

NAIPleasant Valley

FOR SALE
Investment or
Owner/User

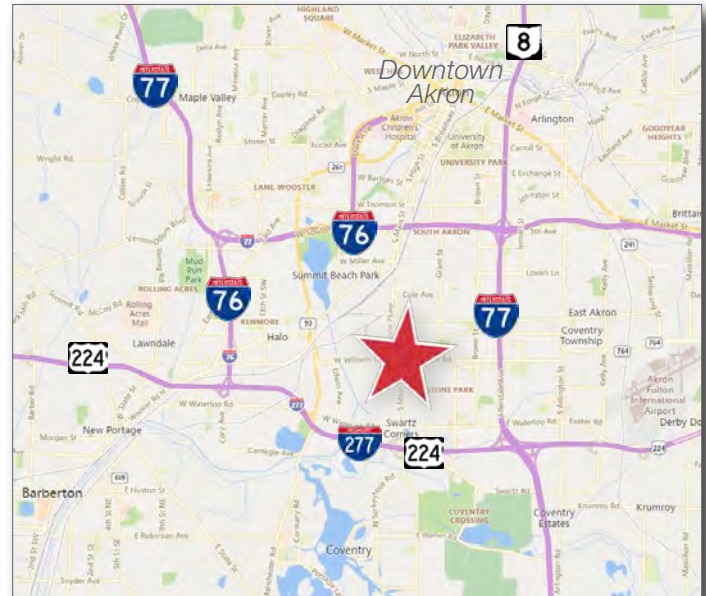
MOTIVATED SELLER!



1895 S. Main Street
Akron, Ohio 44301

Property Details

- Reduced Sale Price: ~~\$279,000~~ **\$199,000**
- Acres: 0.47
- Parcels: 6805926, 6805910, 6805911, 6805912
- Frontage (approx.): 160' on S. Main St.
116' on Wayne Ave.
- Zoning: U-3 Retail Business
- Location: Corner of S. Main St. & Wayne Ave.
- Fenced-in corner lot perfect for auto sales
- Paved parking with great visibility on S. Main St.
- Excellent highway access
- Interchange / Distance:
 - I-277/SR-224 / less than 1 mile
 - I-77 / 2 miles



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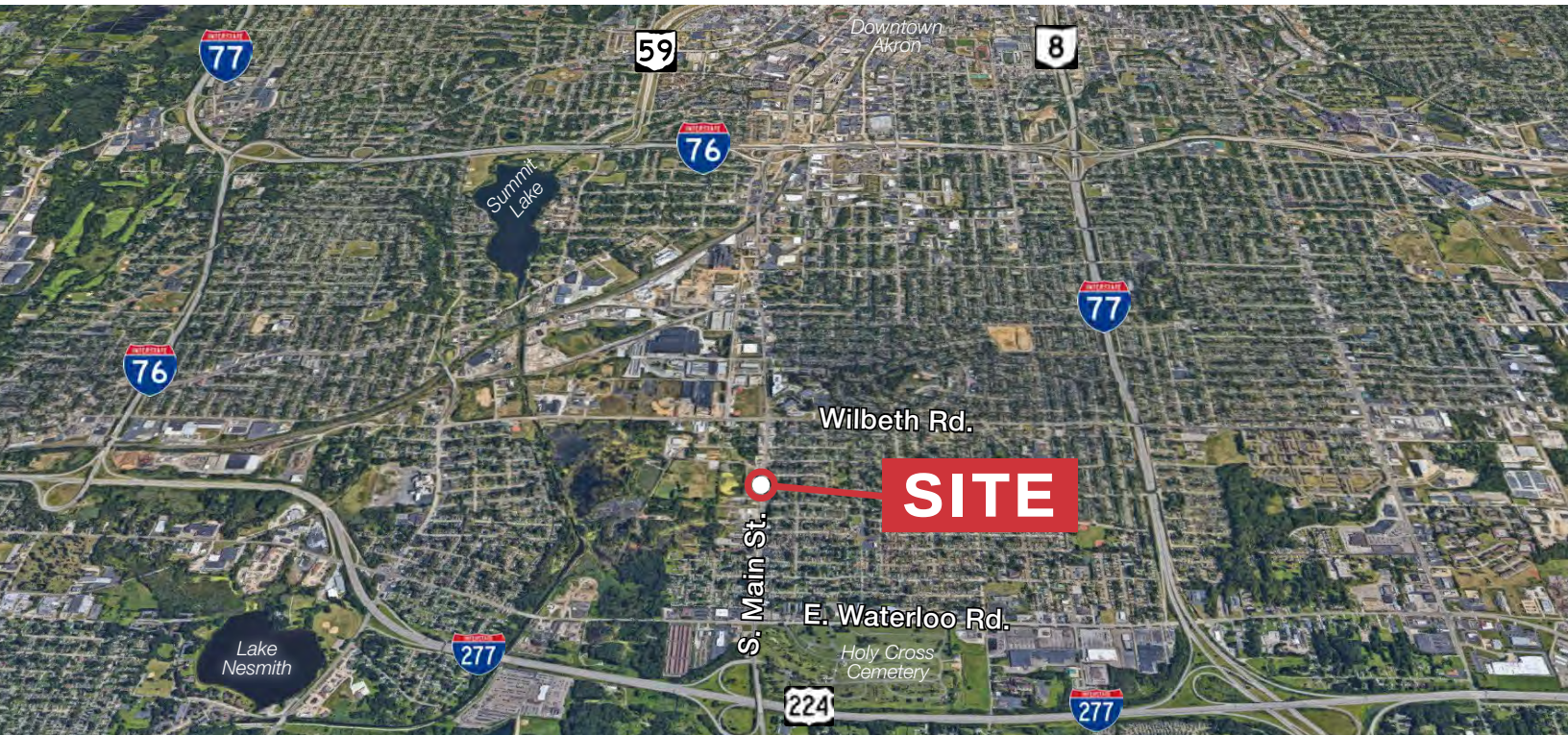
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Property Details

BUILDING SF	580 SF
ACRES	0.47
PARCEL #	6805926, 6805910, 6805911, 6805912
ZONING	U-3 Retail Business
FRONTAGE (approx.)	160' on S. Main St. 116' on Wayne Ave.

Price Details

REDUCED SALE PRICE	\$279,000 \$199,000
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Location Details

LOCATION	Corner of S. Main St. and Wayne Ave.
DAILY TRAFFIC COUNT	14,855 VPD S. Main St. at Clinton Ave
INTERCHANGE / DISTANCE	I-277/SR-224 / less than 1 mile I-77 / 2 miles

Notes

Fenced-in property at the corner of S. Main St. & Wayne Ave. is perfect for auto sales lot or other retail business. Paved parking with great visibility on S. Main Street. Tenant is currently on a month-to-month lease and has offered to stay.

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,585	78,188	182,951
Households:	4,131	33,123	79,267
Median Age:	40	35.2	38.6
Average HH Income:	\$75,724	\$61,012	\$70,733
Traffic Count:	15,267	S. Main St. at Clinton Ave.	

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