NIPleasant Valley

FOR SALE

Vacant Land Parcels at Busy S. Arlington Rd.



S. Arlington Rd. & Buena Vista Dr. Akron, OH 44319

Property Details

- Price: (A) \$90,000 (B) \$50,000
- Taxes: \$3,275/year (2021)
- Acres: 1.96 (0.75+/- to 1.21+/-)
- Location: 1 mile North of I-77
- Topography: Level
- Zoning: C-1 Commercial & R-2 Residential
- Best Use: Commercial Development
- Sub-market: Springfield Township
- Utilities: Akron JEDD Sewer / Water
- Interchange / Distance: I-77 / 1 Mile

Property Description

S. Arlington Rd. development site located adjacent to the new Dollar General Store.

PARCEL A: 0.75+/- acres with 238'+/- frontage on S. Arlington Rd. zoned C-1 commercial.

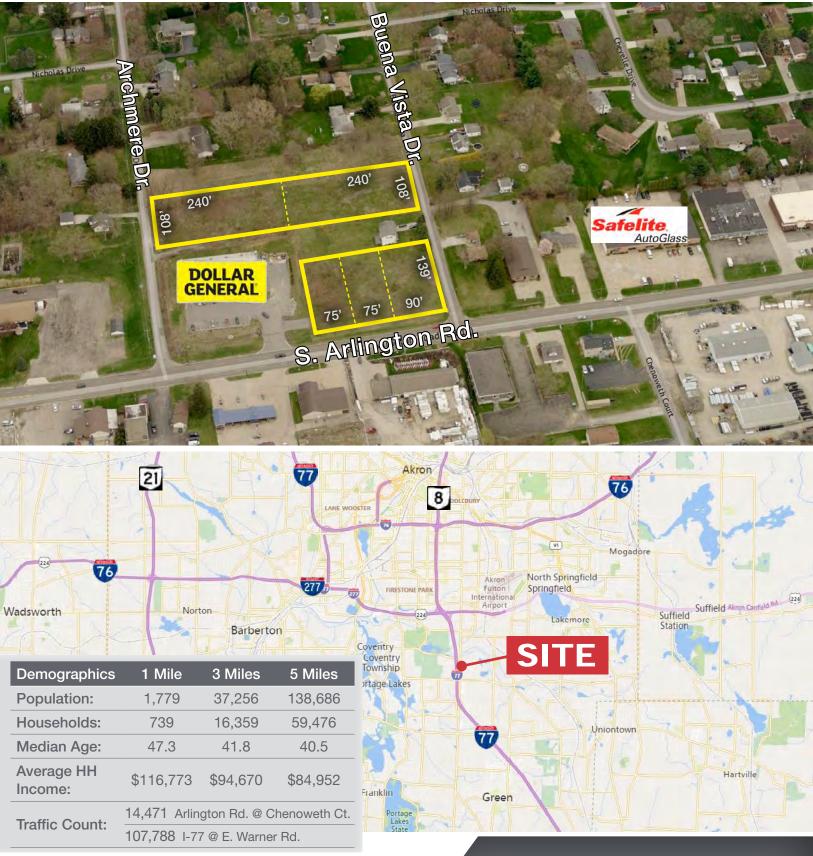
PARCEL B: 1.21+/- acres with frontage on Buena Vista Drive and Archmere Drive currently zoned R-2. Located in the Akron / Springfield JEDD. Potential to expand acreage.

Bob Raskow, SIOR 330 697 6818 braskow@naipvc.com Scott Raskow 330 608 5172 sraskow@naipvc.com

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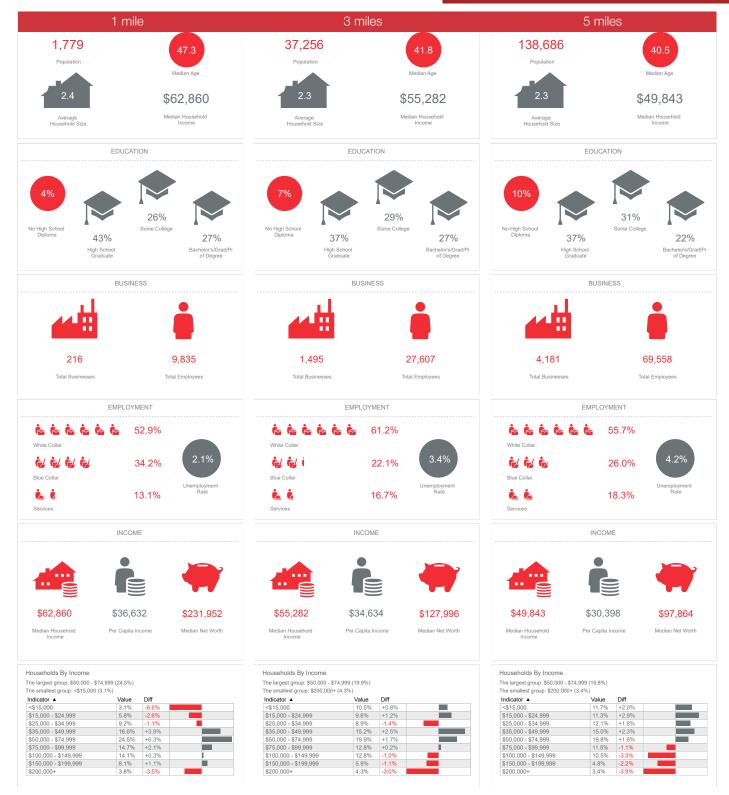
FOR SALE



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PRICE:	(A) \$90,000 (B) \$50,000
TAXES:	\$3,275/year (2021)
ACRES:	1.96 (0.75 +/- to 1.21 +/-)
LOCATION:	1 mile North of I-77 in Springfield Twp.
TOPOGRAPHY:	Level
ZONING:	C-1 Commercial & R-2 Residential
BEST USE:	Commercial Development
SUB-MARKET:	Springfield Township
INTERCHANGE / DISTANCE:	I-77 / 1 Mile
FRONTAGE / DEPTH:	238' / 135'
UTILITIES:	Akron JEDD - Sewer / Water
GAS / ELECTRIC:	Dominion Energy / First Energy
DAILY TRAFFIC COUNT:	14,471 (S. Arlington Rd. @ Chenoweth Ct.)
NUMBER OF PARCELS:	5
BUS AVAILABLE:	Yes

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