



# Hampton By Hilton

80 Springside Dr | Akron, OH 44333



## Exclusively Listed By



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## Table of Contents

**01** | Property  
Overview

**02** | Market  
Overview

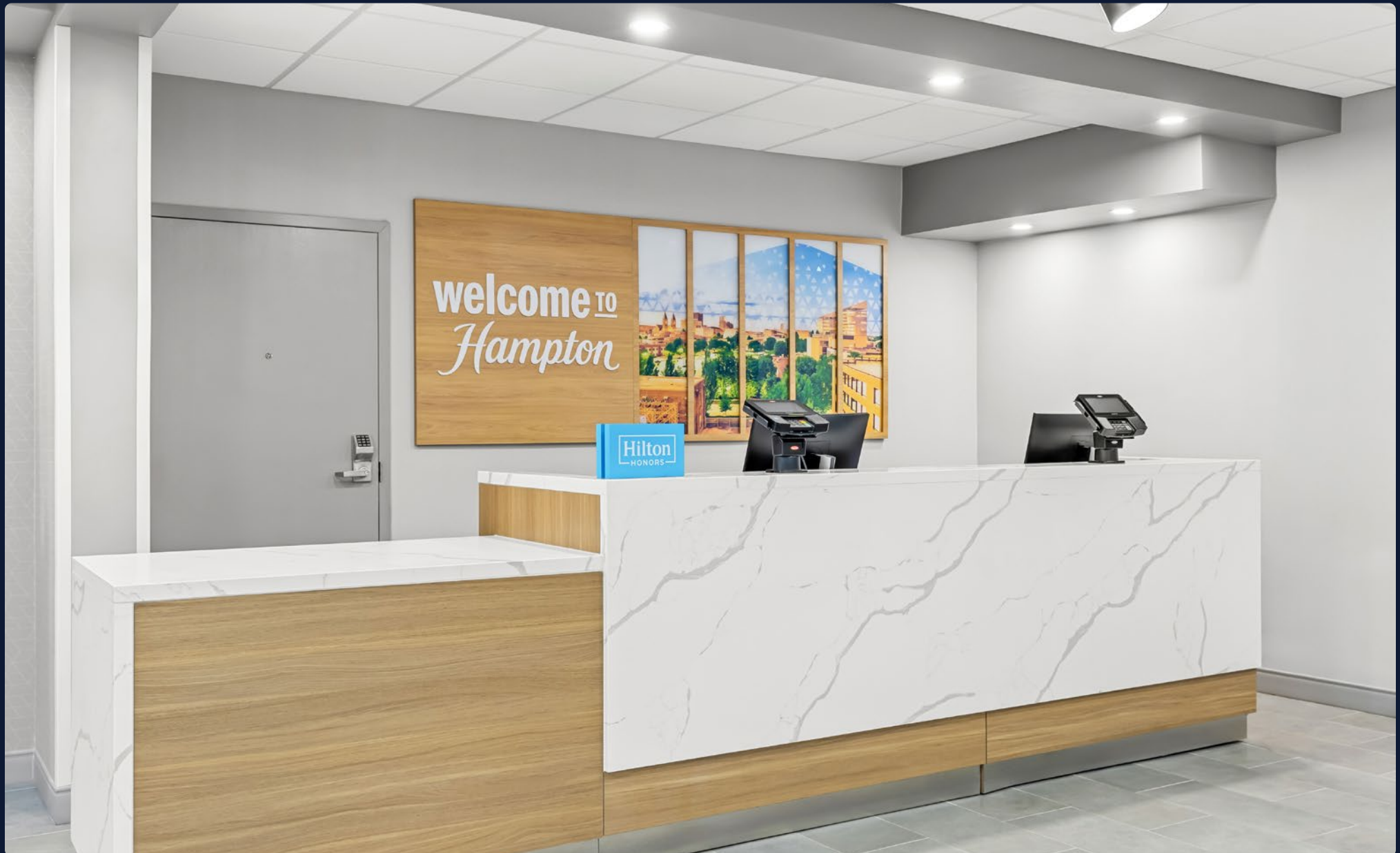
**03** | Financial  
Overview

# Property Overview



**Hampton Inn Akron**

80 Springside Drive | Akron, OH 44333



# Property Overview

## Investment Opportunity

The Hampton Inn Akron—Fairlawn is a well-located **63-room hotel** situated in the highly desirable Montrose/Fairlawn submarket of Akron, offering investors the opportunity to acquire a stable, institutional-quality lodging asset in a well-established Midwest market. Positioned **just off Interstate 77**, the property benefits from excellent accessibility and strong visibility within one of the region's primary retail and commercial corridors. The hotel is supported by a diverse mix of demand generators, including Summit Mall, the **University of Akron**, and **Cuyahoga Valley National Park**, along with numerous corporate offices and regional headquarters that drive consistent year-round lodging demand. Additionally, the asset offers convenient access to both **downtown Akron and the greater Cleveland metropolitan area**, further strengthening its appeal to both business and leisure travelers. Operating under the globally recognized Hampton by Hilton brand, the property provides investors with the advantage of a strong franchise affiliation and an established presence within a high-demand submarket.

## 2025 Renovation

- The hotel has no outstanding PIP as the owner completed a full renovation last year.
- New case goods, soft goods, bedding, and lighting in guestrooms
- Updated bathrooms (vanities, mirrors, fixtures)
- Refreshed lobby and breakfast area to current Hampton design standards
- Technology upgrades such as flat-screen TVs and improved Wi-Fi
- Exterior and signage improvements to meet brand requirements
- Minimal change of ownership PIP expected if any

## Additional Developmental Land

Parcel includes ±1.0 acre adjacent to hotel.

## Cash Flowing Business

Given the limited-service nature of the hotel, the new owner will be able to maintain a low expense load, providing a higher cash return.

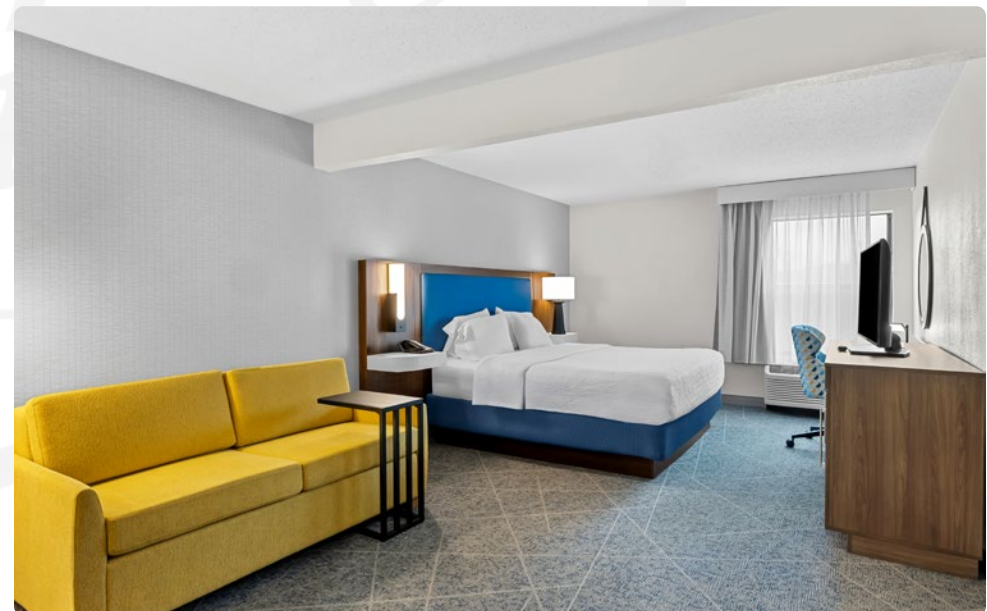
## Located Near Multiple Demand Drivers

Just off the I-77 in Fairlawn, the hotel experiences demand from various areas including leisure, retail activity, healthcare and nearby universities .



# Property Overview

Property Name	Hampton Inn Akron Fairlawn
Total Keys	63
Address	80 Springside Dr
City, ST	Akron, OH
Year Built/Renovated	1996/2025
Building Size (SF)	±19,622
Lot Size (AC)	±2.50
Daily Traffics (I-74)	±40,000
5-Mile Population	±189,500
5-Mile Household Income	\$117,500
License Term	2034
Hotel Location Type	Suburban
Market Name	Ohio Area
Submarket Name	Akron
Class	Upper Midscale
Corridor	Interior
Stories	3
Amenities	Business Center, Fitness Center, Pool
Demand Drivers	Interstate Travel, University, Healthcare, Business Leisure



# Property Amenities & Services

Free Hot Breakfast

Indoor Swimming Pool

Fitness Center

Business Center

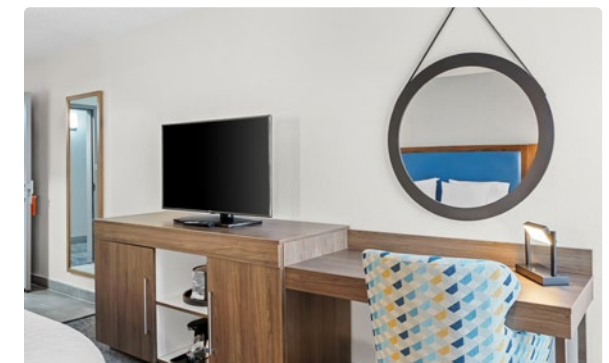
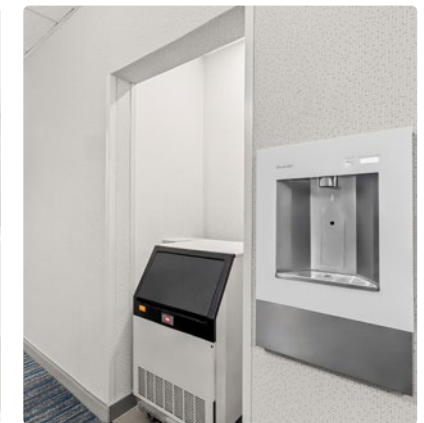
Free Wi-Fi in Public Areas

Free Parking

Meeting Space

24-Hour Front Desk

Snack Shop





**LOWE'S**

**Hampton**  
by Hilton  
Subject Property

**Summit Mall**

Dillard's Apple Store  
SEPHORA P.F. CHANG'S  
macy's BJs FirstWatch  
RESTAURANT BREWHOUSE The Daytime Cafe

**Eagle Chase Condominium**  
±186 Units

Chick-fil-A Wendy's  
Steak 'n Shake Olive Garden  
Applebee's Fleming's  
GRILL + BAR PRIME STEAKHOUSE & WINE BAR

**Fairlawn Country Club**  
Golf Course



**giant eagle**  
**Marc's**  
Fresh. Savings. Smart Living.

**Hampton Woods Condominium**  
±304 Units

**Urban Air Adventure Park** **BEST BUY**  
planet fitness Cracker Barrel

**Rosemont Commons**

Walmart Michaels  
sam's club giant eagle PET SMART  
DOLLAR TREE

±49,340 VPD

**CVS pharmacy**

**AMF**

**ACME**  
Fresh Market

±86,390 VPD

**Market Square at Montrose**

THE HOME DEPOT JCPenney DICK'S SPORTING GOODS  
BOOT BARN COST PLUS WORLD MARKET  
STAPLES WORLDMARKET.COM



±74,100 VPD

**TACO BELL**

**WHOLE FOODS MARKET**

**J. E Good Park**  
Golf Course

**Summa Health White Pond Medical Center**  
Outpatient Medical Center / Clinic Facility

# Market Overview



**Hampton Inn Akron**

80 Springside Drive | Akron, OH 44333



# AKRON, OH

**189,500**

Total Population

**\$140,000**

Median HH Income

**83,850**

# of Households

**49.8%**

Homeownership Rate

**89,300**

Employed Population

**24%**

% Bachelor's Degree

**37.2**

Median Age

**\$136,500**

Median Property Value

## Local Market Overview

Akron, Ohio, the county seat of Summit County, is strategically located in Northeast Ohio with direct access to Interstate 77, Interstate 76, and State Route 8. These major transportation corridors connect the city efficiently to Cleveland, Canton, and the broader Midwest, supporting strong drive-in demand for lodging. Akron benefits from a diverse mix of institutional, industrial, and recreational attractions that help sustain hospitality demand throughout the year.

Akron is home to The University of Akron, a prominent public university that draws students, families, faculty, and event attendees from across the region. The city also features Stan Hywet Hall & Gardens, Lock 3 Park, and nearby Cuyahoga Valley National Park, attracting both regional tourists and local visitors. Business travel is supported by major employers such as Goodyear Tire & Rubber Company, Summa Health, and FirstEnergy, along with a broad base of advanced manufacturing firms. These dynamics create a dependable base of leisure and commercial lodging demand for midscale hotel assets.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	4,110	29,227	59,892
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	1,887	11,674	25,550
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$141,941	\$142,305	\$117,505

# | Tourism/Leisure Draw to the Area

## Tourism/Leisure

### Cuyahoga Valley National Park

One of Ohio's most visited national parks offering hiking, biking, and scenic railroad excursions, drawing millions of visitors annually to the region.

### Stan Hywet Hall & Gardens

Historic 70-acre estate and museum in Akron featuring landscaped gardens, seasonal events, and one of the largest historic homes in the United States.

### Akron Rubber Ducks at Canal Park

The Double-A affiliate of the Cleveland Guardians hosts regular season games and community events throughout the spring and summer.

### Blossom Music Center

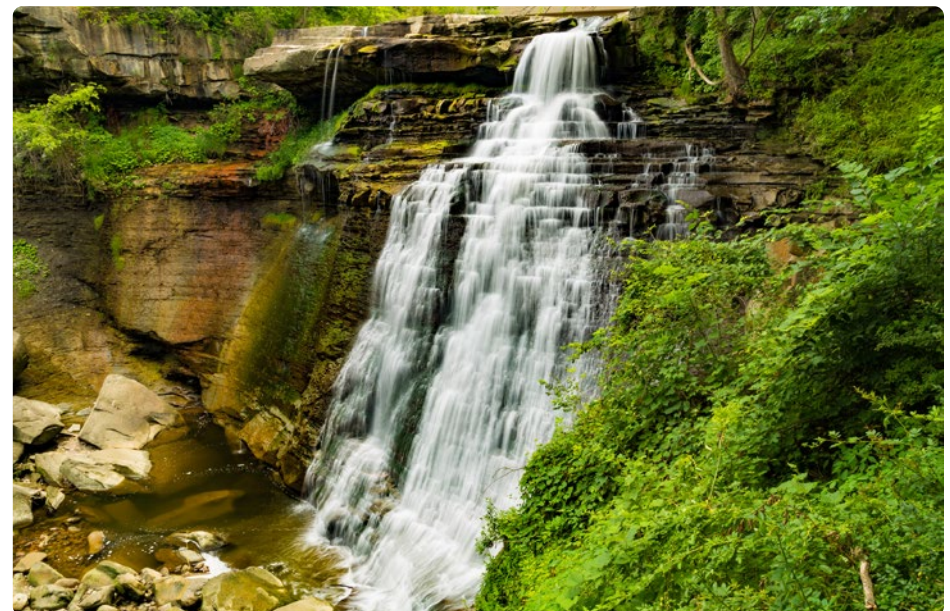
Major outdoor amphitheater that hosts concerts, festivals, and performances by the Cleveland Orchestra, drawing large seasonal crowds.

### Akron Zoo

Popular family-friendly attraction featuring over 1,000 animals and numerous themed exhibits.

### Summit Mall

A premier retail destination in the Montrose/Fairlawn corridor with major national retailers, dining, and entertainment options that generate consistent visitor traffic. Major Institutional and Corporate Investment Driving Long-Term Demand.



# Higher Education & Corporate Institutions Drive Hospitality Demand

## Multiple Educational Institutions

### University of Akron

A major public research university located in downtown Akron with enrollment of over 15,000 students, known for its programs in engineering, polymers, and business.

### Kent State University

Located approximately 20 miles from Akron, Kent State enrolls over 35,000 students across its campuses and is one of Ohio's largest public universities.

### Northeast Ohio Medical University

A public medical university in nearby Rootstown that focuses on training physicians, pharmacists, and health professionals serving the Northeast Ohio region.



## Prominent Corporate Institutions

### Goodyear Tire & Rubber Company

Global tire manufacturer headquartered in Akron employing approximately 13,000 people worldwide, with a major corporate and R&D presence in the city.

### FirstEnergy

Major electric utility company headquartered in Akron serving millions of customers across the Midwest and Mid-Atlantic.

### Signet Jewelers

The world's largest retailer of diamond jewelry, headquartered in Akron and operating brands such as Kay Jewelers and Zales.

### Bridgestone Americas

Operates a large technical center and research campus in the Akron area focused on tire innovation and product development.



# | Healthcare & Transportation

## Regional Healthcare Facilities

### Cleveland Clinic Akron General

A major regional hospital and part of the Cleveland Clinic health system, providing comprehensive medical services and employing thousands of healthcare professionals in the Akron area.

### Summa Health

One of the largest healthcare providers in Northeast Ohio, operating multiple hospitals, specialty clinics, and research facilities throughout the Akron region.

### Akron Children's Hospital

Nationally recognized pediatric hospital consistently ranked among the best children's hospitals in the United States, drawing patients and families from across the Midwest.

### Cleveland Clinic

One of the leading healthcare systems in the country with extensive facilities throughout Northeast Ohio, generating significant medical travel and regional healthcare employment.



## Transportation

### Highway Access

The hotel is conveniently situated just off Interstate 77, one of the primary north-south corridors in Northeast Ohio, providing direct connectivity to Akron, Canton, and Cleveland.

### Airports

The property is within driving distance of both Akron-Canton Airport and Cleveland Hopkins International Airport, which provide extensive domestic flight service and connectivity throughout the United States.

### Regional Roadways

The hotel also benefits from proximity to Interstate 76 and State Route 18, major regional routes connecting the Montrose/Fairlawn corridor with surrounding suburbs and business districts.



# CLEVELAND, OHIO

The Greater Cleveland area is characterized by gradual population stabilization and renewed economic momentum, reflecting its evolving regional role within the Midwest economy. Data confirms that Cleveland has experienced modest population shifts—declining slightly from 2020 to 2023 while maintaining long-term neighborhood reinvestment—supported by steady in-migration

and a diverse demographic profile. The 25—34 age group, which comprises approximately 15% of the population, remains central to workforce participation, strengthening the area’s emerging talent base. This concentration of young professionals supports continued household formation, reinforcing the region’s appeal as a place for long-term residency.

Total Population  
**365,379**

Annual Visitors  
**18.6 Million**

Tourism Economic Impact  
**\$11.4Billion**

GDP  
**\$139+ Billion**



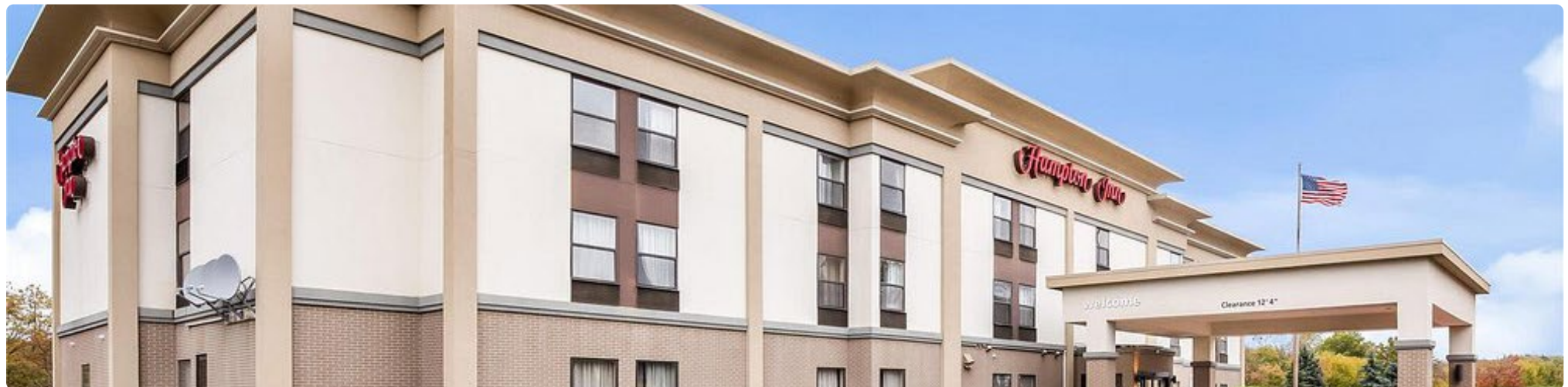


# Financial Overview

**\$6,500,000**  
Asking Price

**3.61**  
T12 RRM

2026 T12 March		2025 Renovation Year		2024		2023	
Number of Rooms	63	Number of Rooms	63	Number of Rooms	63	Number of Rooms	63
Available Rooms	22,995	Available Rooms	22,995	Available Rooms	22,995	Available Rooms	22,995
Occupancy	62.7%	Occupancy	57.00%	Occupancy	67.20%	Occupancy	67.60%
ADR	\$124.61	ADR	\$126.14	ADR	\$122.03	ADR	\$118.26
RevPAR	\$78.14	RevPAR	\$71.87	RevPAR	\$82.07	RevPAR	\$79.99
Room Revenue	\$1,796,829	Room Revenue	\$1,652,651	Room Revenue	\$1,887,200	Room Revenue	\$1,839,370
Total Revenue	\$1,821,829	Total Revenue	\$1,676,991	Total Revenue	\$1,924,584	Total Revenue	\$1,879,570



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