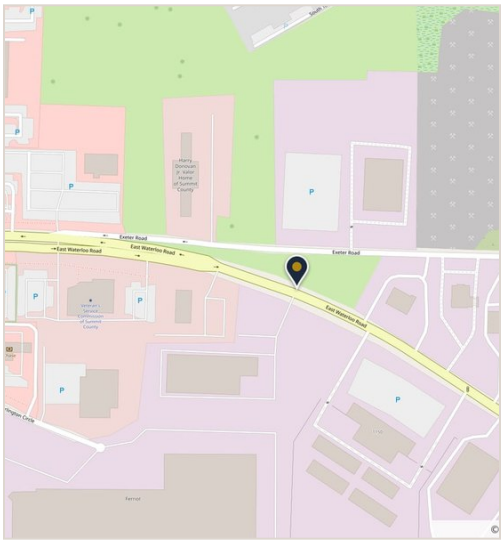
1165 E Waterloo Rd

Akron, OH 44306

SIZE	BASE RENT	SALE PRICE
3,550 SF	$1.17/SF/mo	$749,000



AVAILABILITY

SUITE	SF*	BASE /SF/MO	BASE /SF/YR	CAM /SF/MO
Entire Building (NNN)	3,550	$1.17	$14.04	—

ABOUT THIS PROPERTY

Property type	**Retail**	Zoning	**U3 (City of Akron)**
APN	**090028102002000**	Lot size	**0.99 acres**

Sit on East Waterloo Road in Akron with the entire one-story building yours to lease or buy. About 3,550 square feet on roughly an acre, built in 1996, with a large open floor, windowed offices around the perimeter, two covered drive-thrus, 45

* Square footages are estimated and not guaranteed. Tenants should verify them and satisfy themselves as to their accuracy.

Diamond Creek Holdings, LLC

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1165 E Waterloo Rd — continued

paved parking spaces, and street signage. Sprinklers and three-phase power are in place. Lease is NNN at $1.17 per square foot per month for the whole building, or purchase at $749,000. Zoning is U3 with the City of Akron.

Location

- East Waterloo Road, Akron, Ohio 44306
- Quick access to the I-77 and I-224 interchange
- Parks nearby: Hillwood, Wilbeth Arlington, and Heintz

Walkability and transit

Walk Score 43, Transit Score 30, Bike Score 53. This is a drive-to retail and service site: Waterloo frontage and the interstate interchange do the work for customers and staff.

The area

- About 3,729 people in 1,682 households live in the surrounding census tract, and Summit County is home to about 537,864 people in 231,267 households (Census ACS 2020-2024), a wide customer and labor base.
- Summit County permitted 546 new housing units in 2025 (Census Building Permits Survey).
- US 224, within about half a mile, carries 27,726 to 32,725 vehicles a day (ODOT, 2025 AADT), so customers reach you quickly.

Why it leases

A full former bank building with drive-thrus, parking, and an acre of site control. Best fit is a bank, credit union, clinic, office, or retailer that wants Waterloo visibility and a short hop to I-77 and I-224.

Ready for occupancy. Call for a showing.

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