

RETAIL / OFFICE BUILDING



4,700 SF Retail Building
Reduced Sale Price: \$250,000.00

Property Highlights

- Former restaurant converted to funeral home in 2004/2005 to include new roof, mechanicals, plumbing and electrical.
- Has 30' x 30' attached garage.
- Large Parking Lot currently striped for 54 vehicles including 5 handicap spaces.
- Excellent visibility on South Arlington Road corridor & Minota Avenue in Southeast Akron.



Nanci V. Ferrante, MCR
Senior Vice President
216.525.1496
nferrante@crescorealestate.com

Rico A. Pietro, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

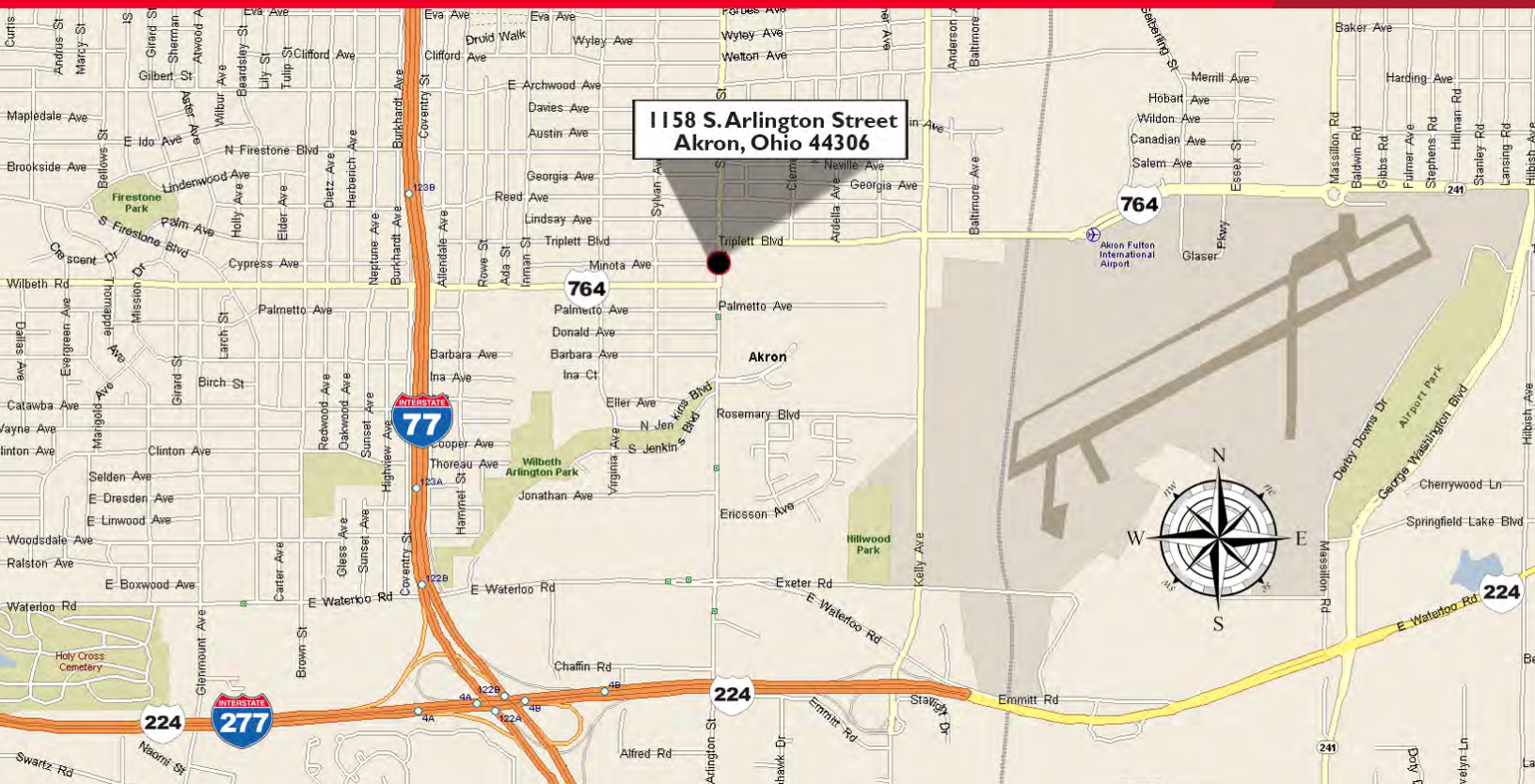
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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



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Interior Photos



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DEMOGRAPHICS

Building Type: **General Retail**
 Secondary: **Funeral Home**
 GLA: **4,700 SF**
 Year Built: **1976**

Total Available: **4,700 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	13,900		84,246		201,794	
2016 Estimate	13,803		83,963		201,091	
2010 Census	13,525		83,709		200,374	
Growth 2016 - 2021	0.70%		0.34%		0.35%	
Growth 2010 - 2016	2.06%		0.30%		0.36%	
2016 Population by Age						
	13,803		83,963		201,091	
Age 0 - 4	1,098	7.95%	6,063	7.22%	13,247	6.59%
Age 5 - 9	1,118	8.10%	5,627	6.70%	12,558	6.24%
Age 10 - 14	1,030	7.46%	5,239	6.24%	12,194	6.06%
Age 15 - 19	932	6.75%	5,541	6.60%	12,653	6.29%
Age 20 - 24	950	6.88%	6,621	7.89%	14,046	6.98%
Age 25 - 29	1,024	7.42%	7,232	8.61%	15,141	7.53%
Age 30 - 34	1,000	7.24%	6,534	7.78%	14,336	7.13%
Age 35 - 39	862	6.25%	5,413	6.45%	12,662	6.30%
Age 40 - 44	782	5.67%	4,931	5.87%	12,093	6.01%
Age 45 - 49	770	5.58%	4,824	5.75%	12,204	6.07%
Age 50 - 54	821	5.95%	5,057	6.02%	13,084	6.51%
Age 55 - 59	853	6.18%	5,205	6.20%	13,725	6.83%
Age 60 - 64	759	5.50%	4,647	5.53%	12,441	6.19%
Age 65 - 69	611	4.43%	3,749	4.47%	10,209	5.08%
Age 70 - 74	423	3.06%	2,621	3.12%	7,298	3.63%
Age 75 - 79	289	2.09%	1,804	2.15%	5,170	2.57%
Age 80 - 84	212	1.54%	1,295	1.54%	3,713	1.85%
Age 85+	268	1.94%	1,560	1.86%	4,316	2.15%
Age 65+	1,803	13.06%	11,029	13.14%	30,706	15.27%
Median Age	33.70		34.30		37.50	
Average Age	35.80		36.50		38.50	



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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	13,803		83,963		201,091	
White	7,273	52.69%	56,083	66.79%	135,431	67.35%
Black	5,300	38.40%	22,043	26.25%	53,729	26.72%
Am. Indian & Alaskan	39	0.28%	278	0.33%	575	0.29%
Asian	514	3.72%	2,457	2.93%	4,962	2.47%
Hawaiian & Pacific Island	10	0.07%	29	0.03%	85	0.04%
Other	667	4.83%	3,072	3.66%	6,309	3.14%
Population by Hispanic Origin	13,803		83,963		201,091	
Non-Hispanic Origin	13,398	97.07%	81,915	97.56%	196,466	97.70%
Hispanic Origin	406	2.94%	2,048	2.44%	4,625	2.30%
2016 Median Age, Male	32.10		33.20		36.20	
2016 Average Age, Male	34.20		35.40		37.30	
2016 Median Age, Female	35.10		35.50		38.80	
2016 Average Age, Female	37.10		37.60		39.60	
2016 Population by Occupation Classification	10,371		65,935		160,569	
Civilian Employed	6,120	59.01%	38,564	58.49%	92,992	57.91%
Civilian Unemployed	524	5.05%	3,205	4.86%	7,376	4.59%
Civilian Non-Labor Force	3,721	35.88%	24,134	36.60%	60,149	37.46%
Armed Forces	6	0.06%	32	0.05%	52	0.03%
Households by Marital Status						
Married	1,537		10,292		27,612	
Married No Children	973		6,537		17,890	
Married w/Children	564		3,755		9,723	
2016 Population by Education	9,416		59,593		146,522	
Some High School, No Diploma	1,637	17.39%	8,369	14.04%	19,836	13.54%
High School Grad (Incl Equivalency)	3,373	35.82%	20,587	34.55%	52,576	35.88%
Some College, No Degree	2,736	29.06%	16,965	28.47%	41,578	28.38%
Associate Degree	742	7.88%	4,720	7.92%	10,131	6.91%
Bachelor Degree	687	7.30%	5,969	10.02%	15,115	10.32%
Advanced Degree	241	2.56%	2,983	5.01%	7,286	4.97%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	11,652		72,116		174,436	
Real Estate & Finance	277	2.38%	1,834	2.54%	4,467	2.56%
Professional & Management	2,053	17.62%	13,115	18.19%	30,643	17.57%
Public Administration	134	1.15%	1,316	1.82%	2,666	1.53%
Education & Health	1,649	14.15%	9,309	12.91%	22,540	12.92%
Services	1,465	12.57%	9,239	12.81%	21,048	12.07%
Information	131	1.12%	535	0.74%	1,430	0.82%
Sales	1,637	14.05%	9,945	13.79%	24,816	14.23%
Transportation	396	3.40%	1,723	2.39%	3,954	2.27%
Retail	690	5.92%	5,139	7.13%	12,624	7.24%
Wholesale	89	0.76%	960	1.33%	2,809	1.61%
Manufacturing	1,046	8.98%	5,825	8.08%	13,770	7.89%
Production	1,206	10.35%	6,568	9.11%	16,279	9.33%
Construction	426	3.66%	2,964	4.11%	7,636	4.38%
Utilities	303	2.60%	1,824	2.53%	4,625	2.65%
Agriculture & Mining	1	0.01%	53	0.07%	259	0.15%
Farming, Fishing, Forestry	1	0.01%	15	0.02%	171	0.10%
Other Services	148	1.27%	1,752	2.43%	4,699	2.69%
2016 Worker Travel Time to Job	6,084		38,072		91,555	
<30 Minutes	4,798	78.86%	30,093	79.04%	70,602	77.11%
30-60 Minutes	939	15.43%	6,475	17.01%	16,235	17.73%
60+ Minutes	347	5.70%	1,504	3.95%	4,718	5.15%
2010 Households by HH Size	5,650		33,430		82,519	
1-Person Households	1,792	31.72%	10,718	32.06%	27,276	33.05%
2-Person Households	1,765	31.24%	10,389	31.08%	26,114	31.65%
3-Person Households	996	17.63%	5,522	16.52%	13,141	15.92%
4-Person Households	632	11.19%	3,759	11.24%	9,048	10.96%
5-Person Households	280	4.96%	1,848	5.53%	4,282	5.19%
6-Person Households	104	1.84%	707	2.11%	1,624	1.97%
7 or more Person Households	81	1.43%	487	1.46%	1,034	1.25%
2016 Average Household Size	2.40		2.40		2.40	
Households						
2021 Projection	5,826		33,616		83,045	
2016 Estimate	5,780		33,503		82,749	
2010 Census	5,650		33,431		82,517	
Growth 2016 - 2021	0.80%		0.34%		0.36%	
Growth 2010 - 2016	2.30%		0.22%		0.28%	

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Radius	1 Mile	3 Mile	5 Mile
2016 Households by HH Income	5,780	33,500	82,750
<\$25,000	2,452 42.42%	13,147 39.24%	30,118 36.40%
\$25,000 - \$50,000	1,741 30.12%	9,706 28.97%	23,885 28.86%
\$50,000 - \$75,000	864 14.95%	5,424 16.19%	14,336 17.32%
\$75,000 - \$100,000	435 7.53%	2,834 8.46%	7,703 9.31%
\$100,000 - \$125,000	151 2.61%	1,360 4.06%	3,667 4.43%
\$125,000 - \$150,000	59 1.02%	504 1.50%	1,367 1.65%
\$150,000 - \$200,000	54 0.93%	396 1.18%	1,143 1.38%
\$200,000+	24 0.42%	129 0.39%	531 0.64%
2016 Avg Household Income	\$39,148	\$42,992	\$45,915
2016 Med Household Income	\$29,739	\$32,854	\$35,071
2016 Occupied Housing	5,780	33,503	82,750
Owner Occupied	2,962 51.25%	18,049 53.87%	47,275 57.13%
Renter Occupied	2,818 48.75%	15,454 46.13%	35,475 42.87%
2010 Housing Units	6,287	38,270	93,189
1 Unit	4,555 72.45%	28,162 73.59%	68,226 73.21%
2 - 4 Units	820 13.04%	4,933 12.89%	11,580 12.43%
5 - 19 Units	678 10.78%	3,050 7.97%	6,938 7.45%
20+ Units	234 3.72%	2,125 5.55%	6,445 6.92%
2016 Housing Value	2,962	18,049	47,275
<\$100,000	2,622 88.52%	13,581 75.25%	32,600 68.96%
\$100,000 - \$200,000	326 11.01%	4,019 22.27%	11,946 25.27%
\$200,000 - \$300,000	6 0.20%	334 1.85%	1,935 4.09%
\$300,000 - \$400,000	5 0.17%	45 0.25%	410 0.87%
\$400,000 - \$500,000	0 0.00%	16 0.09%	122 0.26%
\$500,000 - \$1,000,000	0 0.00%	39 0.22%	229 0.48%
\$1,000,000+	3 0.10%	15 0.08%	33 0.07%
2016 Median Home Value	\$56,483	\$66,449	\$72,507
2016 Housing Units by Yr Built	6,326	38,495	94,328
Built 2010+	13 0.21%	219 0.57%	411 0.44%
Built 2000 - 2010	27 0.43%	852 2.21%	2,582 2.74%
Built 1990 - 1999	128 2.02%	1,787 4.64%	4,612 4.89%
Built 1980 - 1989	192 3.04%	1,287 3.34%	3,643 3.86%
Built 1970 - 1979	688 10.88%	3,575 9.29%	9,180 9.73%
Built 1960 - 1969	472 7.46%	3,783 9.83%	12,104 12.83%
Built 1950 - 1959	1,507 23.82%	7,442 19.33%	18,142 19.23%
Built <1949	3,299 52.15%	19,550 50.79%	43,654 46.28%
2016 Median Year Built	1949	1949	1951

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