

PRIME WADSWORTH LOCATION FOR RETAIL SHOP!

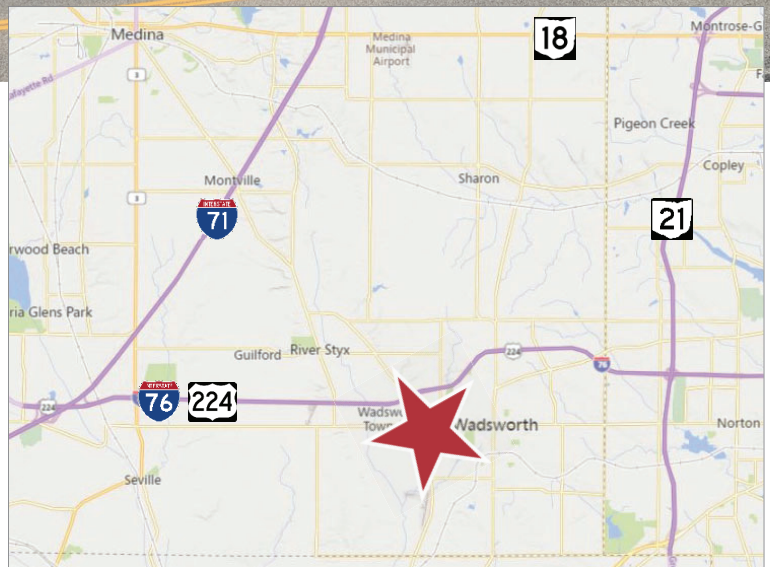
REDUCED PRICE!



772 College St.
Wadsworth, OH 44281

Property Details

- Located off Busy Wadsworth Rd. (SR-57)
- High Traffic Counts
- Property Abuts Wadsworth Rd. and College St.
- Room for Expansion
- Across the Street from Westchester Estates by Ryan Homes
- Great Visibility for Signage
- Current Owner Ran a Motorcycle Shop for Over 67 Years
- Over 30 Parking Spaces
- Less Than a Mile to I-76; 1/4 mile to SR-57
- Sale Price: ~~\$430,000~~ **REDUCED: \$395,000**



Marissa Rufe

330.204.3873

marissa.rufe@naipvc.com

David Whyte

330.352.7746

dwhyte@naipvc.com

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540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

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FOR SALE



For more information:

Marissa Rufe
330.204.3873
marissa.rufe@naipvc.com

David Whyte
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Demographics	1 Mile	3 Miles	5 Miles
Population:	3,882	27,074	46,939
Households:	1,514	10,991	18,868
Median Age:	40.9	41.9	42.7
Average HH Income:	\$122,635	\$115,884	\$117,274
Traffic Count:	12,629 VPD Wadsworth Rd. @ College St.		

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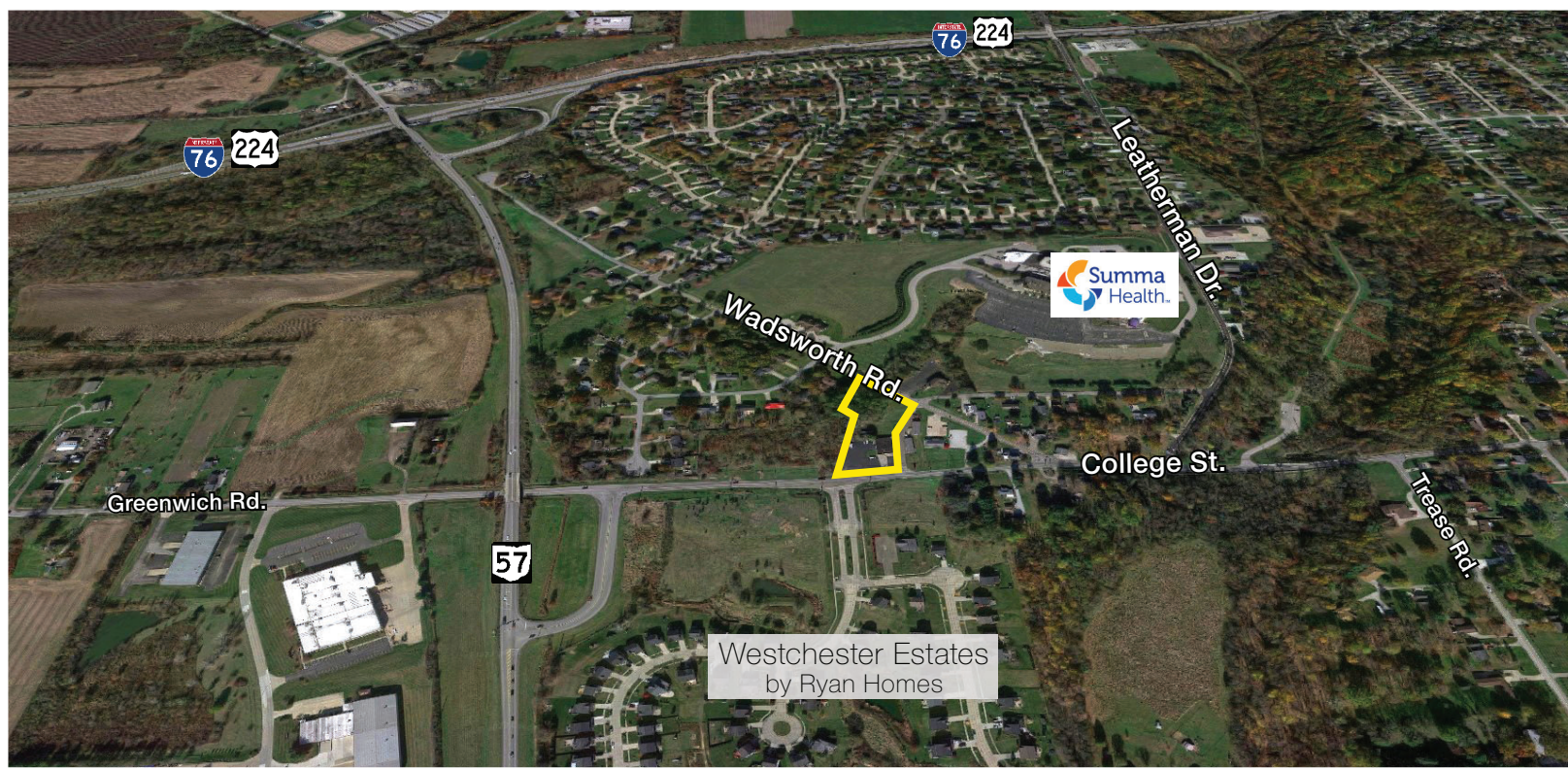
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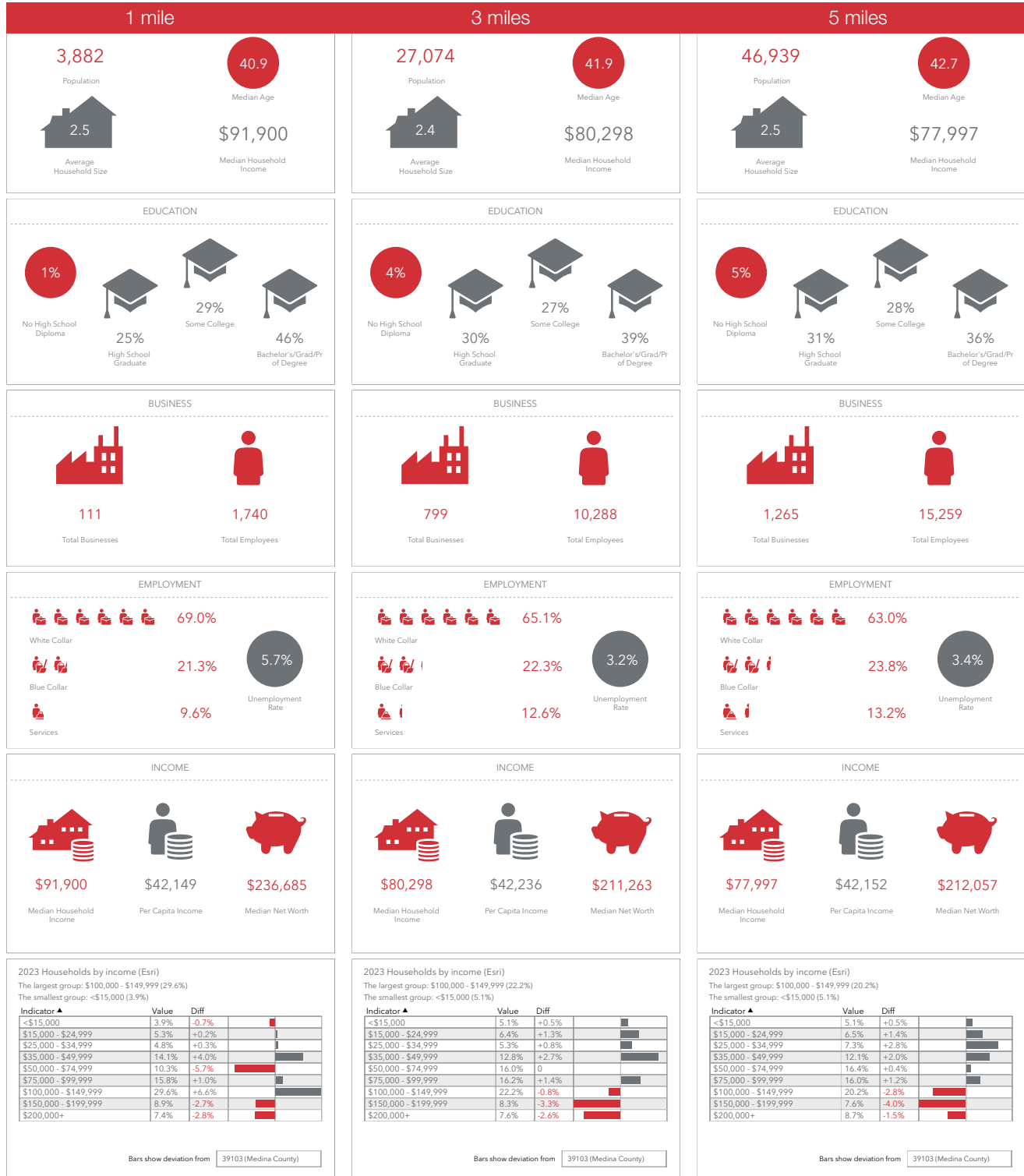
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Pricing Details

SALE PRICE: ~~\$430,000~~ **REDUCED PRICE: \$395,000**

TAXES: \$3,649 (2022)

Property Details

BUILDING SIZE: 4,644 SF

LAND AREA: 1.829 acres

PARKING: 30+

FRONTAGE: 216' on College St.
194' on Wadsworth Rd.

DEPTH: 502' approx.

PARCEL: 040-20A-14-106 & 040-20A-18-015

ZONING: CSG (College Street Gateway)

YEAR BUILT: 1954

DRIVE-IN DOORS: 2

Location Details

LOCATION: On College St. between Wadsworth Rd. and SR-57

INTERCHANGE / DISTANCE: Less Than a Mile to I-76; 1/4 mile to SR-57

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