



FOR LEASE · RETAIL

3657 Fishcreek Road

The Plaza on Fishcreek · Stow, Ohio 44224

5,000 SF Available | \$18.00/SF + NNN | Second-Generation Restaurant

OFFERING MEMORANDUM



The Opportunity

A 5,000 SF second-generation restaurant space in a 100%-leased, two-tenant strip center on 4.73 acres in Stow — delivered with the kitchen, hood, grease trap and covered patio in place, and surrounded by the highest-income trade area of any comparable center in the Akron market.

Available Space	5,000 SF
Asking Rent	\$18.00/SF/Yr + NNN
Annual Base Rent	\$90,000
Monthly Base Rent	\$7,500
Space Type	Second-generation restaurant
Building Size	8,680 SF · Built 2009
Site	4.73 AC · 116 surface spaces
Co-Tenant	Primary Pet Care (since 2010)
NNN Charges	Est. \$5.75/SF/Yr
Available Date	Contact broker



Why This Space Leases

01 Turnkey restaurant infrastructure

Kitchen, hood, grease trap and covered patio convey — saving a qualified operator an estimated \$150,000–\$300,000 and months of build-out time. Both HVAC units are newly replaced — the 12-ton dining-room unit in 2023 and a kitchen 15-ton unit in 2026.

02 A pick-up window already in place

A counter-height service window under an awning, served by the wrap-around drive lane — takeout and delivery capacity most in-line space cannot offer.

03 Affluent, established trade area

Median household income of \$78,780 within one mile — versus a \$61,408 average across the six comparable centers CoStar benchmarks this building against.

04 Parking that outperforms the format

116 surface spaces at 14.49 per 1,000 SF — roughly triple a typical strip-center allocation, with room for outdoor seating and pickup staging.

05 A proven, stable center

The Plaza on Fishcreek has held 100% occupancy, with Primary Pet Care in continuous residence since June 2010 — sixteen years at this address.

06 A tight submarket

Akron strip-center vacancy is 4.2%, with only 73,000 SF under construction market-wide against a 46.5M SF inventory.

A Proven Location

A PROVEN OPERATOR

This suite is available for the best possible reason — its long-time operator is right-sizing, not closing. The current tenant has run this location since the building opened in 2009 and remains one of the top-grossing stores in the franchise, a system that once numbered as many as 125 units and today totals roughly 50. This store still ranks among its top five — by some measures number one. The operator is simply moving to a smaller footprint better matched to today's business, leaving behind a fully built-out, proven restaurant space. **Confidential — please do not contact or disturb the current tenant; coordinate all showings through Brad Ruth.**

125

Seats inside

36

Patio seats

2009

Serving since

Top 5

Franchise ranking

THE SETTING

The setting is itself an advantage. The building sits just off the main retail corridor rather than in the middle of it — sparing guests the congestion of the primary center, a distinction local residents consistently prefer. Steady daytime demand comes from the surrounding businesses and medical community, including a hospital and a newly opened medical facility that has driven meaningful new traffic to the immediate area.

The Plaza on Fishcreek



Address	3657 Fishcreek Rd, Stow, OH 44224
Center	The Plaza on Fishcreek
Property Type	Strip center — retail
Year Built	2009
Building GLA	8,680 SF
Parcel	4.73 AC (9.11 AC center)
Floors	1
Construction	Brick and stone masonry
Parking	116 spaces (14.49 / 1,000 SF)
Frontage	350' on Fishcreek Rd
Signage	Pylon sign + building fascia
Service	Pick-up window + rear drive lane
Transit	On bus line
Occupancy	100% leased

Site & Parking



4.73 AC

Subject parcel (9.11 AC across the full center)

116 spaces

Surface parking — 14.49 per 1,000 SF

8,680 SF

Single-story building, built 2009

Room to grow

The parcel carries substantial undeveloped frontage beyond the existing building and parking field. The parking ratio comfortably supports high-turnover restaurant use, outdoor seating, and dedicated curbside pickup — uses that constrain most in-line retail space.

Location & Access



Stow sits in the Cleveland–Akron corridor, minutes from SR 8 and the Ohio Turnpike, with Kent State University and downtown Akron both inside a fifteen-minute drive.

TRAFFIC COUNTS

Kent Rd / Dayton Ave	20,900 VPD
Kent Rd / Dayton Ave	18,300 VPD
Marsh Rd / Fox Burrow Dr	4,300 VPD
Marsh Rd / Fox Burrow Dr	4,100 VPD

LOCATION SCORING

Overall	Good — 50
Car friendly	Exceptional — 100
Pedestrian	Fairly friendly — 40
Transit	On bus line — 30

Fishcreek Rd carries local traffic, but the site draws from the Kent Rd corridor immediately north — a combined 39,200 vehicles per day.

The Trade Area

An affluent, well-educated, owner-occupied trade area — the strongest income profile of any comparable center in the Akron market.

\$78,780

Median income — 1 mile

\$76,940

Median income — 3 miles

\$72,504

Median income — 5 miles

\$61,408

Peer-center avg — 5 miles

	1 Mile	3 Miles	5 Miles	10 Miles
Population	6,703	49,094	124,218	403,438
Households	3,060	21,350	52,566	170,902
Average household income	\$100,459	\$99,544	\$95,517	\$88,242
Households earning \$75K+	51%	51%	48%	44%
College graduates	48.2%	39.5%	37.1%	29.9%
Daytime employment	3,913	23,221	60,140	221,294
Consumer buying power	\$241.1M	\$1.6B	\$3.8B	\$11.1B
Median home value	\$301,027	\$250,790	\$237,073	\$196,458
Owner occupied	62%	63%	60%	60%

The Property



Front elevation — covered patio and entry



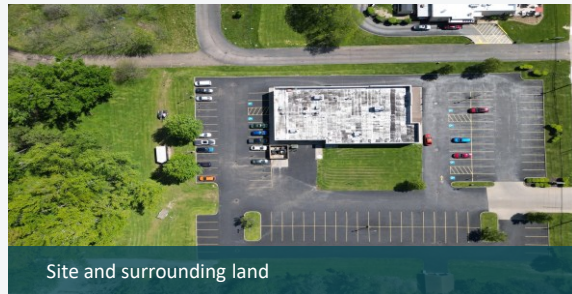
116 surface spaces on 4.73 acres



Pick-up window + drive lane



Pylon signage on Fishcreek Rd



Site and surrounding land

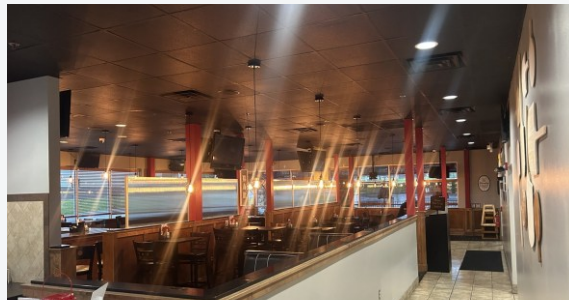
Turnkey Restaurant Build-Out



Dining room and window seating



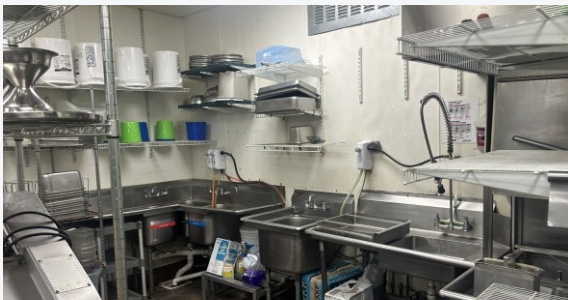
Full-service bar



Open dining area



Commercial exhaust hood and cook line



Stainless prep and dish area



Walk-in cooler and back-of-house

FOR LEASING INFORMATION

Brad Ruth

CBI · CEPA · CMAP

eXp Commercial

Direct **330-524-8205**

Email **bruth@glbainc.com**

Web **glbainc.com**

Stow, Ohio — serving Cleveland · Akron



Offering Memorandum · Prepared 07/16/26

3657 Fishcreek Road

Stow, Ohio 44224

Available	5,000 SF
Asking rent	\$18.00/SF + NNN
Annual	\$90,000
Type	Second-gen restaurant

DISCLAIMER

CONFIDENTIAL: The current tenant is not to be disturbed. Do not contact the tenant, and do not arrange or conduct any site visits, without first coordinating with Brad Ruth, listing agent and owner of the center. AGENT-OWNED PROPERTY: the listing agent holds an ownership interest in the property offered. This Offering Memorandum has been prepared solely for informational purposes and does not constitute an offer to lease. The information contained herein has been obtained from sources believed to be reliable — including CoStar Group — but no representation or warranty, express or implied, is made as to its accuracy or completeness. Rent, availability and operating expense estimates are subject to change or withdrawal without notice. Prospective tenants should conduct their own independent investigation and verification of all matters material to a leasing decision.