

**13,500 SF  
FOR SALE  
OR LEASE**



## **FORMER WALLGREENS FOR SALE OR LEASE**

1303 Copley Rd, Akron, OH 44320

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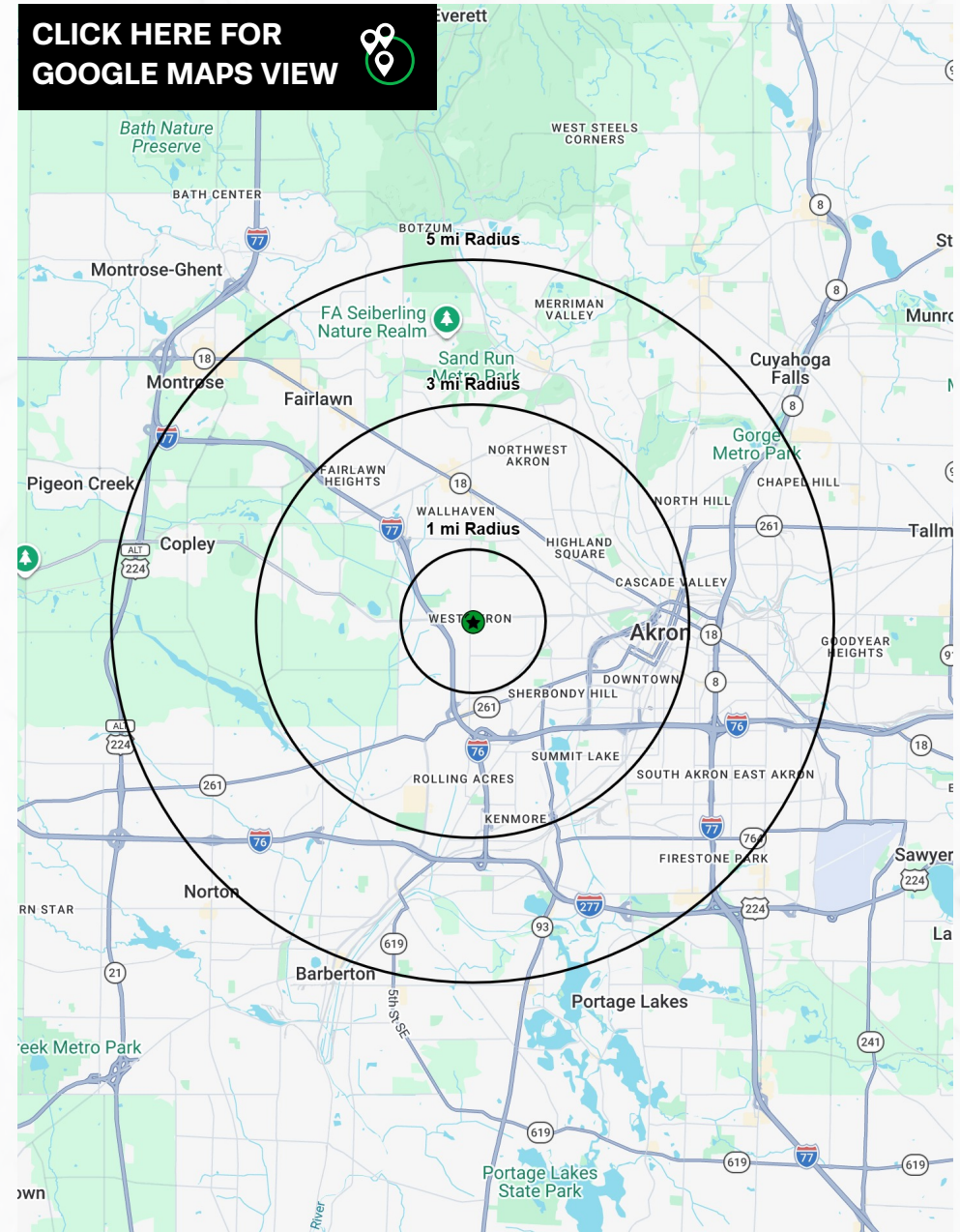
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Freestanding 13,500 SF Building on 1.69 Acres
- Former Walgreens – purpose-built retail box in excellent structural condition
- Dual access points: ingress/egress from both Copley Road and S. Hawkins Avenue
- Prominent corner visibility on one of West Akron's primary arterials
- Positioned less than 1 mile from I-77
- Proximate to Buchtel High School, Akron Metro bus routes, and dense residential neighborhoods
- Zoned commercial/retail – broad range of permitted uses

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	12,750	76,689	190,953
HOUSEHOLDS	5,637	34,807	83,511
AVERAGE HH INCOME	\$64,975	\$74,853	\$81,476
MEDIAN HH INCOME	\$46,939	\$56,878	\$61,631
DAYTIME POPULATION	7,174	66,613	159,748

CLICK HERE FOR  
GOOGLE MAPS VIEW



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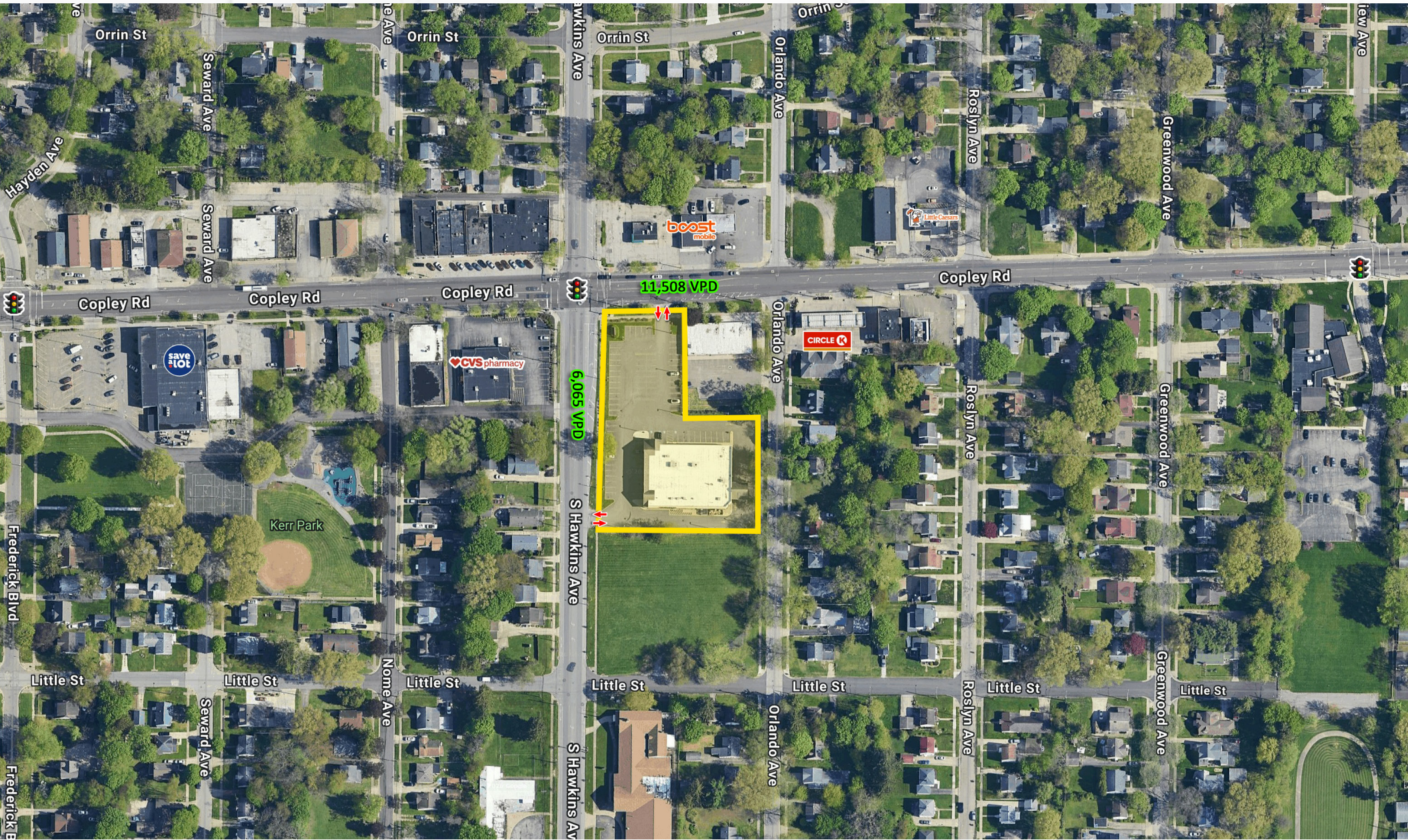
PICTURES



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MICRO AERIAL



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