



22 EXCHANGE STREET

AKRON, OHIO

THE PROPERTY

- New construction in the heart of Downtown Akron
- Mixed use development offering University of Akron students downtown living; within walking distance of University of Akron
- Dining and entertainment district
- 6,000 SF (divisible up to 3 spaces) end-cap space available at the corner of S. Main & Exchange Streets
- 2,863 SF corner space available on S. Main & Cedar Streets
- Over 2,000 student beds within minutes from site
- Easy access to University of Akron Campus, Downtown Akron and Route 8

DEMOGRAPHICS

ESTIMATED POPULATION	DAYTIME EMPLOYESS	AVERAGE HH INCOME
3 Miles: 120,333	3 Miles: 91,790	3 Miles: \$47,117
5 Miles: 229,989	5 Miles: 144,310	5 Miles: \$54,410
7 Miles: 342,212	7 Miles: 199,947	7 Miles: \$62,121

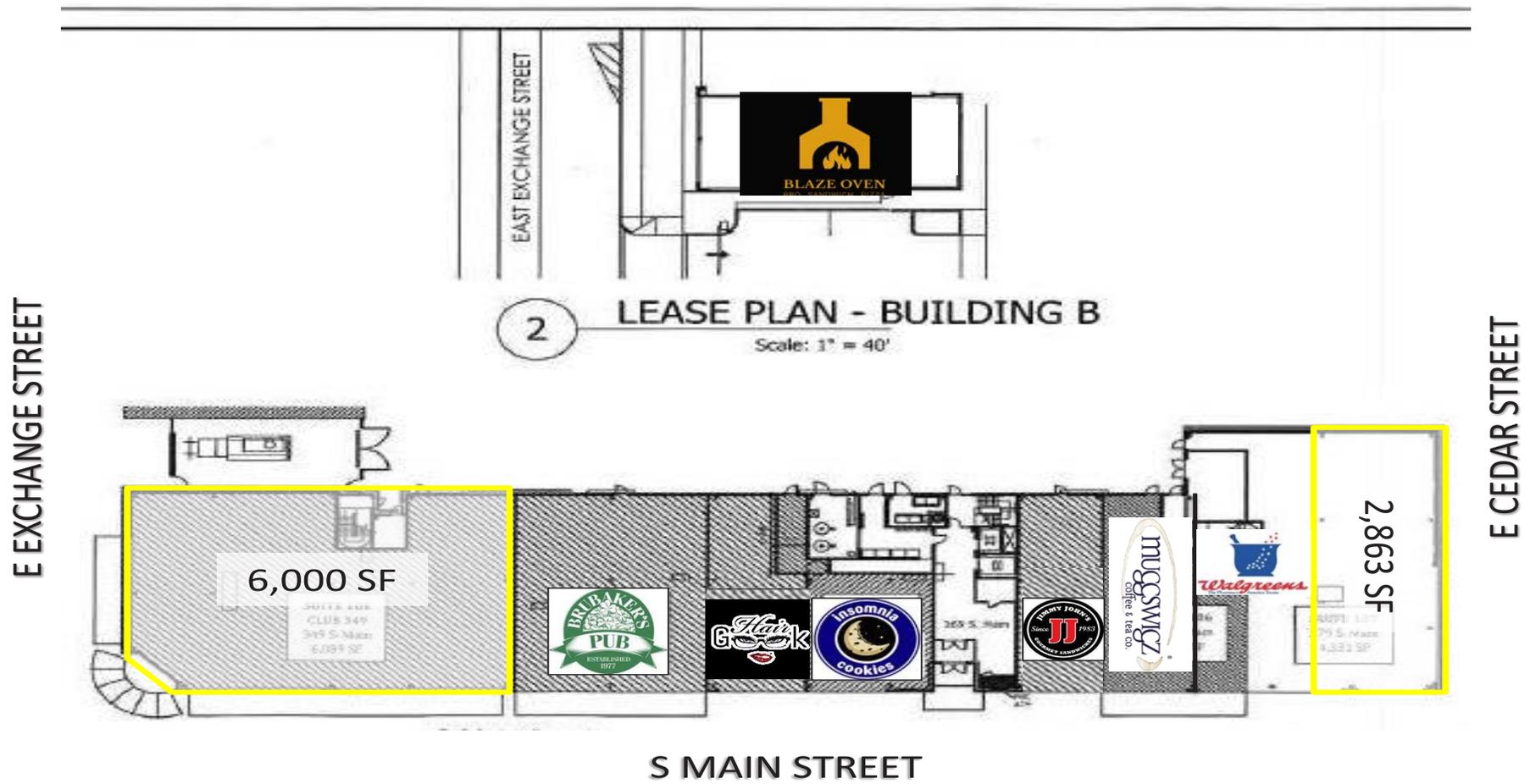
Contact Agent:

Amy Doroba (216) 514-1400 ext 124 adoroba@kowitzrealestate.com

Kowit & Company Real Estate Group | 216.514.1400 | www.kowitzrealestate.com

FULL SITE PLAN

22 EXCHANGE STREET, AKRON, OHIO



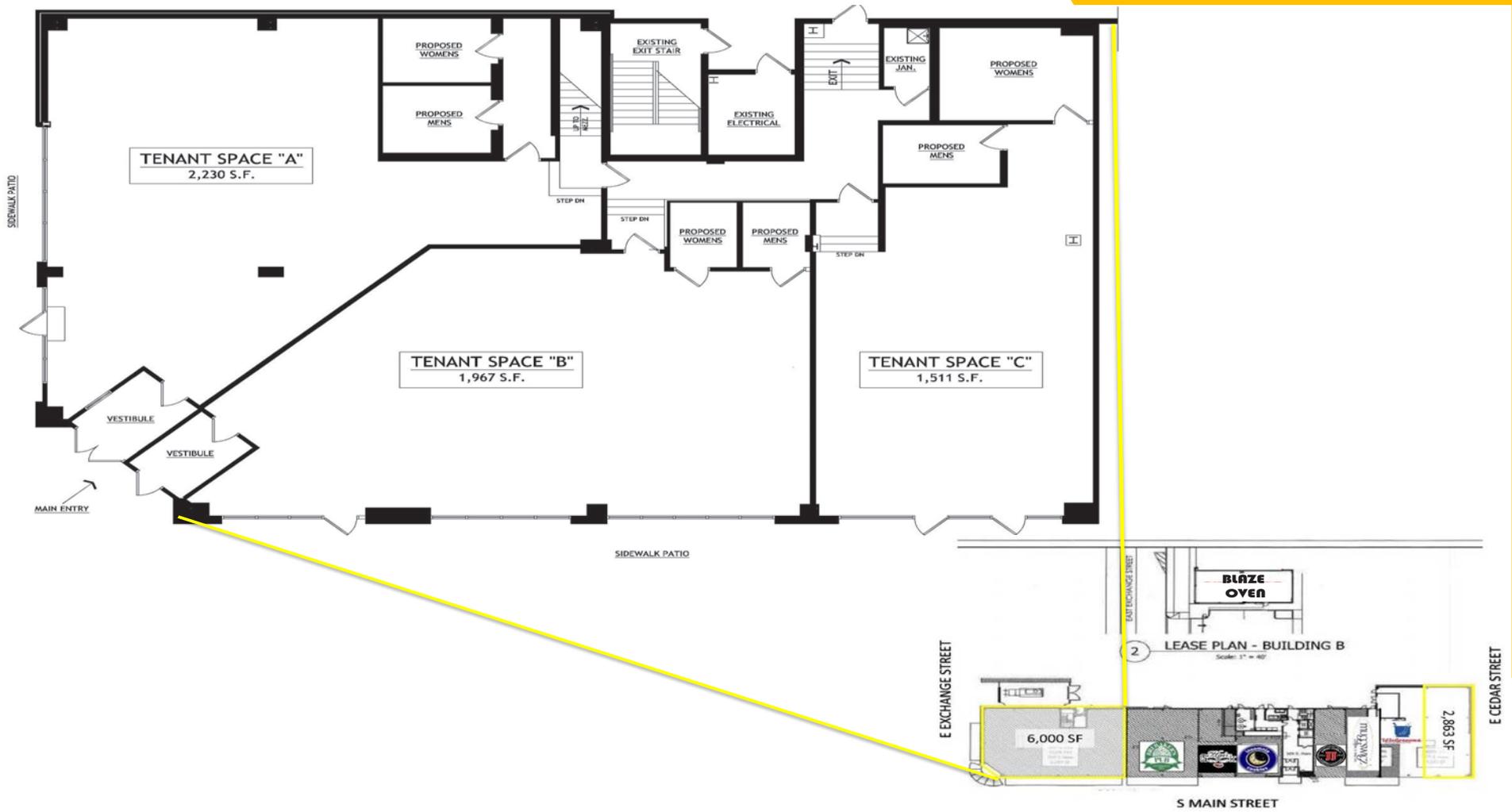
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6,000 SF SITE PLAN

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AERIAL

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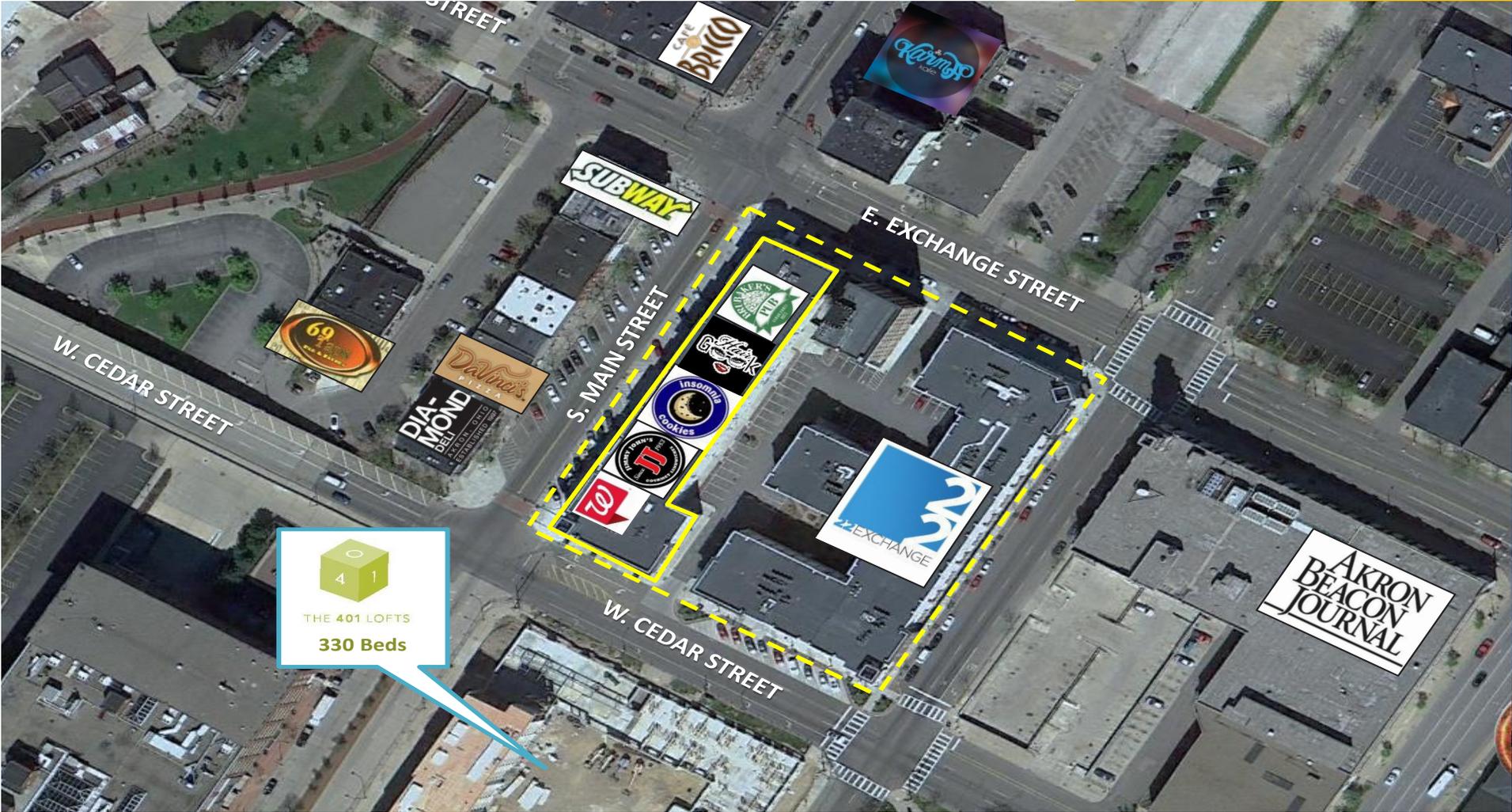
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CLOSE-UP AERIAL

22 EXCHANGE STREET, AKRON, OHIO




 THE 401 LOFTS
 330 Beds

DEMOGRAPHICS

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22 E Exchange St
Akron, OH 44308
3 mi radius
5 mi radius
7 mi radius

		3 mi radius	5 mi radius	7 mi radius
POPULATION	2019 Estimated Population	120,333	229,989	342,212
	2024 Projected Population	126,469	235,548	347,011
	2010 Census Population	121,004	232,879	346,495
	2000 Census Population	137,059	251,104	364,526
	Projected Annual Growth 2019 to 2024	1.0%	0.5%	0.3%
	Historical Annual Growth 2000 to 2019	-0.6%	-0.4%	-0.3%
	2019 Median Age	34.5	36.7	39.1
HOUSEHOLDS	2019 Estimated Households	50,858	102,639	152,067
	2024 Projected Households	53,659	105,288	154,526
	2010 Census Households	48,631	98,751	146,297
	2000 Census Households	54,766	104,763	150,654
	Projected Annual Growth 2019 to 2024	1.1%	0.5%	0.3%
	Historical Annual Growth 2000 to 2019	-0.4%	-0.1%	-
RACE AND ETHNICITY	2019 Estimated White	47.7%	63.5%	72.3%
	2019 Estimated Black or African American	42.7%	28.5%	20.8%
	2019 Estimated Asian or Pacific Islander	3.9%	3.3%	2.9%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.2%
	2019 Estimated Other Races	5.4%	4.4%	3.8%
	2019 Estimated Hispanic	3.3%	2.8%	2.5%
INCOME	2019 Estimated Average Household Income	\$47,117	\$54,410	\$62,121
	2019 Estimated Median Household Income	\$37,638	\$43,973	\$50,621
	2019 Estimated Per Capita Income	\$20,332	\$24,519	\$27,800
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	10.2%	8.5%	7.5%
	2019 Estimated High School Graduate	36.3%	34.8%	34.4%
	2019 Estimated Some College	22.8%	21.8%	20.8%
	2019 Estimated Associates Degree Only	9.2%	9.5%	9.5%
	2019 Estimated Bachelors Degree Only	11.9%	15.1%	16.8%
2019 Estimated Graduate Degree	6.0%	7.1%	8.1%	
BUSINESS	2019 Estimated Total Businesses	5,696	10,277	14,930
	2019 Estimated Total Employees	91,790	144,310	199,947
	2019 Estimated Employee Population per Business	16.1	14.0	13.4
	2019 Estimated Residential Population per Business	21.1	22.4	22.9

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