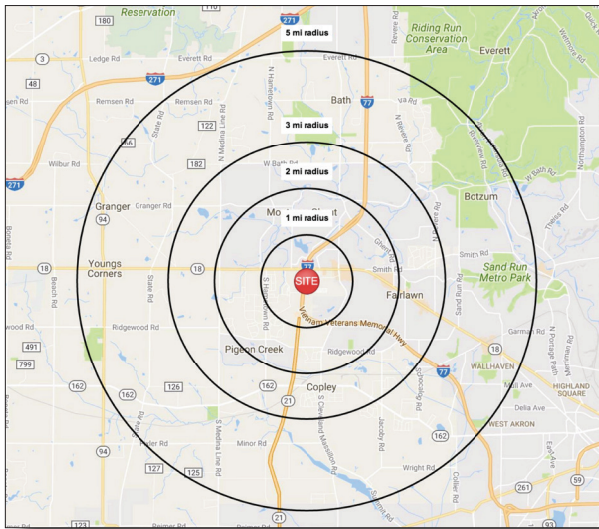


123 Rothrock Road
Akron (Copley Township), Ohio 44321

- FOR SALE OR LEASE
- Excellent visibility from I-77
- Former GFS - 16,000 SF Building situated on 1.95 acres



LOCATION

123 Rothrock Rd | Akron (Copley Township), Ohio 44321

HIGHLIGHTS

- Former GFS - 16,000 SF Building situated on 1.95 acres
- Recently built in 2013
- Located in the super-regional Montrose / Fairlawn Trade Area, one of the highest sales per square foot trade areas in Ohio
- Walmart acquired 40 acres directly behind the Property to relocate their Walmart Supercenter and Sam's Club facilities
- Zoned Commercial General Retail (C-GR)

DEMOGRAPHICS

2016 Estimates	1 mile	3 mile	5 mile
Population	4,447	28,626	58,138
Households	2,063	11,850	25,018
Average HH Income	\$125,757	\$122,947	\$101,168
Daytime Employees	4,161	27,256	37,910

TRAFFIC COUNTS

I-77 = 78,620 VPD

- Extremely high income levels

CONTACT

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Tori Nook
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ANCHOR CLEVELAND

30339 Diamond Parkway - #102
Cleveland, OH 44139

Anchor
CLEVELAND

PROPOSED SITE

FORMER GFS | 123 Rothrock Rd | AKRON, OH 44321

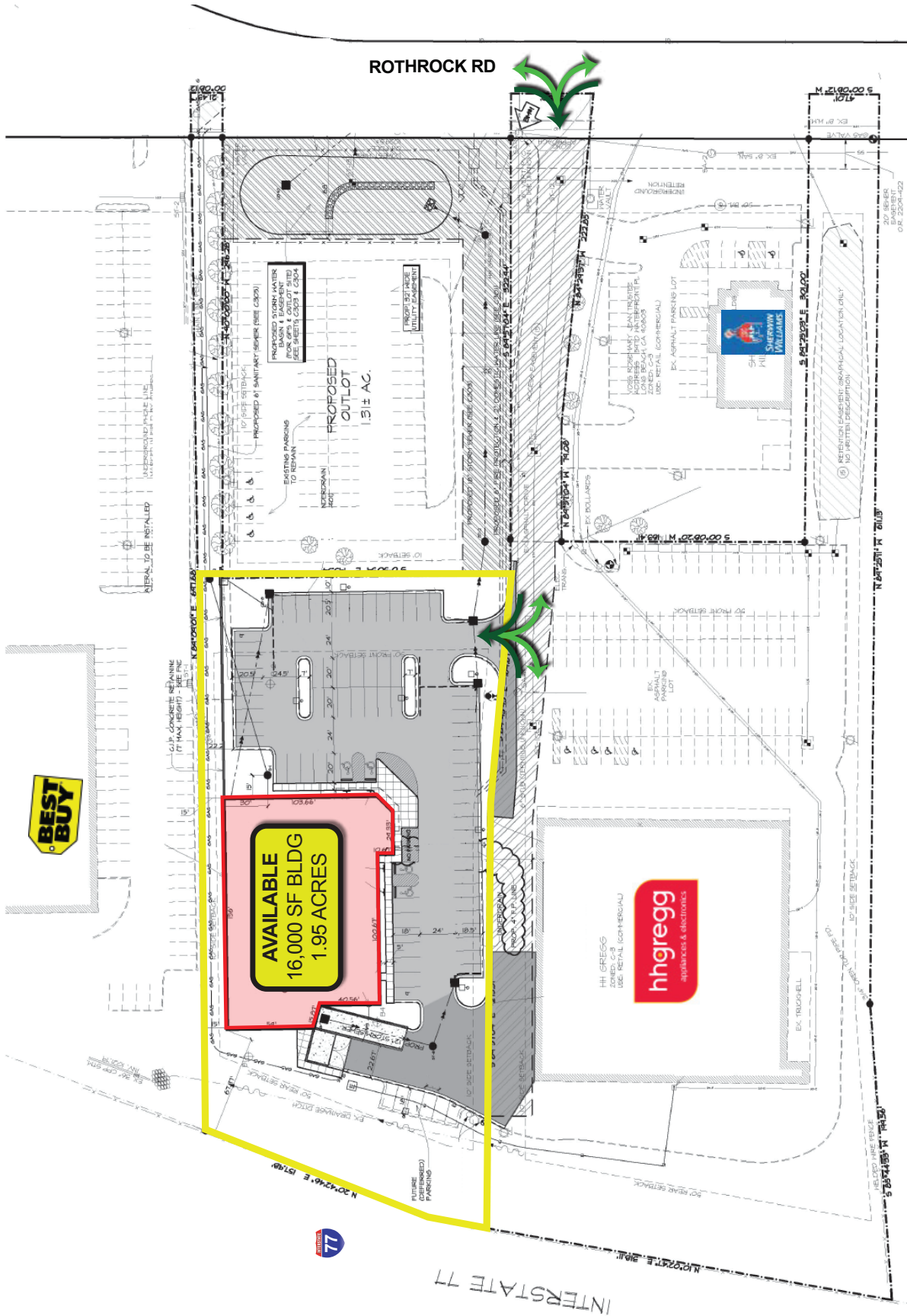


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TRADE AREA AERIAL

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of this property.

PROPOSED SITE
FORMER GFS | 123 Rothrock Rd | AKRON, OH 44321

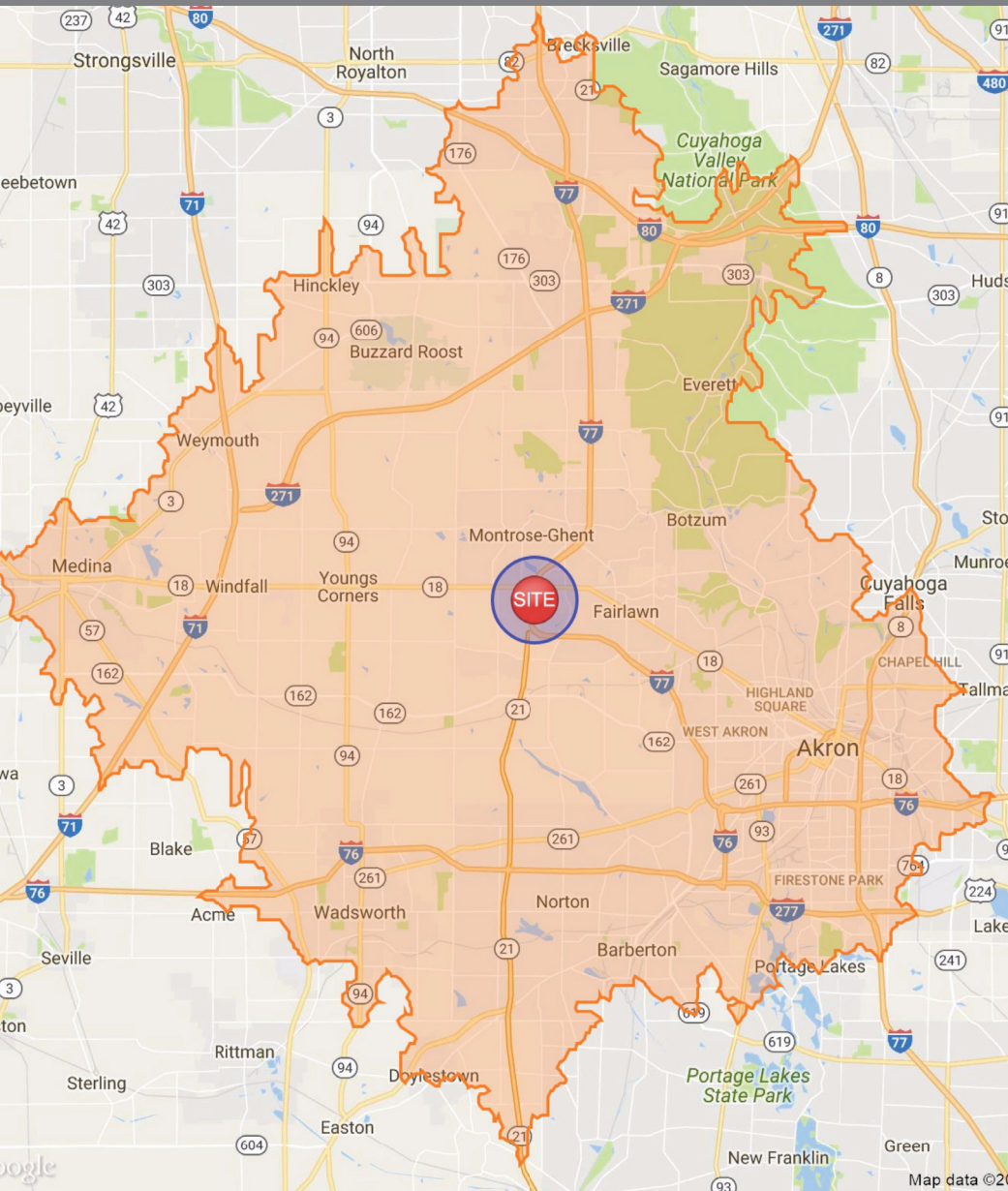


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SITE PLAN

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123 Rothrock Road
Akron (Fairlawn, Copley), Ohio 44321



**123 Rothrock Rd
Akron, OH 44321**

**1 mi radius 15 min
drivetime**

		1 mi radius	15 min drivetime
POPULATION	2016 Estimated Population	4,447	354,479
	2021 Projected Population	4,421	356,792
	2010 Census Population	4,126	353,807
	2000 Census Population	2,973	356,127
	Projected Annual Growth 2016 to 2021	-0.1%	0.1%
	Historical Annual Growth 2000 to 2016	3.1%	-
HOUSEHOLDS	2016 Median Age	42.5	39.2
	2016 Estimated Households	2,063	149,645
	2021 Projected Households	2,106	155,475
	2010 Census Households	1,848	144,736
	2000 Census Households	1,203	143,446
	Projected Annual Growth 2016 to 2021	0.4%	0.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2016	4.5%	0.3%
	2016 Estimated White	75.8%	74.1%
	2016 Estimated Black or African American	5.3%	19.6%
	2016 Estimated Asian or Pacific Islander	16.3%	2.9%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%
	2016 Estimated Other Races	2.5%	3.3%
INCOME	2016 Estimated Hispanic	2.1%	2.2%
	2016 Estimated Average Household Income	\$125,757	\$67,552
	2016 Estimated Median Household Income	\$94,594	\$54,352
EDUCATION (AGE 25+)	2016 Estimated Per Capita Income	\$58,574	\$28,705
	2016 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.5%
	2016 Estimated Some High School (Grade Level 9 to 11)	1.4%	7.7%
	2016 Estimated High School Graduate	13.1%	31.5%
	2016 Estimated Some College	14.3%	20.3%
	2016 Estimated Associates Degree Only	10.4%	8.8%
BUSINESS	2016 Estimated Bachelors Degree Only	35.2%	18.8%
	2016 Estimated Graduate Degree	24.5%	10.5%
	2016 Estimated Total Businesses	228	16,584
	2016 Estimated Total Employees	4,161	235,134
	2016 Estimated Employee Population per Business	18.2	14.2
	2016 Estimated Residential Population per Business	19.5	21.4

CONTACT

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