

4434 Wadsworth Rd

4434 WADSWORTH RD, NORTON, OH 44203

FOR SALE

Retail Property



VIDEO

PROPERTY DESCRIPTION

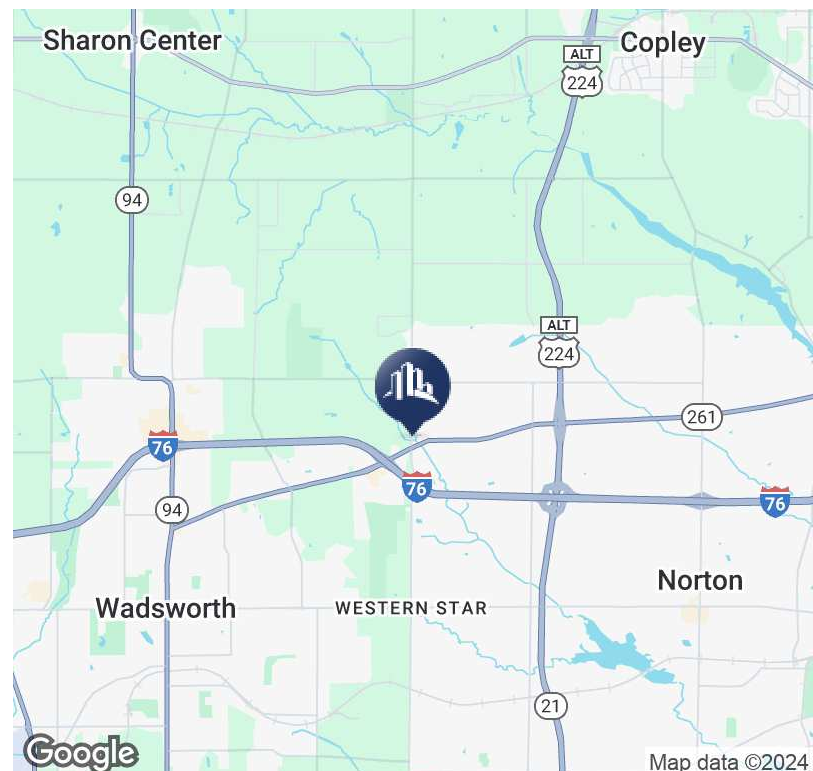
Acquiring The Makery means taking ownership of a vibrant, community-focused Retail Business with a proven track record and significant growth potential. This investment includes the Business, the Inventory and the Building, providing a solid foundation for future success.

LOCATION DESCRIPTION

Prime commercial location available at 4434 Wadsworth Rd., Norton, OH, positioned on the northeast corner of S. Medina Line Rd. and Wadsworth Rd. This site offers excellent visibility and accessibility, situated approximately 1/4 mile from I-76/224 and 3 miles from Downtown Wadsworth. It is also conveniently located just 8 miles south of Montrose, a key retail hub, and 11 miles from Downtown Akron, providing easy access to a major metropolitan area.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	1.4 Acres



Patrick Craig
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OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Building Name	4434 Wadsworth Rd
Property Type	Retail
Property Subtype	Free Standing Building
APN	4608851
Building Size	3,460 SF
Lot Size	1.4 Acres
Year Built	1955
Year Last Renovated	2017
Number of Floors	1
Parking Spaces	12
Number of Buildings	1

- Proven Revenue Streams: Business has been operating since 2017.
- Growth Potential: Opportunities to expand the number of days the store is open, product lines, enhance marketing, and increase online sales presence.
- Prime Location: High visibility at a busy intersection.
- Diverse Range of Products: Broad appeal to a wider customer base.
- Turnkey Operation: Ready for smooth transition and immediate operation.
- Rental Income: The building includes another tenant, providing steady secondary income.



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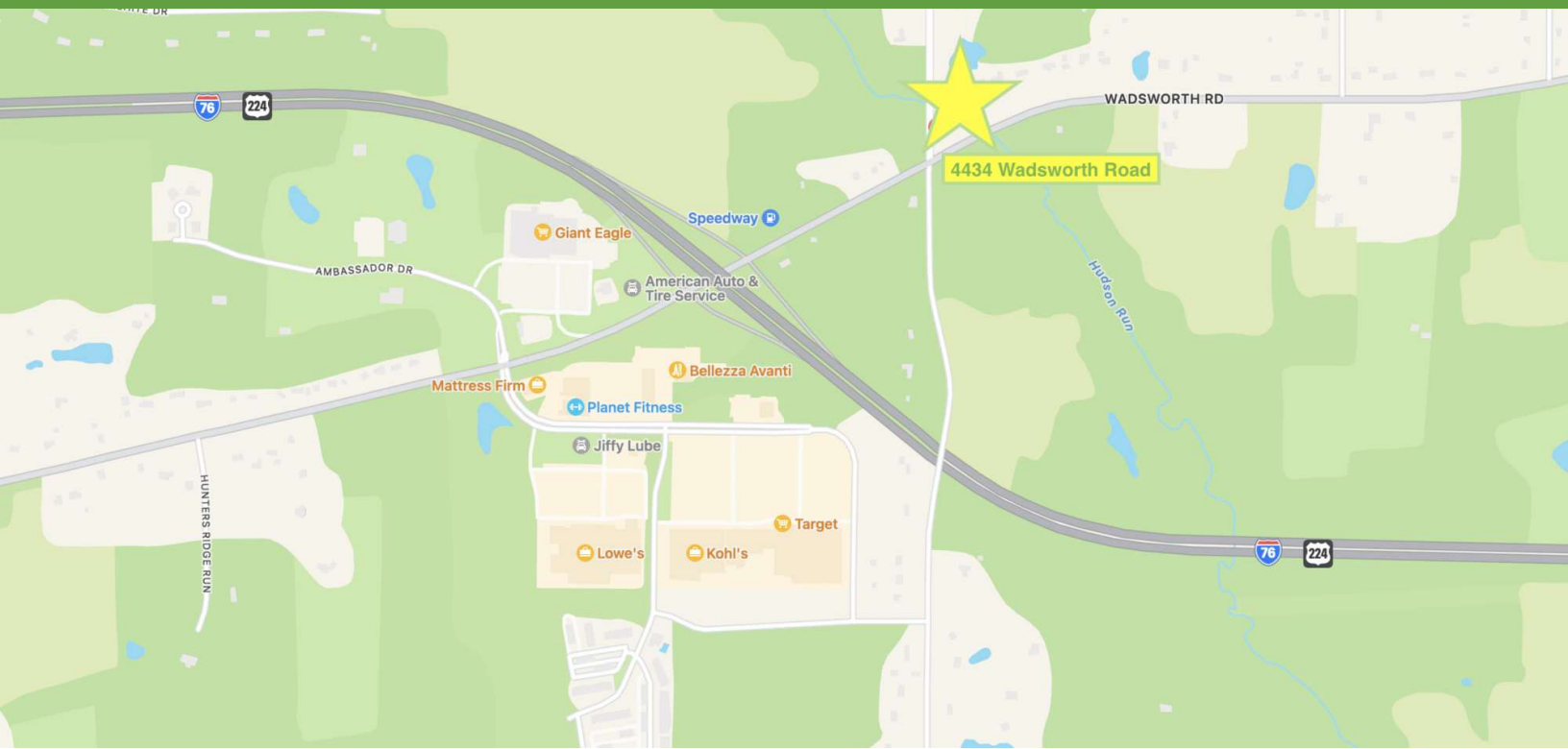
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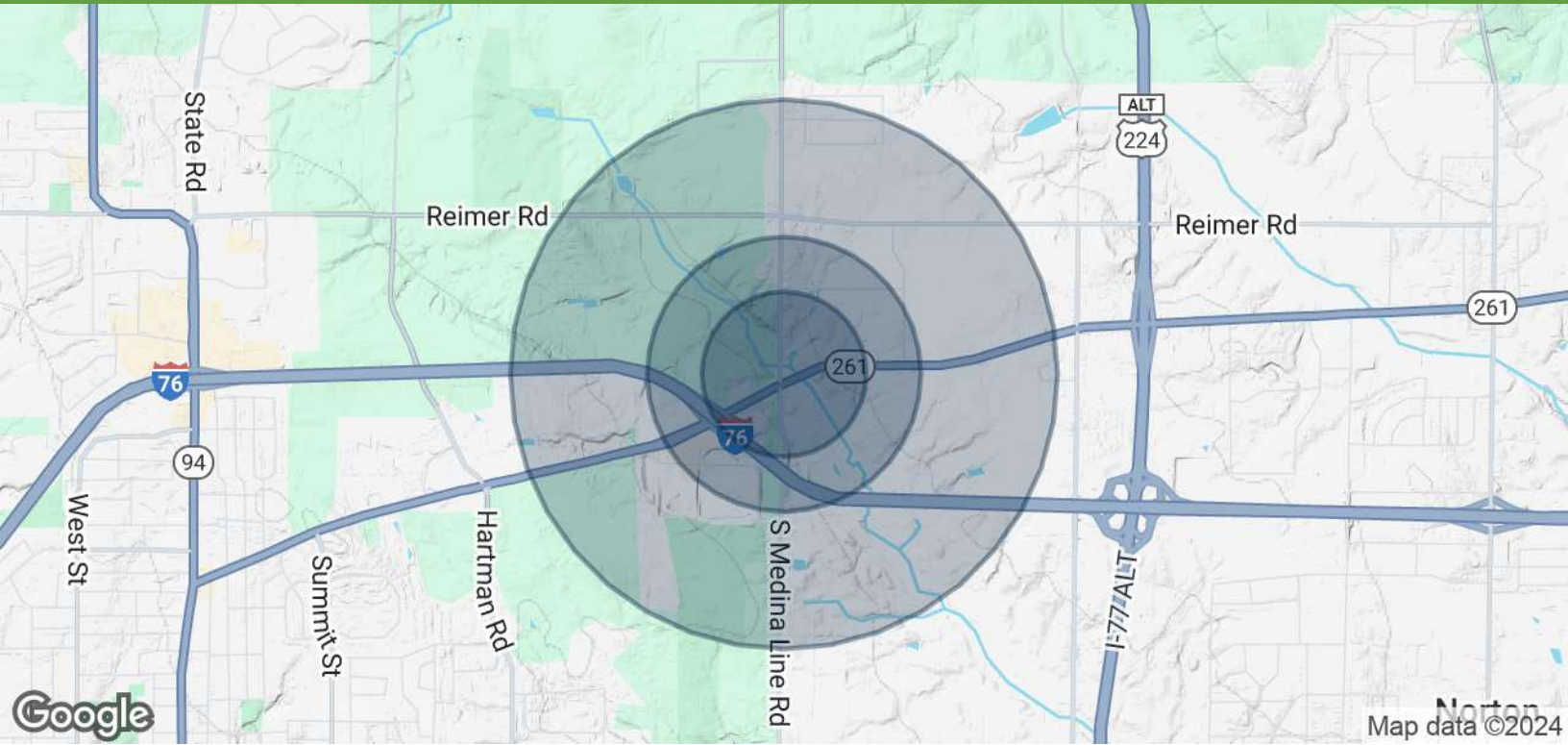
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	73	332	1,597
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	31	141	691
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$116,716	\$116,212	\$116,730
Average House Value	\$325,684	\$315,886	\$325,956

Demographics data derived from AlphaMap



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