



89.816 acres Development Opportunity For Sale

Allen Road

Stow, Ohio 44224



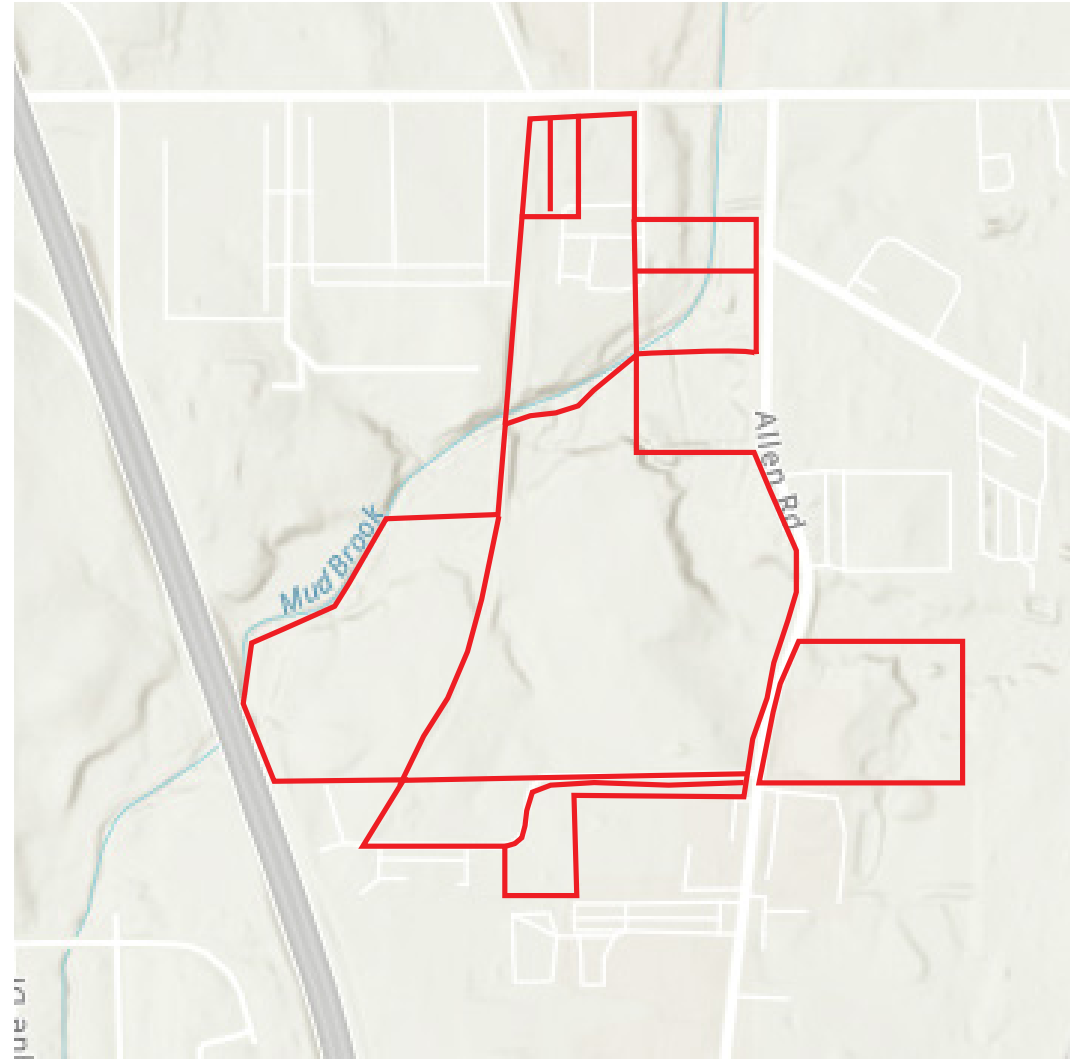
Property Highlights

- Excellent access to SR 8 and subsequently I-76 and I-80
- Located in the Industrial District of Stow off SR 8 Interchange at Seasons Road
- Various parcel sizes to cater to many uses
- Site improvements in the area
- Tax abatements available

Development Opportunity

- Well positioned in the SE submarket
- Option to combine multiple parcels
- Located in a traditional low tax/ pro business community
- Bucolic location and sites

Total Acreage	89.816
Zoning	I2 (Industrial)
Number of Parcels	11
County	Summit
Gas	Dominion East Ohio
Water / Sewer	Yes
Electric	Ohio Edison / First Energy



Parcel details

Site #	Parcel ID	Address	Acres	Asking Price/ AC	Total Price
1, 2 & 3	56-02348	570 Seasons Rd	2.41	\$175,000	\$421,750
	56-01852	Seasons Rd			
	56-01853	580 Seasons Rd			
4, 5 & 6	56-01852	600 Seasons	16.02	\$115,000	\$1,842,300
	56-04801	Allen Rd			
	56-08177	4876 Allen Rd			
7	56-19712	Allen Rd	10.7	\$115,000	\$1,230,500
8, 9 & 10	56-12222	4665 Allen Rd,	55.38	\$95,000	\$5,261,000
	56-12224	Route 8			
	56-05422	Alpha Pkwy			
11	56-19188	700 Alpha Pkwy	5.306	\$105,000	\$557,130
1 - 11		Entire Site	89.816	\$85,000	\$9,312,680



Property Binder - Click to view



Additional Surveys &
Documents - Click to view

Don Bain, Jr. SIOR

Executive Vice President

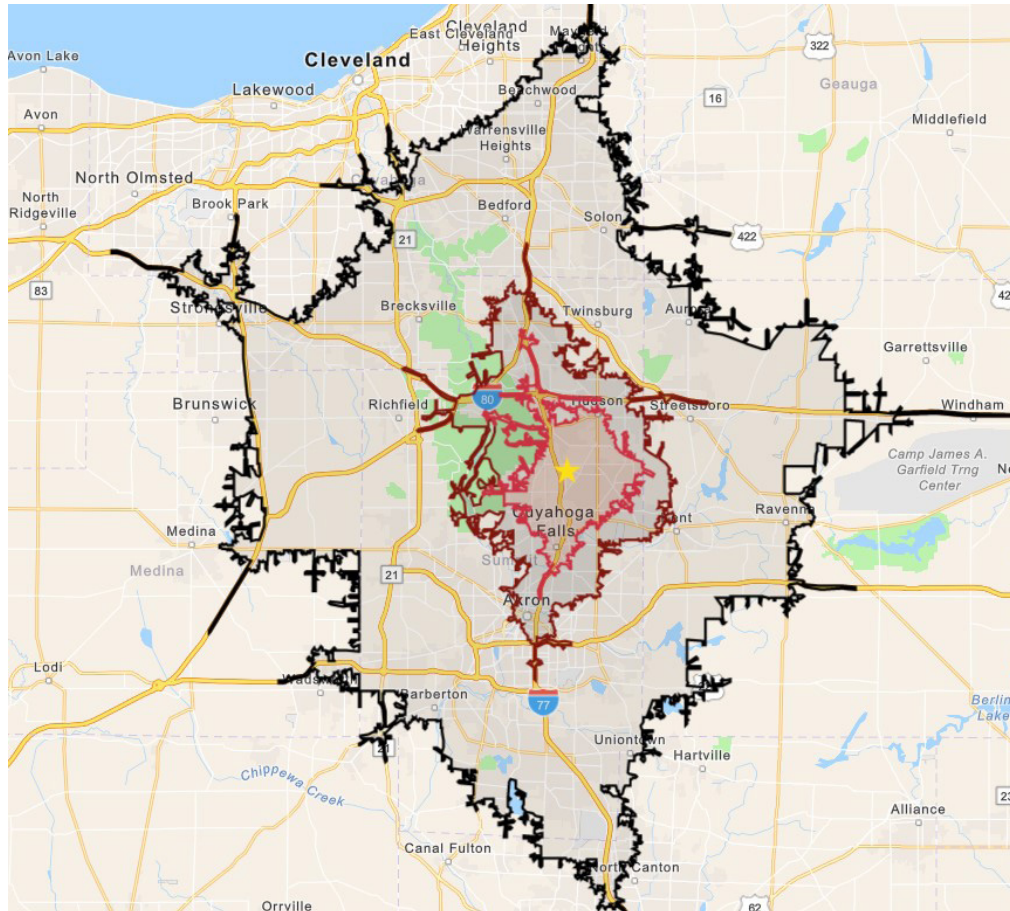
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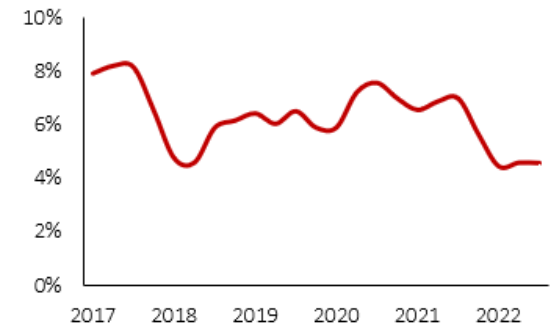
Demographics

2022 demos	10-minute drive time	15-minute drive time	30-minute drive time
Total population	64,778	181,186	998,023
Daytime population	66,902	196,731	1,073,672
Total households	27,618	75,972	423,397
Median household income	\$70,452	\$64,251	\$62,207

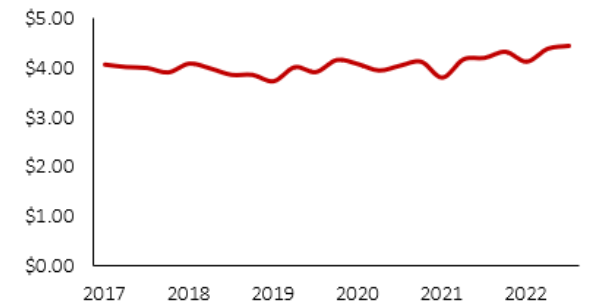


Demographics taken within 10,15,30 miles
Source: ESRI, 2022

Historical vacancy (s.f.)



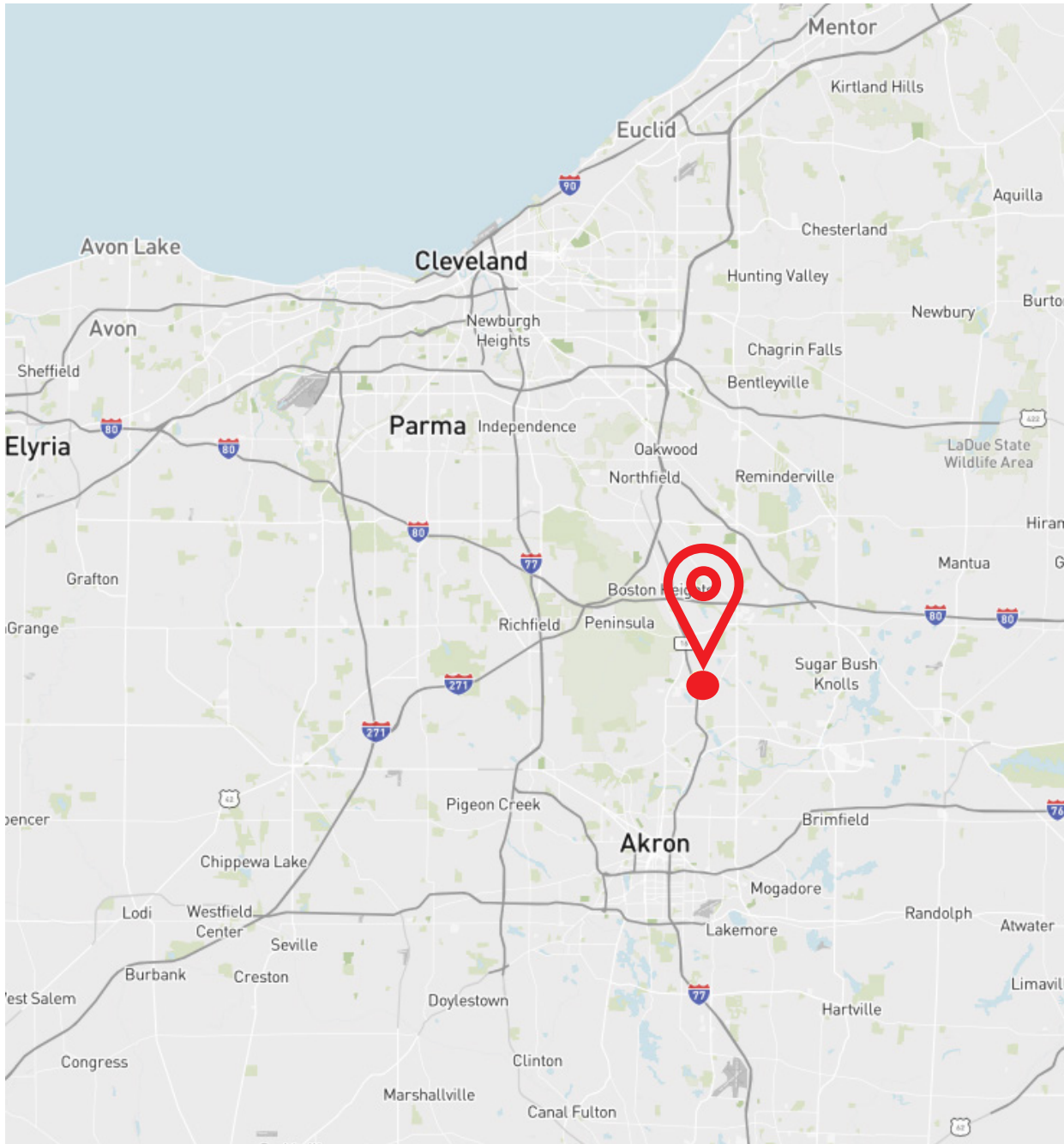
Average asking rent (p.s.f.)



Fundamentals

Inventory	52,950,354 s.f.
YTD net absorption	2,426,043 s.f.
Total vacancy	4.6%
Direct asking rent	\$4.44 p.s.f.
Under construction	254,474 s.f.
YTD completions	1,974,990 s.f.

Market Overview



Summit County Market Overview:

Allen Rd is located north of downtown Akron in the city of Stow. This location has become increasingly popular due to its proximity to major interstates, including I-77, I-76 and I-80. All of these are within a 15 minute drive from the property, allowing companies to maximize efficiency and grow overall output. Stow is also within a 1 hour drive of more than 10 colleges, including The Ohio State University and the University of Akron. These universities provide a rich talent pipeline for companies in the area looking for exceptional workers to help fulfill their needs. The greater region has a population exceeding 1.7 million people who make up a skilled and talented labor force creating one of the larger municipalities in the area. With Greater Akron's centrally located position throughout the Midwest, it's not surprising that the region has access to more than 50% of the country's population within a 10 hour drivetime. These regional advantages all foster economic growth, thus adding to the region's vitality and desirability.

10-hour

Drivetime to over 50%

\$500 million

planned infrastructure investment
in Greater Akron region

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

