

## "Main & Main" Opportunity in Portage Lakes



**4061 S. Main St.**

Akron, OH 44319



**SUMMIT  
COUNTY**

### Development Opportunity

- 1,200 SF building with (2) 10' x 12' garage doors
- Great "Main & Main" corner location with high visibility at the S. Main St. and E. Turkeyfoot Lake Rd. intersection
- Zoned B-1 (General Business District)
- Two parcels total 0.6 acres (partially fenced)
- *Adjacent vacant lot (4.67 acres) to the east is also available*

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### Quick Look

<b>BUILDING</b>	1,248 SF
<b>ACREAGE</b>	0.6 (partially fenced lot)
<b>ZONING</b>	B-1 (General Business)
<b>PARCELS</b>	2816799 & 2616800
<b>FRONTAGE</b>	112' on S Main St
	213' E Turkeyfoot Lake Rd
<b>TAXES</b>	\$1,004/year (2023)
<b>PRICE</b>	\$389,000



4061 S. Main St.  
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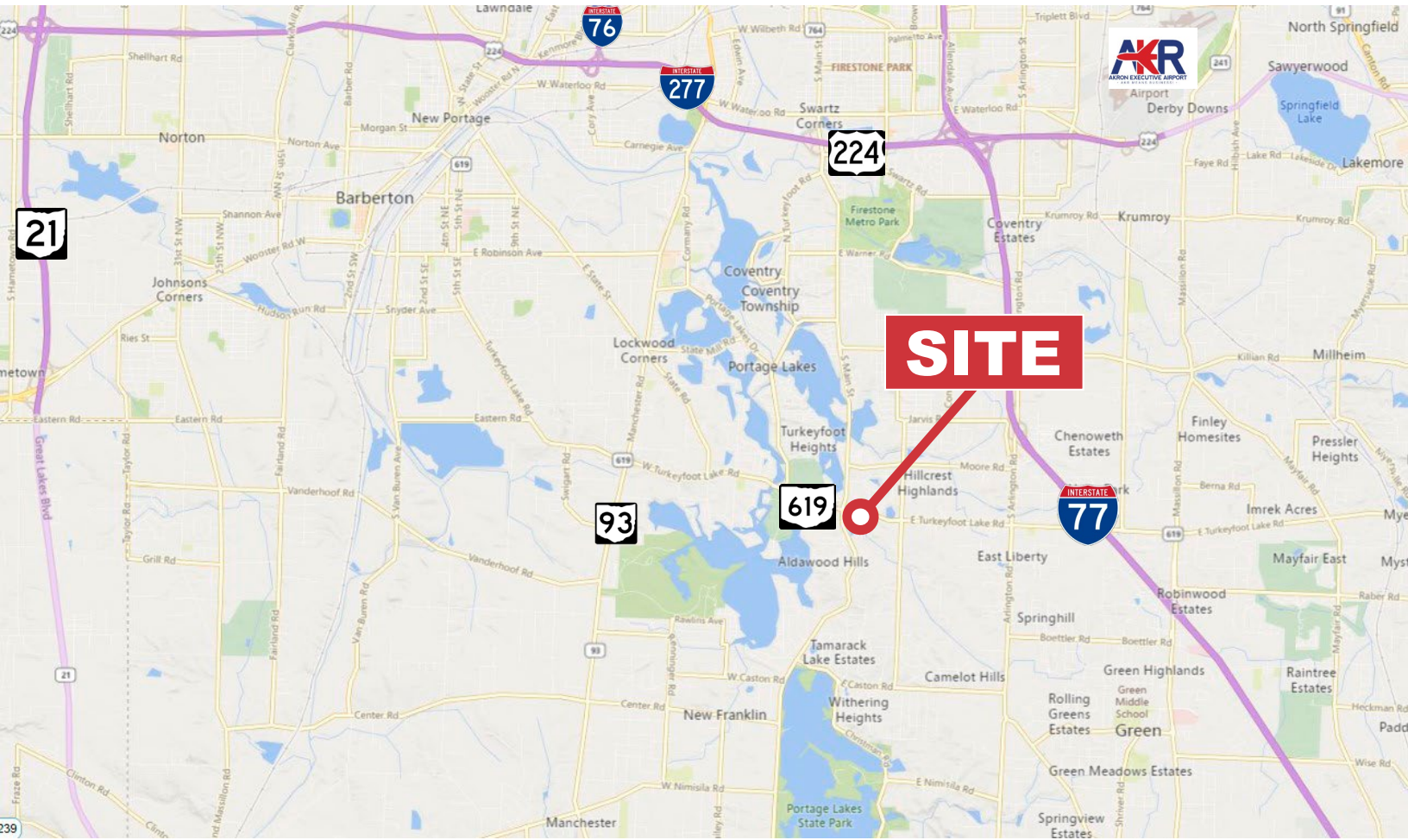
FOR SALE





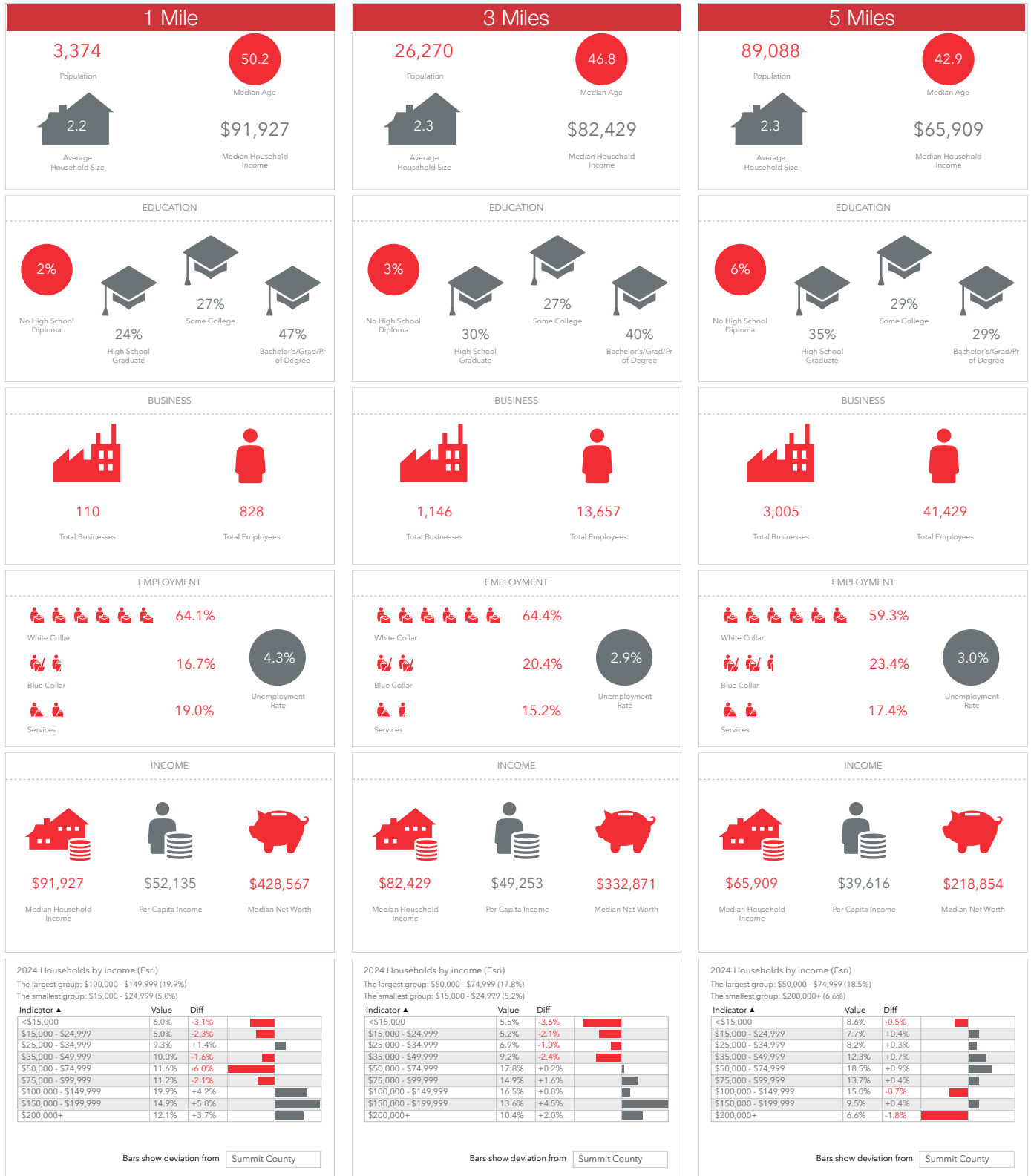
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FOR SALE



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FOR SALE



2024 Households by income (Esri)  
The largest group: \$100,000 - \$149,999 (19.9%)  
The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	-3.1%	█
\$15,000 - \$24,999	5.0%	-2.3%	█
\$25,000 - \$34,999	9.3%	+1.4%	█
\$35,000 - \$49,999	10.0%	-1.6%	█
\$50,000 - \$74,999	11.6%	-6.0%	█
\$75,000 - \$99,999	11.2%	-2.1%	█
\$100,000 - \$149,999	19.9%	+4.2%	█
\$150,000 - \$199,999	14.9%	+5.8%	█
\$200,000+	12.1%	+3.7%	█

Bars show deviation from Summit County

2024 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (17.8%)  
The smallest group: \$15,000 - \$24,999 (5.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-3.6%	█
\$15,000 - \$24,999	5.2%	-2.1%	█
\$25,000 - \$34,999	6.9%	-1.0%	█
\$35,000 - \$49,999	9.2%	-2.4%	█
\$50,000 - \$74,999	17.8%	+0.2%	█
\$75,000 - \$99,999	14.9%	+1.6%	█
\$100,000 - \$149,999	16.5%	+0.8%	█
\$150,000 - \$199,999	13.6%	+4.5%	█
\$200,000+	10.4%	+2.0%	█

Bars show deviation from Summit County

2024 Households by income (Esri)  
The largest group: \$50,000 - \$74,999 (18.5%)  
The smallest group: \$200,000+ (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.6%	-0.5%	█
\$15,000 - \$24,999	7.7%	+0.4%	█
\$25,000 - \$34,999	8.2%	+0.3%	█
\$35,000 - \$49,999	12.3%	+0.7%	█
\$50,000 - \$74,999	18.5%	+0.9%	█
\$75,000 - \$99,999	13.7%	+0.4%	█
\$100,000 - \$149,999	15.0%	-0.7%	█
\$150,000 - \$199,999	9.5%	+0.4%	█
\$200,000+	6.6%	-1.8%	█

Bars show deviation from Summit County

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FOR SALE

Property Details	AVAILABLE SPACE:	1,248 SF
	GARAGE DOORS:	(2) 10' x 12'
	BUILDING TYPE:	Freestanding
	UTILITIES:	Well & Septic (Water and Sewer Available)
	PARKING:	Approx. 15 paved spaces and additional fenced area
	ACRES:	0.67
	ZONING:	B-1 General Business District <i>(accommodates a wide range of commercial development, along with outdoor storage and display)</i>
	PARCELS:	2816799 & 2616800

Price Details	SALE PRICE:	\$389,000
	TAXES:	\$1,004/year (2023)

Location Details	APPROX. FRONTAGE:	112' along S. Main St. / 213' along E. Turkeyfoot Lake Rd.
	INTERCHANGE:	I-77   I-277 / SR-224
	DISTANCE:	2.3 miles   3.5 miles

Notes

*GREAT "MAIN & MAIN" CORNER LOCATION WITH HIGH VISIBILITY!*

1,200 SF building with garage doors situated at the South Main Street and East Turkeyfoot Lake Road intersection. Zoning is B1 (General Business District) and accommodates a wide range of commercial development, along with outdoor storage and display. *The 4.67 acres adjacent to the east are also available.*

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