

**FOR LEASE**

# Chapel Hill Crossing

1850-1890 Buchholzer Boulevard  
Akron, OH 44310

**12,942 SF**     **3**  
AVAILABLE     SPACES

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**SPIGEL PROPERTIES**  
INVESTMENTS • REAL ESTATE

## Property Overview

**12,942 SF**  
AVAILABLE SF

**Negotiable**  
ASKING RATE

**3**  
SPACES AVAILABLE

**9,9915**  
LOT SIZE

**116,574**  
BUILDING SQFT

**6860395**  
PARCEL ID

**U-3**  
ZONING TYPE

**Summit**  
COUNTY

**0**  
FRONTAGE

**41.113505-  
81.472626**  
COORDINATES

### — EXECUTIVE SUMMARY

Chapel Hill Crossing is a 116,574–square–foot community shopping center strategically positioned along Buchholzer Boulevard, offering exceptional visibility and convenient accessibility for retailers and customers alike. With flexible leasing opportunities and customizable floor plans, tenants can create the ideal space to showcase their products and services in a highly active retail environment.

The center is surrounded by a strong lineup of national retailers, including Target, Sam's Club, The Home Depot, Ross Dress for Less, Burlington, and many others, creating a vibrant shopping destination that attracts consistent consumer traffic throughout the day.

Whether you are an established retailer seeking expansion opportunities or an emerging entrepreneur launching a new concept, Chapel Hill Crossing provides the ideal platform to grow your business and thrive in a dynamic commercial corridor.

### — PROPERTY HIGHLIGHTS

- Located along the thriving retail corridor at Buchholzer Blvd. & Howe St. with combined traffic totals of over 33,000 VPD
- Positioned directly across from the newly redeveloped 600,000 SF Chapel Hill Business Park
- Ceiling heights over 18 feet
- Double-sided, Recessed Loading Docks
- Offers ample parking and multiple points of ingress and egress for convenient customer and tenant access.
- Located in an Opportunity Zone

## ACCESSIBILITY

### TRANSIT

Brittain Rd & Yorkshire Dr	0.5 mi
Buchholzer Blvd & Clyde Ave	0.5 mi
449 Howe Ave	0.5 mi

### AIRPORTS

Akron-Canton Airport	13.8 mi
Cleveland Hopkins International Airport	28.3 mi
Akron Fulton Airport	5.1 mi

### HIGHWAYS

Akron Expressway	1.0 mi
I76	3.5 mi
Innerbelt	3.7 mi
I77	3.9 mi

# Space Available

#1850

NEGOTIABLE

SF AVAILABLE

**12,942 SF**

TERM

Negotiable

TYPE

NNN

USE

Retail

Pad

NEGOTIABLE

SF AVAILABLE

—

TERM

Negotiable

TYPE

Ground

USE

Retail

0.3 AC

Pad

NEGOTIABLE

SF AVAILABLE

—

TERM

Negotiable

TYPE

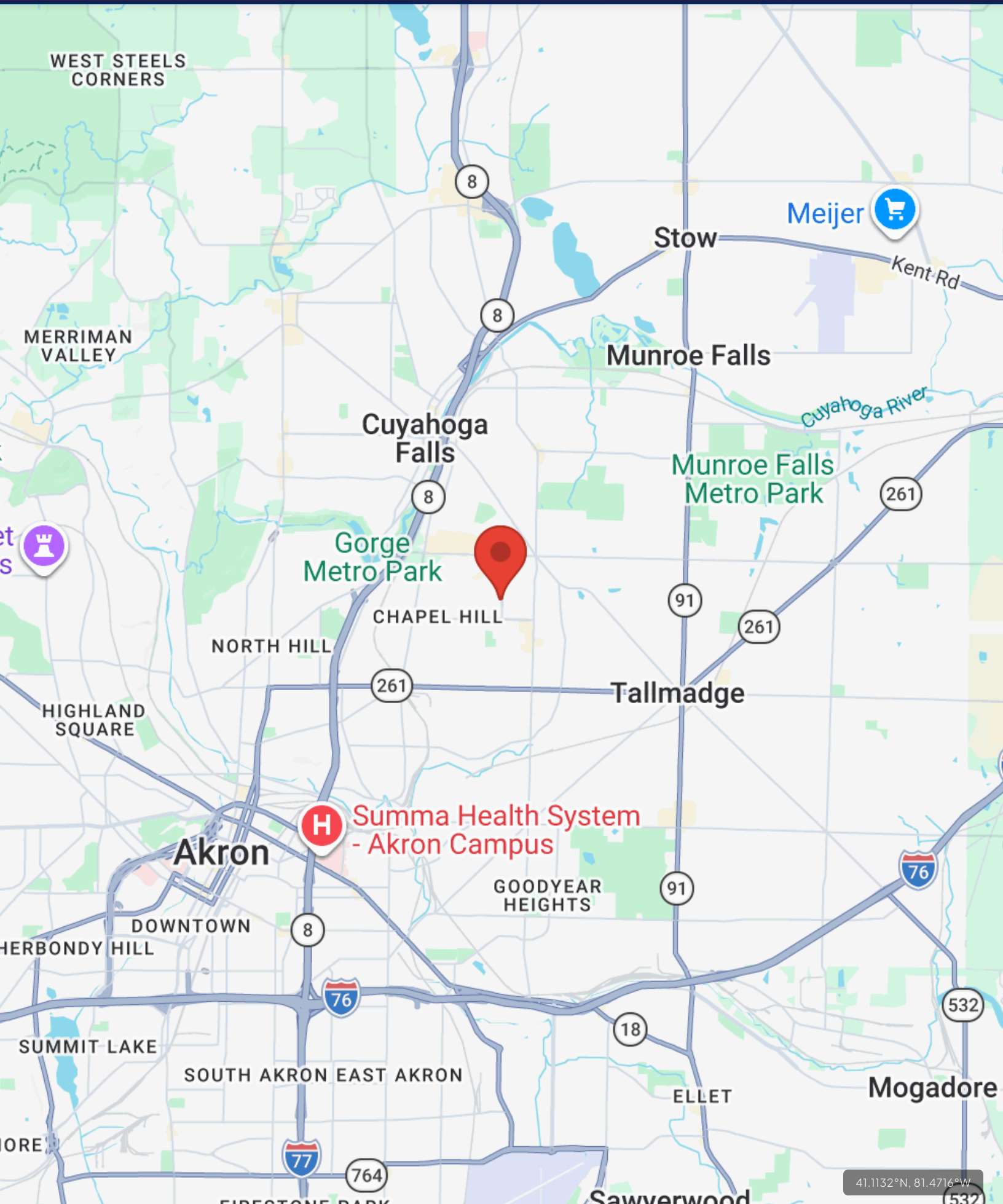
Ground

USE

Retail

0.3 AC





41.1132°N, 81.4716°W

# Market Overview



POPULATION

**199,110**

AREA

**62.4 sq mi**

ELEVATION

**1,004 ft**

COUNTY

**Summit County**

INCORPORATED

**1825**

STATE

**Ohio**

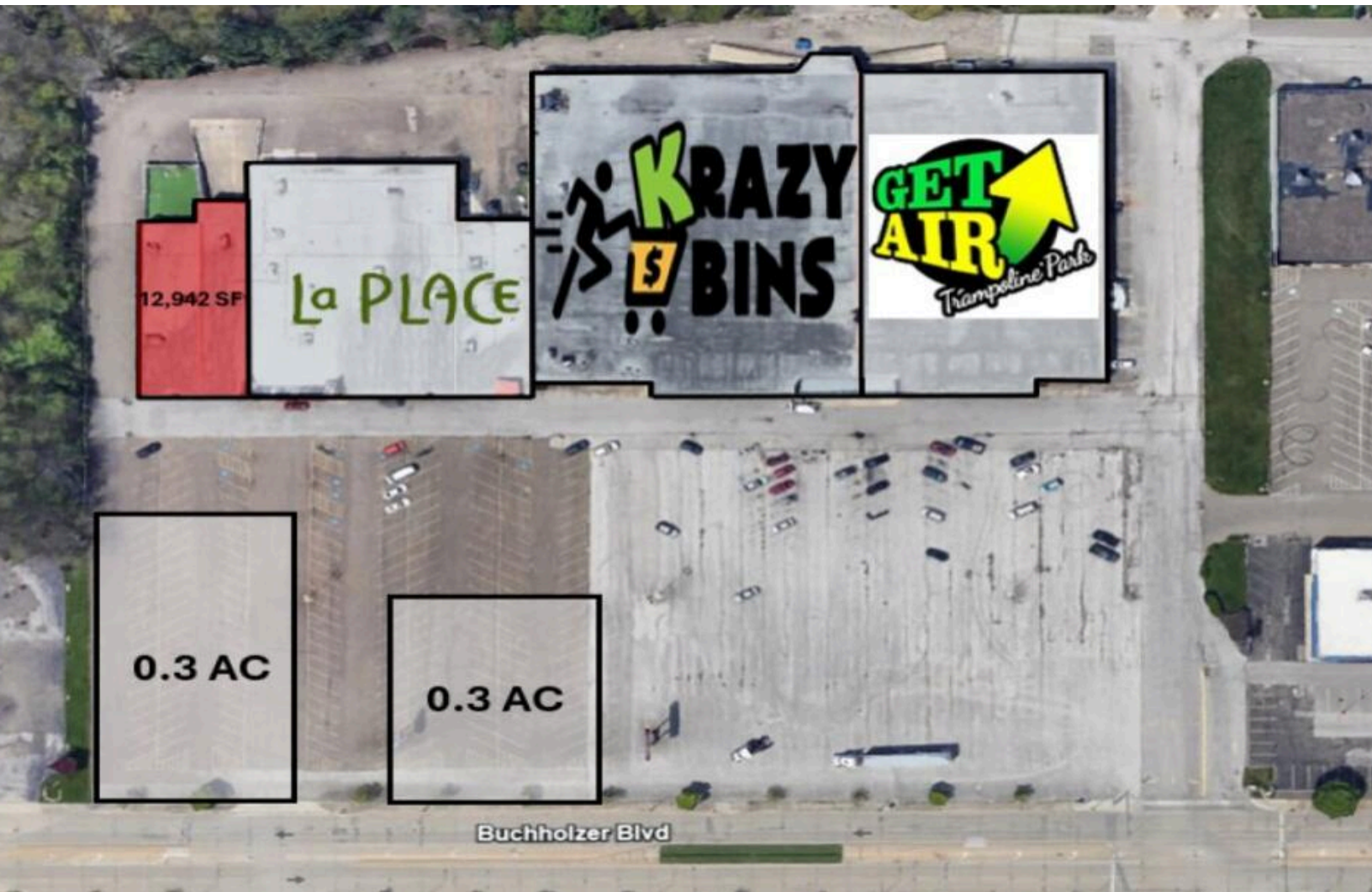
## Market Overview: Akron, OH

Akron () is a city in Summit County, Ohio, United States, and its county seat. It is located in Northeast Ohio along the Little Cuyahoga River, approximately 40 miles (64 km) south of Cleveland. Akron had a population of 190,469 at the 2020 census, making it the fifth-most populous city in Ohio. The Akron metropolitan area has an estimated 702,000 residents. Akron was founded in 1825 by Simon Perkins and Paul Williams at the summit of the Ohio and Erie Canal. Its name is derived from the Greek word ἄκρον (ákron), meaning summit. The canal facilitated early growth by connecting the city to regional and national markets. During the late 19th and early 20th centuries, Akron became a center of rubber and tire manufacturing; it was the headquarters of B.F. Goodrich, Firestone, General Tire, and Goodyear (which is still based in the city) and was nicknamed the "Rubber Capital of the World".

## DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>9,623</b>	Population	<b>88,654</b>	Population	<b>209,632</b>
Median HH Income	<b>\$49,651</b>	Median HH Income	<b>\$63,299</b>	Median HH Income	<b>\$62,792</b>
Households	<b>4,608</b>	Households	<b>39,375</b>	Households	<b>94,243</b>

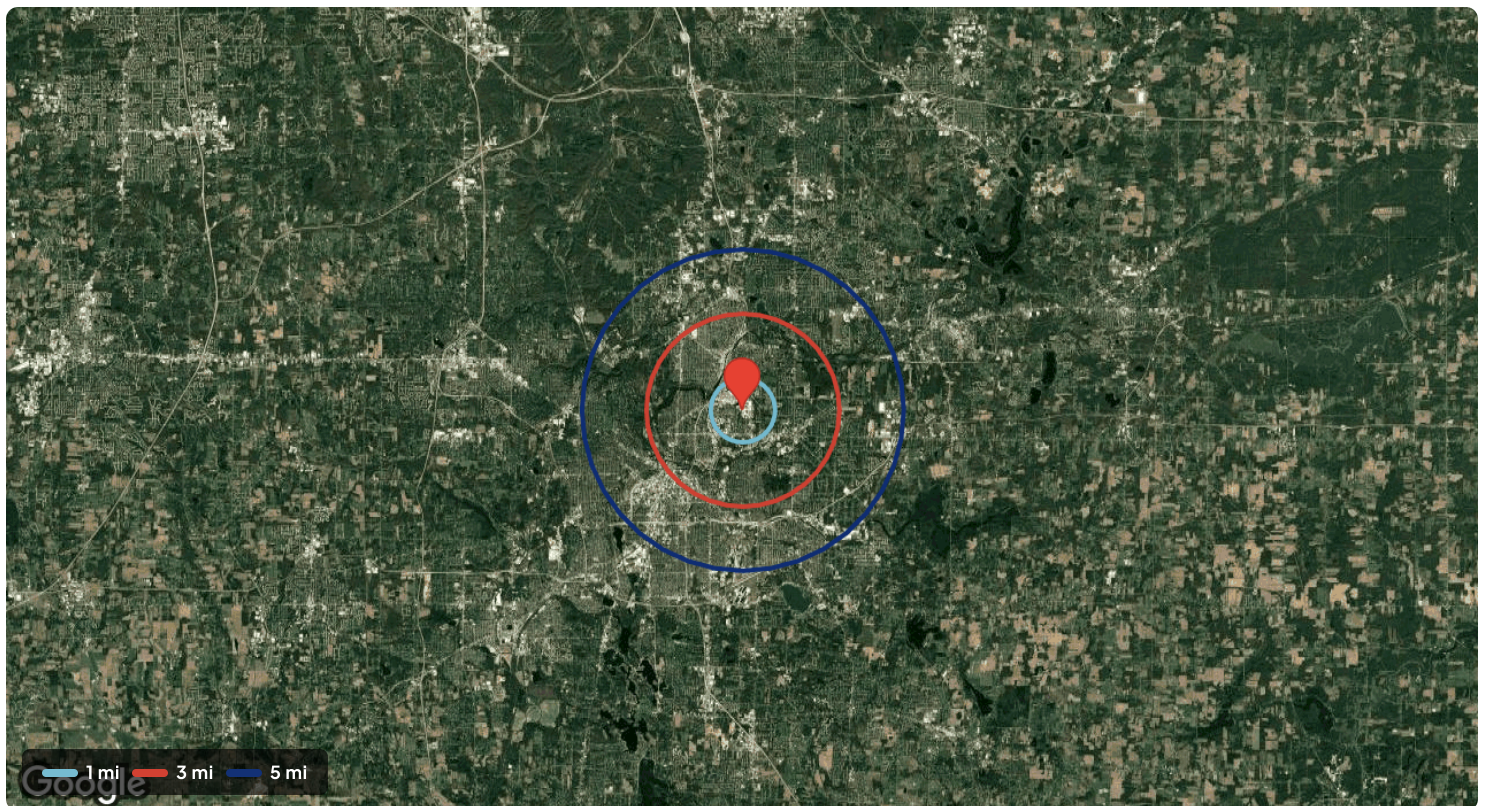
Source: ESRI / ArcGIS Business Analyst



# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,856	93,448	228,121
2010 Population	8,754	88,942	216,943
2026 Population	9,623	88,654	209,632
2031 Population	9,525	87,887	208,302
2026-2031 Growth Rate	-0.20%	-0.17%	-0.13%
2026 Daytime Population	11,138	85,912	225,238

HOUSEHOLDS				2026 HOUSEHOLD INCOME			
	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
2000 Total Households	4,468	39,914	94,544	less than \$15,000	676	3,709	9,935
2010 Total Households	4,552	38,603	91,768	\$15,000-\$24,999	476	2,692	6,395
2026 Total Households	4,608	39,375	94,243	\$25,000-\$34,999	499	3,383	7,731
2031 Total Households	4,610	39,489	94,895	\$35,000-\$49,999	664	5,360	12,819
2026 Avg. Household Size	2.08	2.21	2.17	\$50,000-\$74,999	979	7,678	17,780
2026 Owner Occupied Housing	1,989	22,721	54,155	\$75,000-\$99,999	663	6,240	13,337
2031 Owner Occupied Housing	2,050	23,242	55,519	\$100,000-\$149,999	535	6,801	15,380
2026 Renter Occupied Housing	2,619	16,654	40,088	\$150,000-\$199,999	69	2,272	6,521
2031 Renter Occupied Housing	2,560	16,247	39,375	\$200,000 or greater	47	1,238	4,346
2026 Vacant Housing	427	2,988	8,375	Median HH Income	<b>\$49,651</b>	<b>\$63,299</b>	<b>\$62,792</b>
2026 Total Housing	5,035	42,363	102,618	Average HH Income	<b>\$57,463</b>	<b>\$77,451</b>	<b>\$81,970</b>



Source: ESRI / ArcGIS Business Analyst

PRESENTED BY



**Tori Mathews**

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DISCLAIMER