

2160 EAST AVE

2160 East Ave, Akron, OH 44314



**THE MASICA
COMPANY**

RETAIL PROPERTY FOR SALE



VIDEO

PROPERTY DESCRIPTION

Offered as a fully equipped restaurant opportunity, the sale includes the existing furniture, fixtures, and equipment (FF&E), allowing a buyer to step into an operational setup with much of the infrastructure already in place. The layout, visibility, parking, and established neighborhood presence make the property well suited for a variety of restaurant concepts including pizza, casual dining, carryout, café, or neighborhood food-service operations. Overall, the property offers an excellent turnkey opportunity for an owner-operator seeking a recognizable, accessible location within Kenmore neighborhood of Akron.

OFFERING SUMMARY

Sale Price:	\$385,000
Number of Units:	1
Lot Size:	21,234 SF
Building Size:	1,920 SF

PROPERTY HIGHLIGHTS

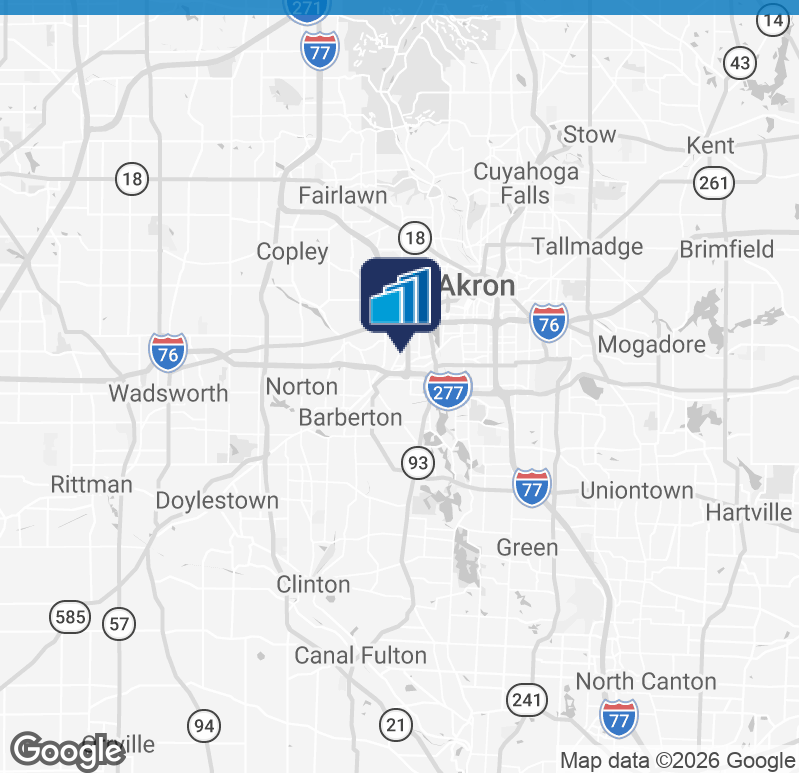
- Highly visible corner restaurant location along East Avenue corridor in Akron, Ohio
- Turnkey opportunity including substantially all furniture, fixtures, and equipment (FF&E)
- Established restaurant location with decades of community presence and brand recognition
- Functional layout supporting dine-in, carryout, catering, and drive-thru operations
- Fully equipped commercial kitchen with pizza ovens, hood systems, refrigeration, prep equipment, and stainless work areas
- Large paved parking lot with ample on-site customer and employee parking
- Prominent monument and building signage providing strong daily visibility and exposure
- Dense surrounding residential population supporting repeat neighborhood customer traffic
- Convenient access to Highland Square, Wallhaven, Mud Run Golf Course, Good Park Golf Course, and the Amazon fulfillment corridor

Patrick Craig

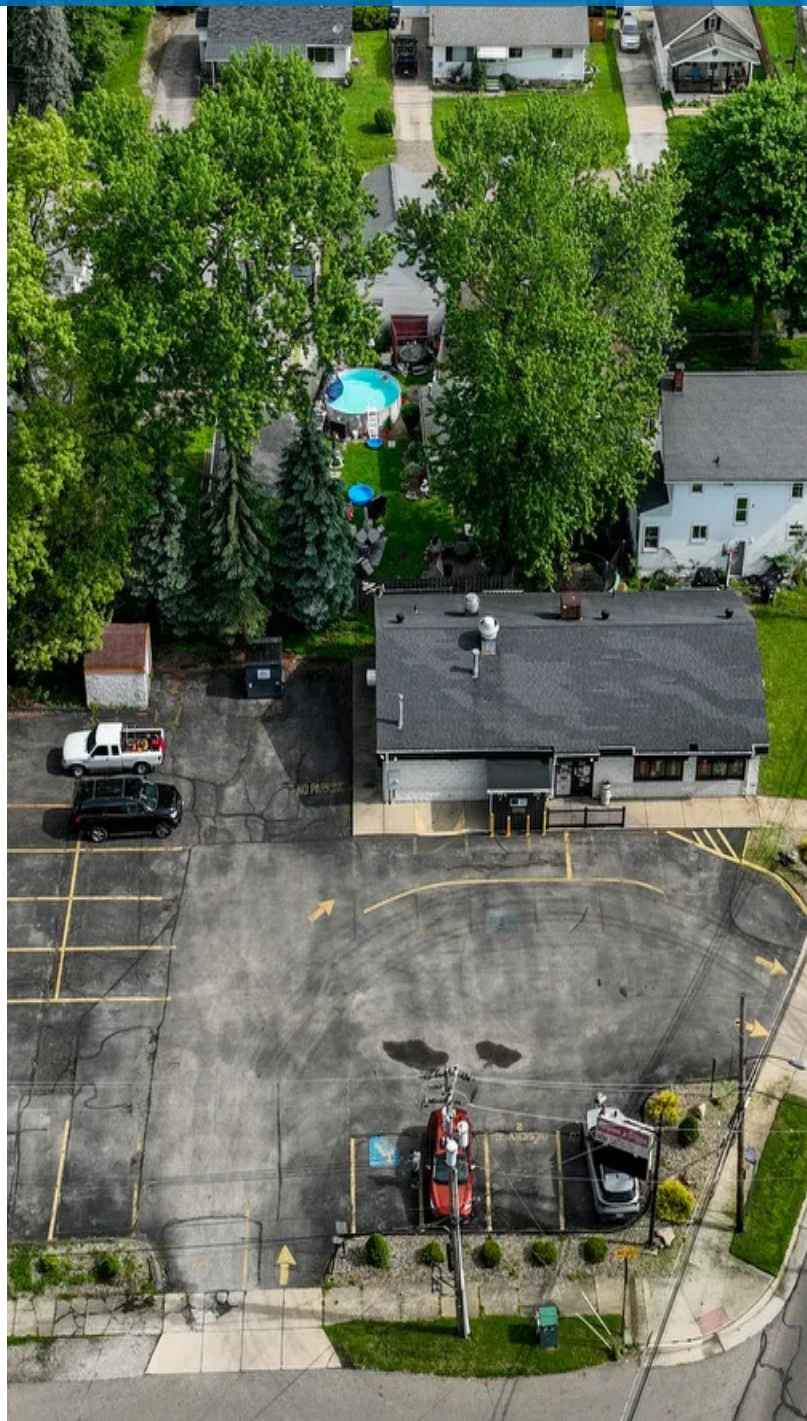
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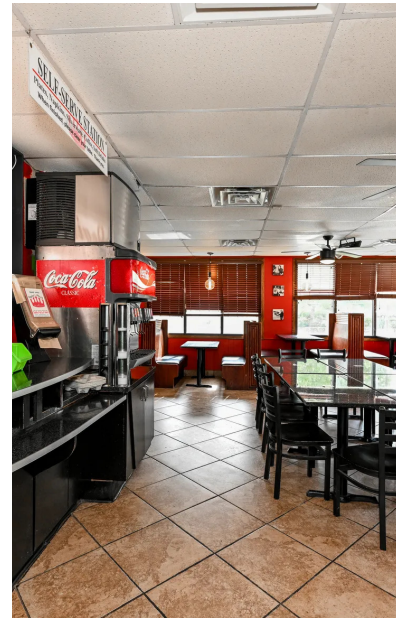
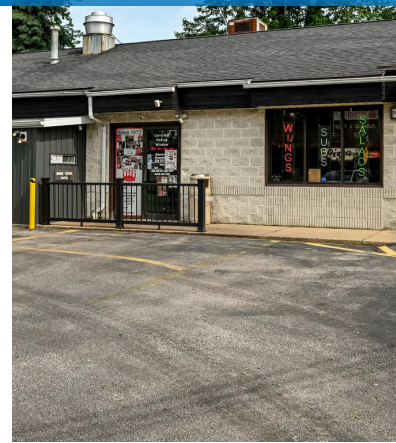
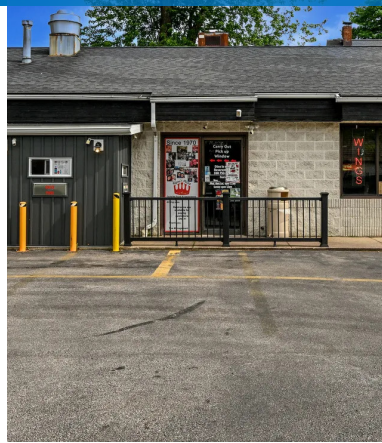
2 PROPERTY DETAILS & HIGHLIGHTS



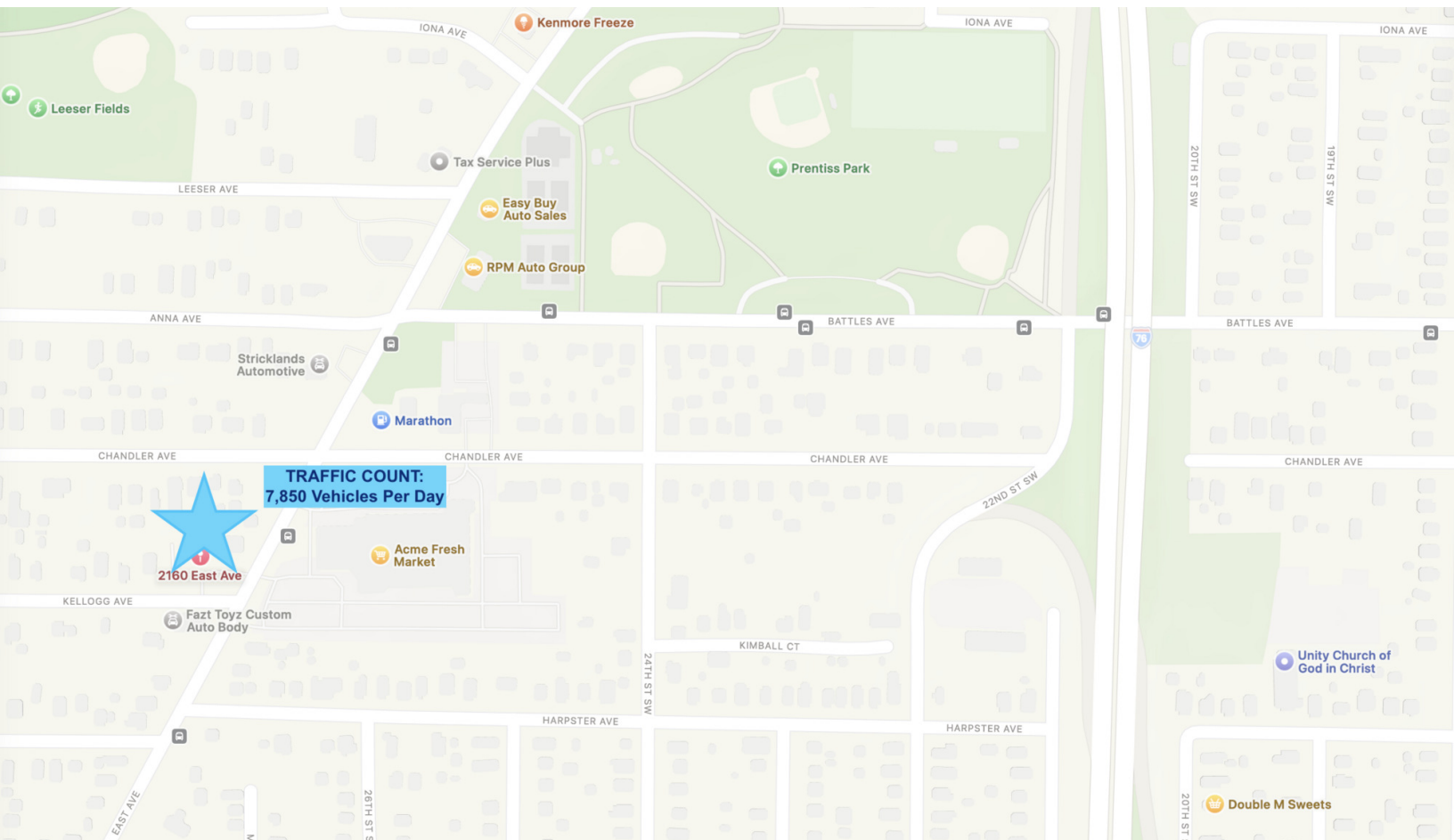
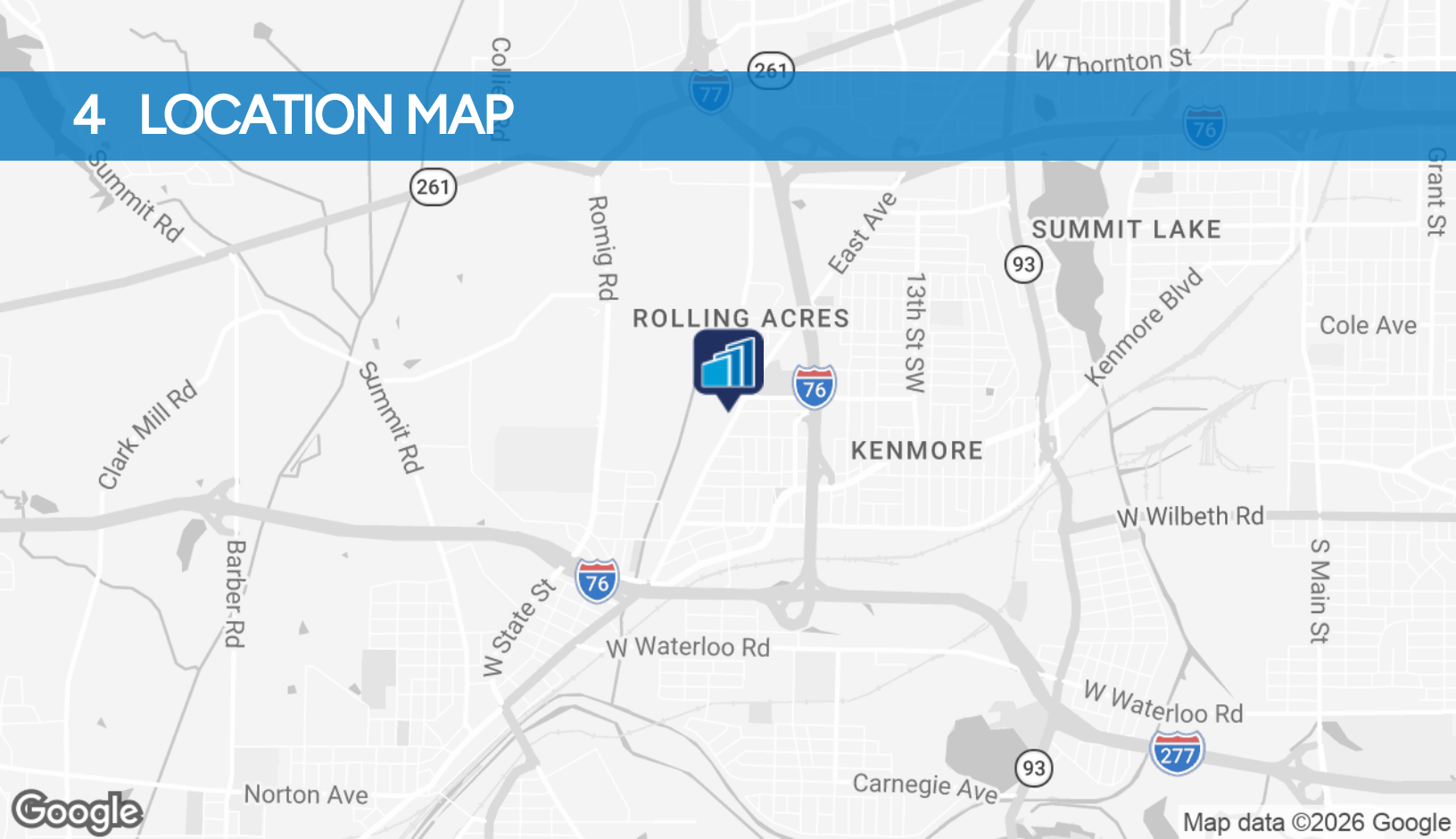
Building Name	2160 East Ave
Property Type	Retail
Property Subtype	Restaurant
APN	6758049
Building Size	1,920 SF
Lot Size	21,234 SF
Year Built	1987
Number of Floors	1
Parking Spaces	24
Roof	Asphalt shingles
Free Standing	Yes



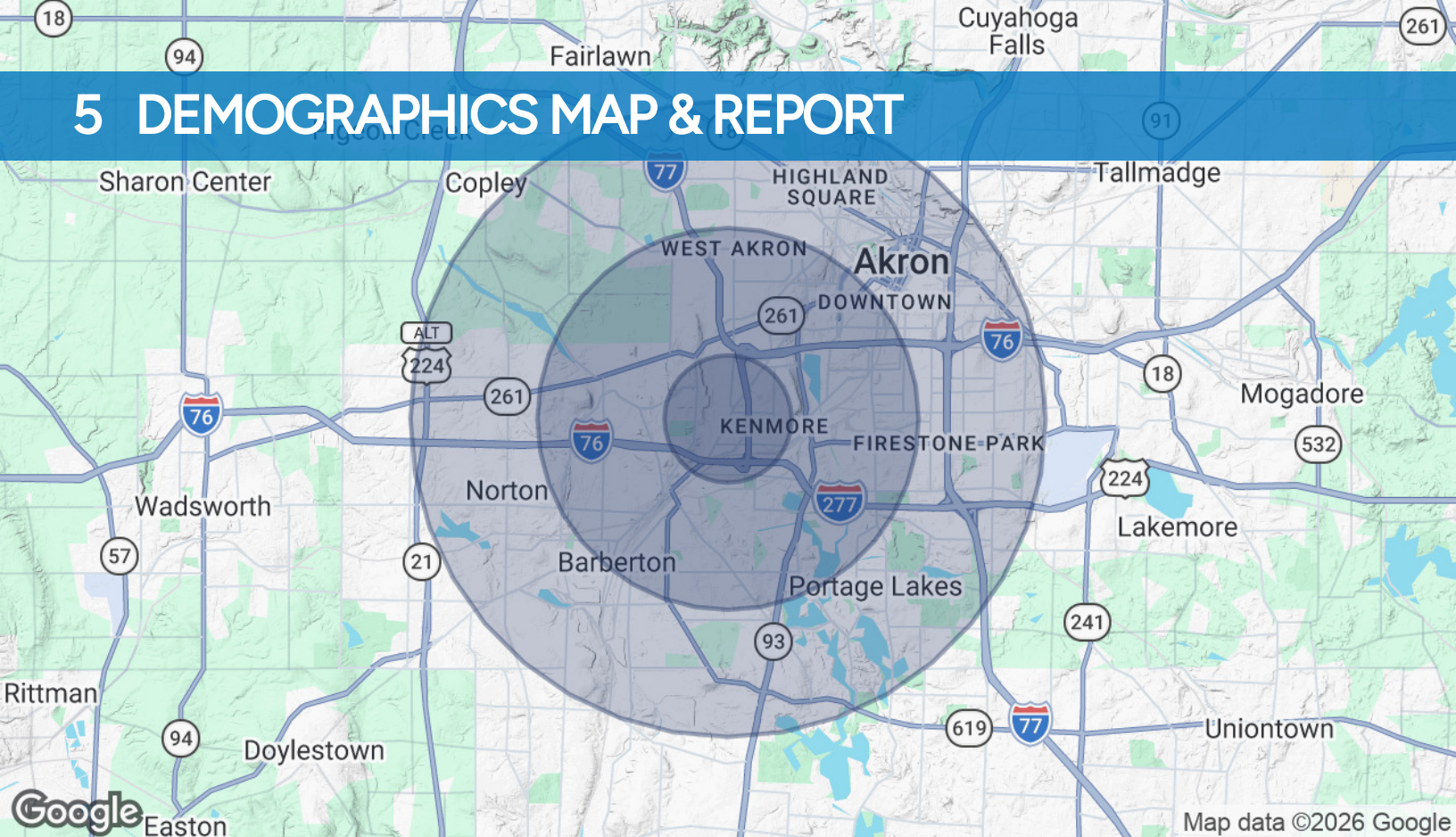
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,899	64,897	164,358
Average Age	37.5	39.6	39.4
Average Age (Male)	38.1	38.1	37.4
Average Age (Female)	37.1	40.6	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,410	28,996	72,687
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$57,266	\$58,912	\$65,865
Average House Value	\$85,136	\$120,253	\$140,785

2023 American Community Survey (ACS)