

±3 AC DEVELOPMENT OPPORTUNITY

2497 SR-59, RAVENNA, OHIO 44266

AVAILABLE



JOIN AKRON CHILDREN'S
HEALTH CENTER

Exclusive Contacts:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Vice President
216 535 0188
vince.mingo@cbre.com

CBRE

THE OPPORTUNITY



- ±3 Acres for Sale, Ground Lease or Build-to-Suit neighboring Akron Children's Health Center!
- Join nearby retailers and restaurants: Walmart, Goodwill, Dollar Tree, Taco Bell, Verizon, Great Clips, Coyote's Mexican Grill and many more!
- Strong Traffic Counts of 15,163 VPD (Source: ODOT)
- Dense Population of 37,180 people within a 3-mile Radius

QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

66,475



2025
POPULATION

69,108



2025
HOUSEHOLDS

29,125



2025
POPULATION
25 & OVER

43,375



2025
AVG. HOUSEHOLD
INCOME

\$86,241

Exclusive Contacts:

Kevin Moss
Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo
Vice President
216 535 0188
vince.mingo@cbre.com

CBRE

AERIAL VIEW



SITE

TACO BELL

verizon

Walmart

goodwill

Ryan Homes

Great Clips
DOLLAR TREE

Akron Children's

STORAGE OF AMERICA

SR-59 - 15,163 VPD

CBRE

AERIAL VIEW



Ryan
Homes

Great
Clips



Akron
Children's

SR-59 - 15,163 VPD

STORAGE
of AMERICA



25,000+ STUDENTS
2 MILES AWAY

DOWNTOWN
KENT
3 MILES AWAY

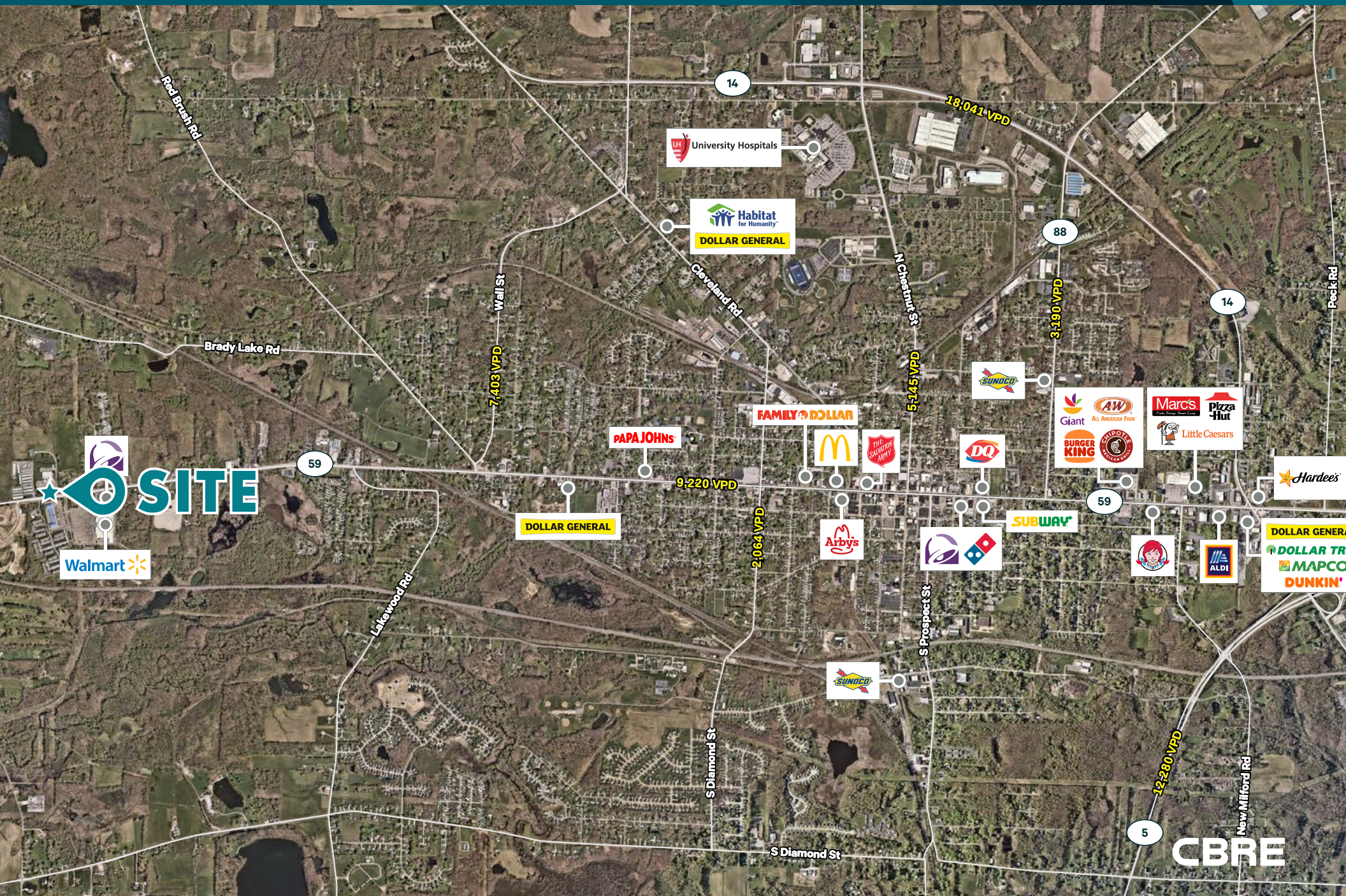


Gabes



CBRE

RETAIL TRADE MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	1,875	37,180	69,108
2025 Daytime Population	2,195	34,730	66,475
2025 Households - Current Year Estimate	927	14,819	29,125
2025 Average Household Income	\$66,178	\$76,169	\$86,241
2030 Average Household Income Projection	\$74,312	\$86,508	\$97,661
2025 Median Household Income	\$51,816	\$55,382	\$67,582
2025 Population 25 and Over	1,379	20,140	43,375

CONTACT US

Kevin Moss

Senior Vice President
216 363 6453
kevin.moss@cbre.com

Vince Mingo

Vice President
216 535 0188
vince.mingo@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE