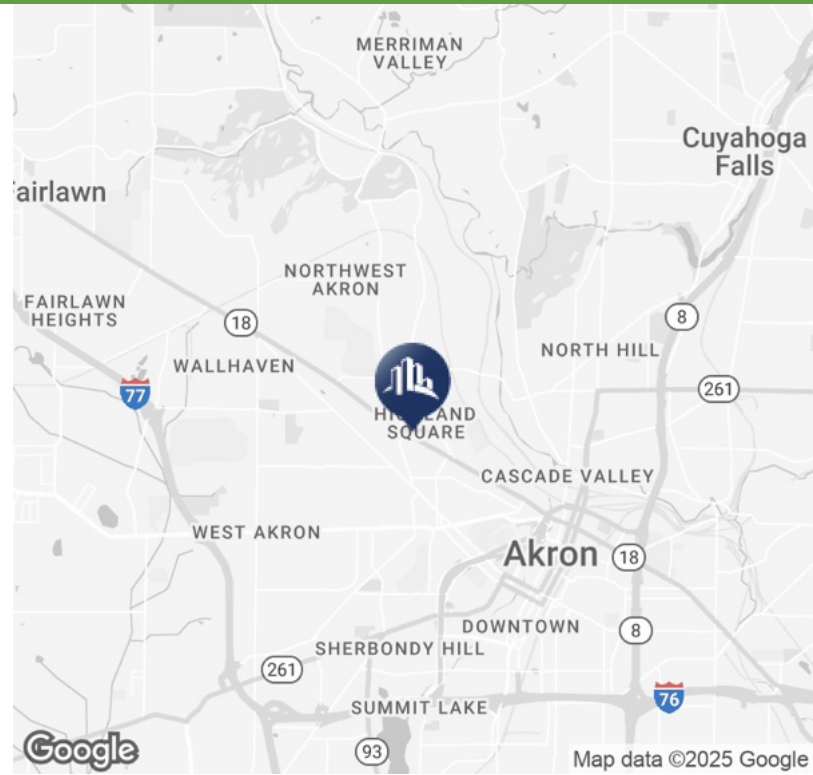


# Mary Coyle's

780 W MARKET ST, AKRON, OH 44303

**FOR SALE**  
Retail Property



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail/restaurant investors in Akron, OH. This prime property at 780 W Market St offers a 4,140 SF building, with a rich history dating back to 1947. Zoned UPD-5A Planned Development District, this versatile space allows for a range of potential uses. Its ideal location in the Highland Square neighborhood of Akron provides a strategic advantage for any retail or restaurant establishment looking to capture the attention of the vibrant local community. Don't miss out on the chance to transform this landmark building into a thriving business venture.

## OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	14,260 SF
Building Size:	4,140 SF

## LOCATION DESCRIPTION

Prominent two-story landmark brick building with basement at the Southwest corner of W. Market Street and Grand Avenue in Akron's Highland Square district. High-visibility location surrounded by restaurants, boutiques, and landmarks including Highland Theater and Mustard Seed Market & Café. Excellent foot and vehicle traffic along this key east-west corridor connecting downtown Akron and Fairlawn. Dual street frontage, private parking off Grand Avenue, and strong neighborhood demographics make this property ideal for a restaurant or food-oriented tenant.

## PROPERTY HIGHLIGHTS

- Visible, High-Traffic Location - Situated on historic West Market Street with excellent street presence and pedestrian access.
- Private Surface Parking Lot with direct access from Grand Avenue plus ample on-street parking
- Outdoor Patio Seating Area with Market Street frontage and picket-style railing enclosure
- 4,140 SF building zoned UPD-5A Planned Development District
- Surrounded by Popular Local Attractions including Highland Theater, Mustard Seed Market & Café, and boutique retail
- Fully Equipped for Restaurant Use including walk-in coolers
- 13,600+ Cars Daily, a STRONG daily traffic count on W Market St



**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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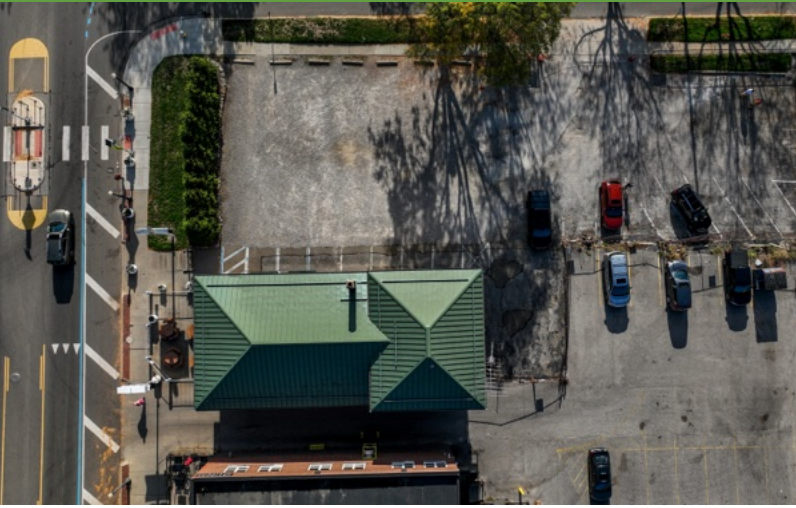


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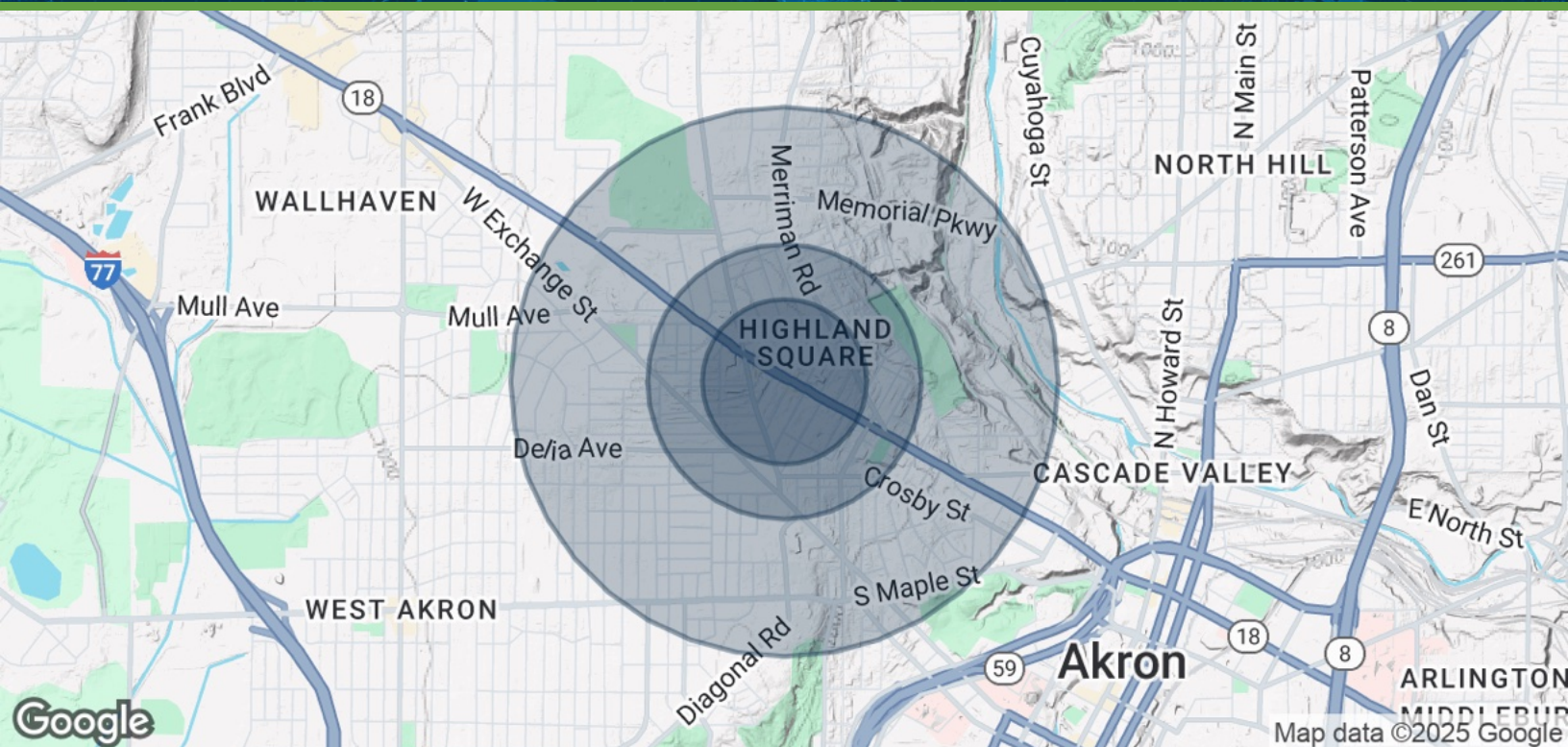


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,410	6,291	14,543
Average Age	42	43	43
Average Age (Male)	42	42	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	864	3,373	7,157
# of Persons per HH	1.6	1.9	2
Average HH Income	\$65,020	\$66,058	\$69,425
Average House Value	\$174,943	\$180,740	\$190,643

Demographics data derived from AlphaMap



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