accessible and desirable location for both service-based businesses and long-term investment stability.

Simon Bast, MICP
855.451.1550 x134
simon.bast@expcommercial.com

Brad Ruth
330.524.8205
bruth@glbainc.com



Complete Highlights

FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- Strong Demographics & Buying Power
- Over \$4.2 billion in buying power within 5 miles, supported by high-income households and stable population trends.
- High-Traffic Location with Visibility
- Located near Darrow Rd with 13K–20K+ VPD, providing consistent exposure for any business use.
- Flexible 6,456 SF Building on 1.59 Acres
- Ideal for daycare, medical, office, or service retail users with room for parking and operational efficiency.
- Low Vacancy Market with Rental Upside
- Submarket vacancy under 4% and rents trending upward, creating a strong environment for both investors and owner-users

Simon Bast, MICP

855.451.1550 x134

simon.bast@expcommercial.com

Brad Ruth

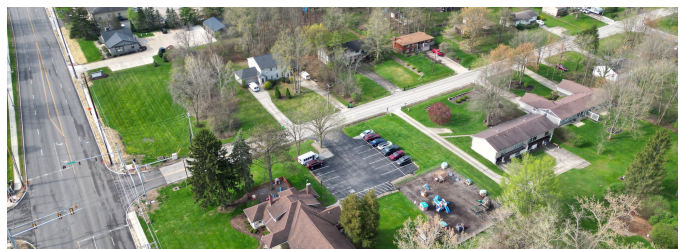
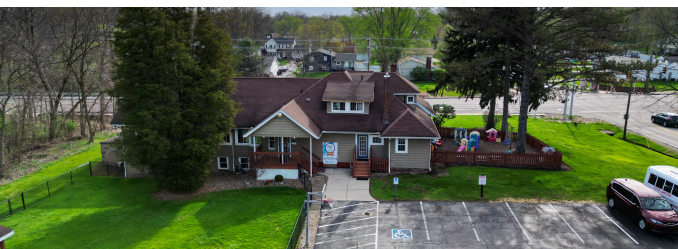
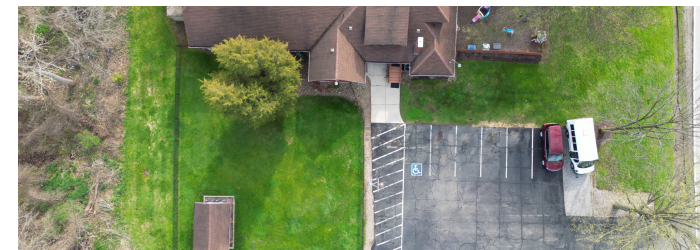
330.524.8205

bruth@glbainc.com



Additional Photos

FOR SALE / LEASE



Simon Bast, MICP
855.451.1550 x134
simon.bast@expcommercial.com

Brad Ruth
330.524.8205
bruth@glbainc.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

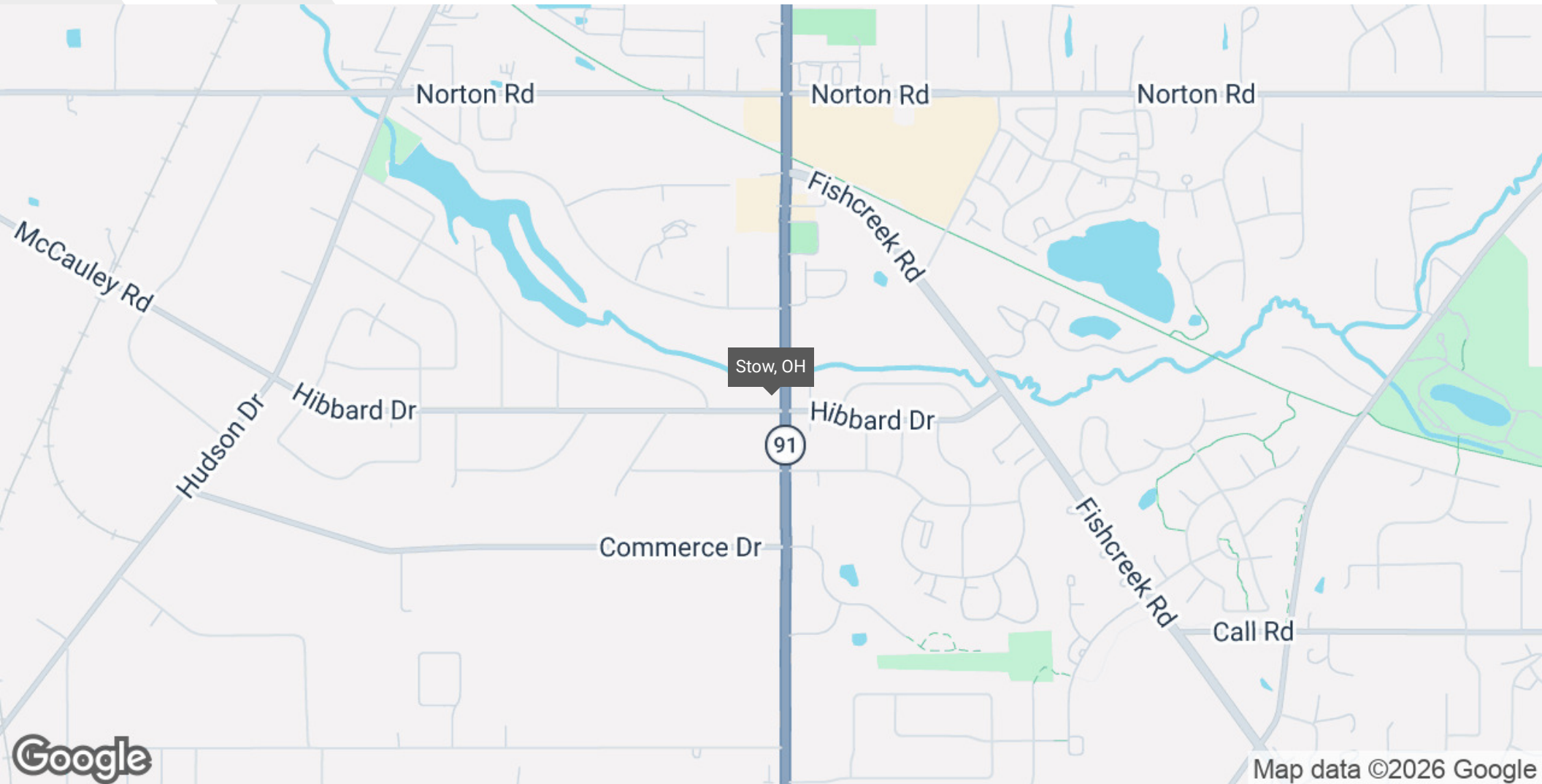
Section 2

Location Information



Regional Map

FOR SALE / LEASE



Simon Bast, MICP

855.451.1550 x134

simon.bast@expcommercial.com

Brad Ruth

330.524.8205

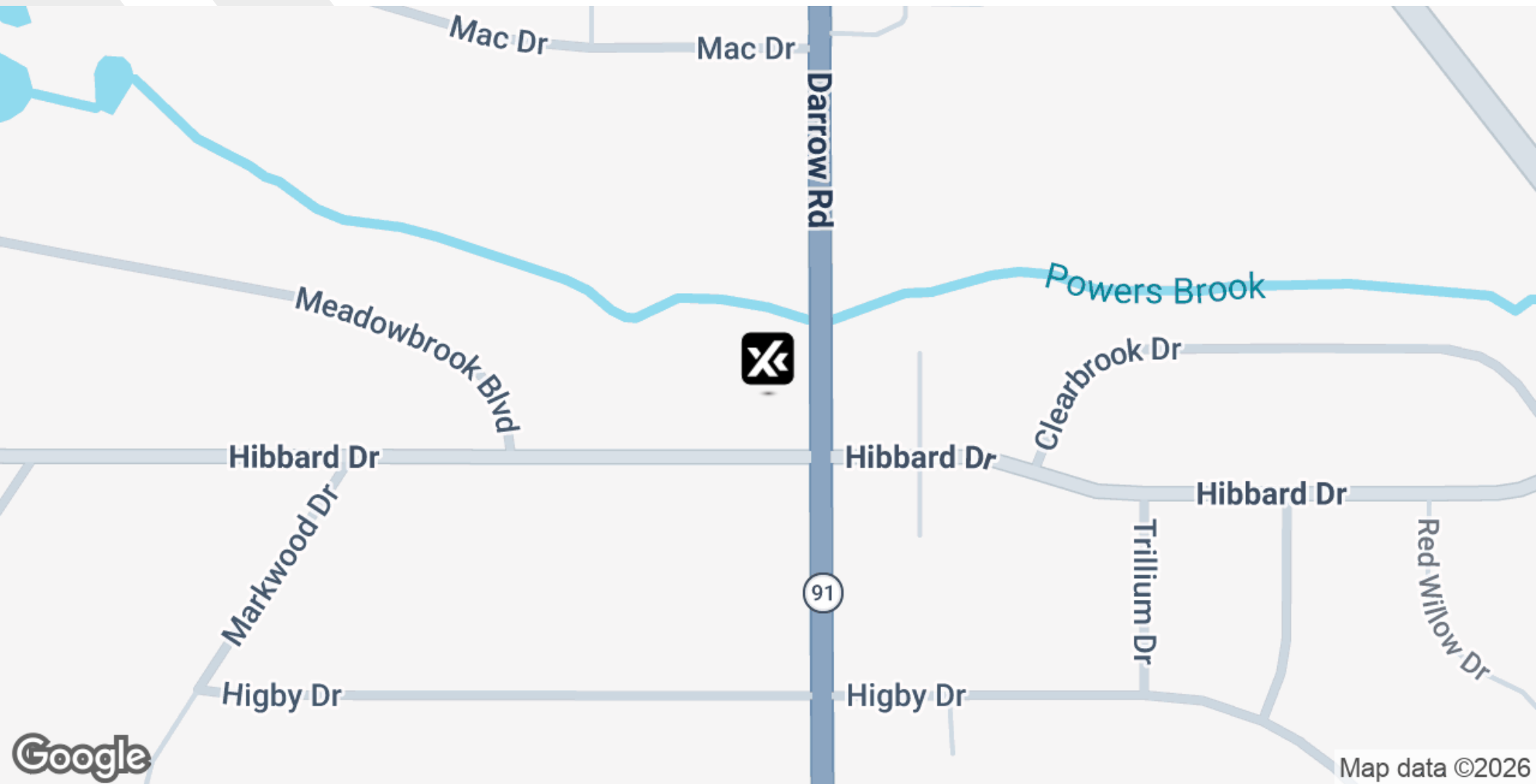
bruth@glbainc.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

FOR SALE / LEASE



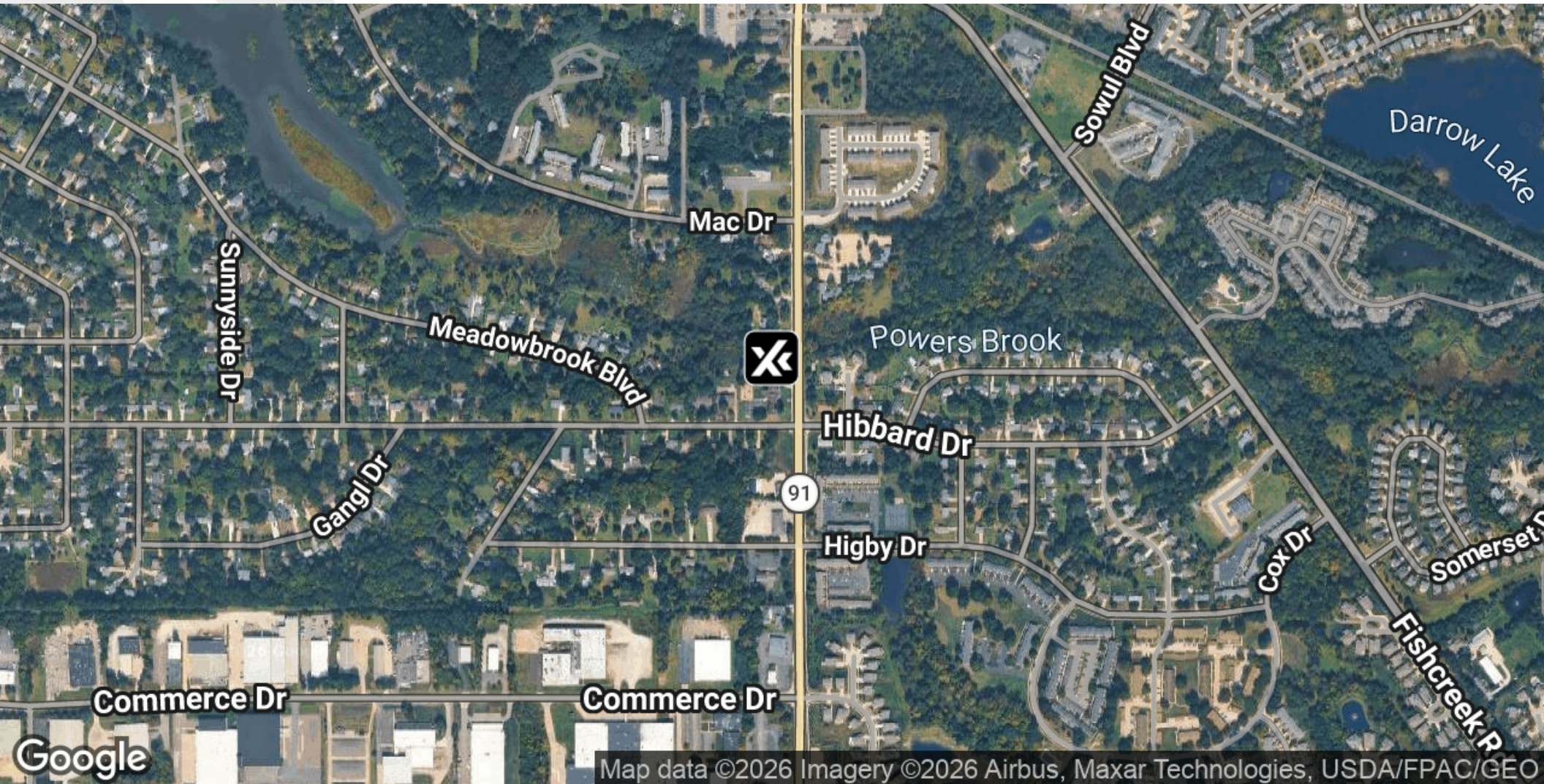
Simon Bast, MICP
855.451.1550 x134
simon.bast@expcommercial.com

Brad Ruth
330.524.8205
bruth@glbainc.com



Aerial Map

FOR SALE / LEASE



Simon Bast, MICP

855.451.1550 x134

simon.bast@expcommercial.com

Brad Ruth

330.524.8205

bruth@glbainc.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Section 3

Demographics

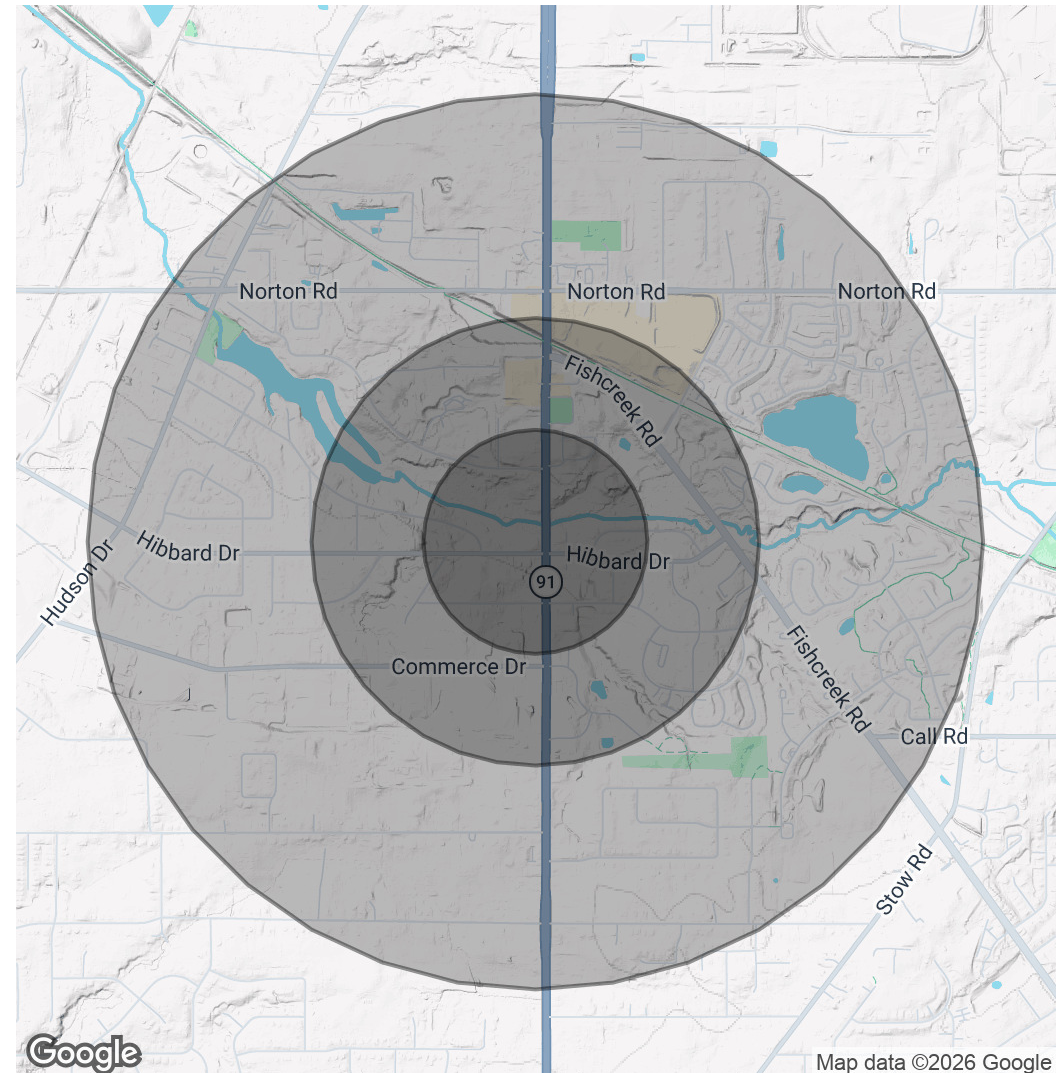


Demographics Map & Report

FOR SALE / LEASE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	422	1,682	5,633
Average Age	34.4	35.6	38.8
Average Age (Male)	34.5	35.6	38.4
Average Age (Female)	36.8	37.7	40.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	173	697	2,343
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$93,111	\$94,474	\$104,220
Average House Value	\$266,590	\$265,012	\$267,954

2023 American Community Survey (ACS)



Simon Bast, MICP

855.451.1550 x134

simon.bast@expcommercial.com

Brad Ruth

330.524.8205

bruth@glbainc.com

