

REDEVELOPMENT OPPORTUNITY AT TRAFFIC LIGHT



FOR SALE
1225 BRITTAIN ROAD
AKRON, OH 44310
SALE PRICE: \$575,000



PROPERTY HIGHLIGHTS

- Available: 1.08 Acres
- Single Family Home Consists of 1,340 SF and Built in 1957 | Tenant is Month-to-Month
- Freestanding Commercial Block Structure Consists of 1,319 SF and Built in 1958
- Frontage: ±317' | Depth: ±176'
- City Utilities: Gas, Electric, Water, and Sewer
- Permitted Use: Retail Store, Gas Station, Quick Service Restaurants, Etc.
- Property Consists of Two Parcels Zoned Commercial Retail & Residential
- Annual Real Estate Taxes: \$6,259.78



LISTING AGENTS

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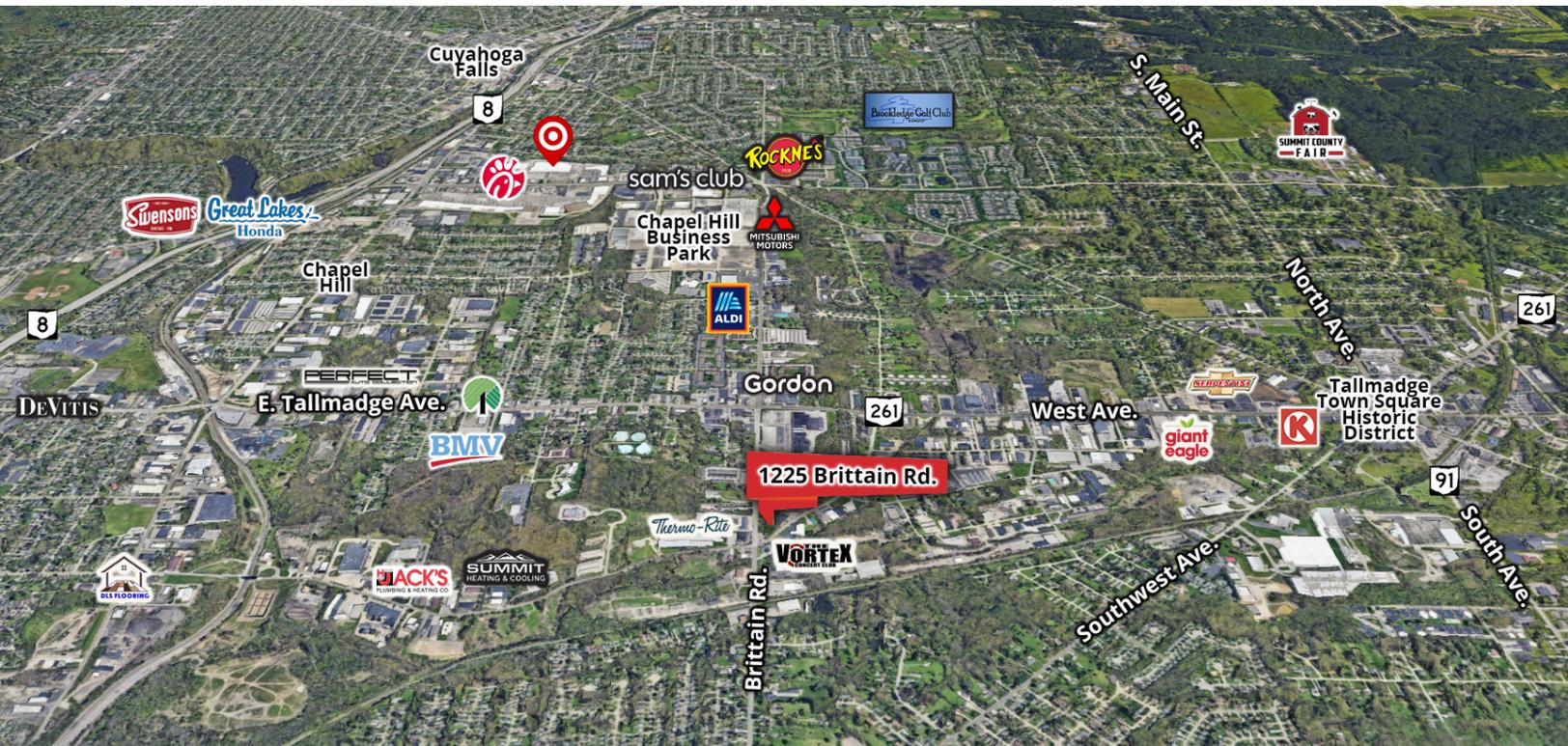
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PROPERTY OVERVIEW

This redevelopment site contains two parcels zoned separately as Commercial Retail and Residential. The corner parcel was originally developed as a gas station and has transformed into a retail store over the years. The residential-zoned parcel contains a 1,350 SF single-family residence which has a month-to-month tenant. Both structures would need to be razed to develop the site.

LOCATION OVERVIEW

1225-1245 Brittain Road is located just south of Chapel Hill Mall's redevelopment complex, a newly renovated hub of self-storage, light-industrial, and manufacturing projects. The area has recently attracted national and local developers which is bringing in a new wave of investment and revitalization. The site is also conveniently located 0.9 miles from I-76/I-77 interchange and 12.6 miles from Akron-Canton Airport (CAK).

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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