

FOR SALE

PRICE REDUCED: Prime Industrial Property Along I-76



25th Street SW - Industrial Land Akron, OH 44314

Price Reduction!

Development Opportunity

- 8.28 acres of prime industrial property with great visibility from I-76
- Property has utilities available

David Whyte 330 352 7746 dwhyte@naipvc.com Karen Whyte 330 351 1757 kwhyte@naipvc.com

Quick Look

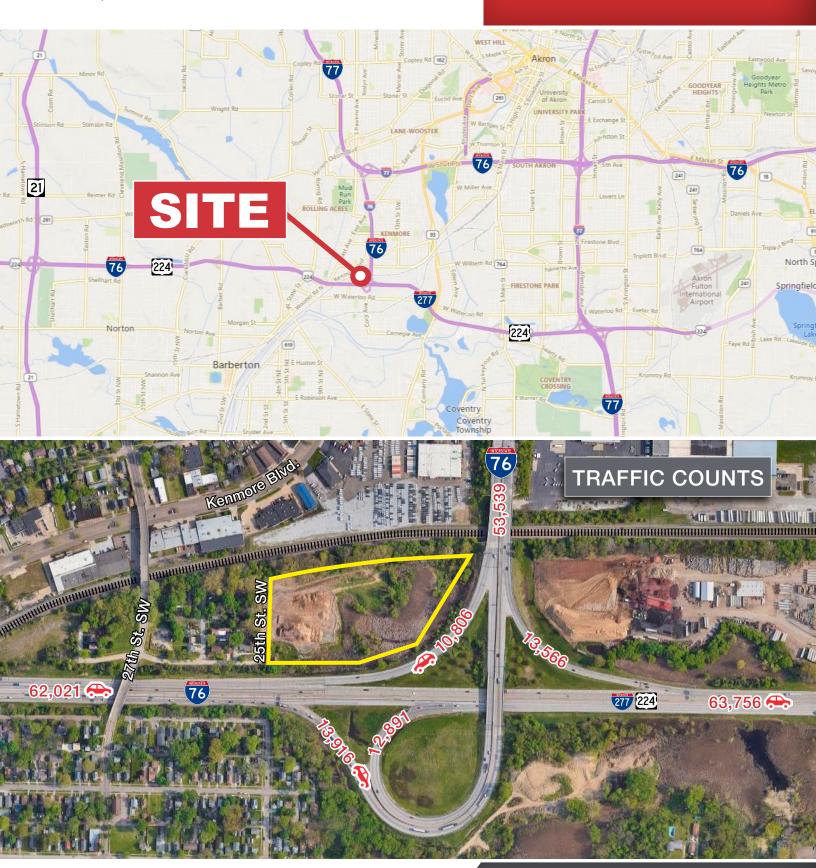
TOTAL ACRES	8.28
ZONED	Industrial U-5
BEST USE	Development
PRICE REDUCED	\$379,000 \$349,000
TAXES	\$3,427/year (2023)
FRONTAGE (I-76)	1,102 feet
PARCELS	6752874 / 6833316

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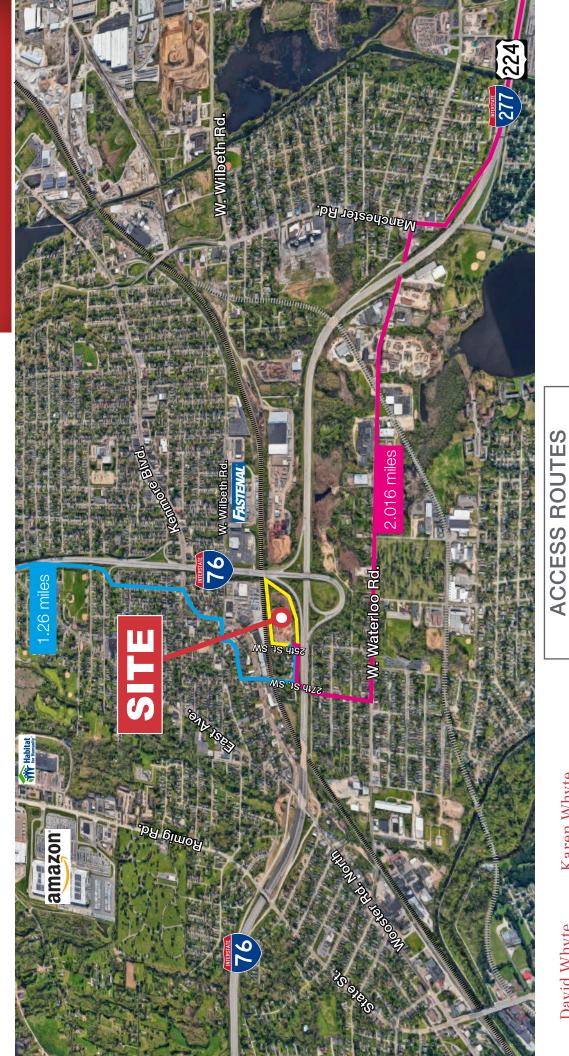
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David Whyte 330 352 7746 dwhyte@naipvc.com

M Pleasant Valley

Karen Whyte 330 351 1757 kwhyte@naipvc.com

from the south from the north

540 White Pond Drive | Suite A Akron, Ohio, 44320 +1 330 535 2661

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7/14/2023, 12:03:03 PM

Parcels

FEMA Floodplains 2016

Jurisdictions

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Lakes and Ponds

dwhyte@naipvc.com David Whyte 330 352 7746

kwhyte@naipvc.com Karen Whyte 330 351 1757

M Pleasant Valley

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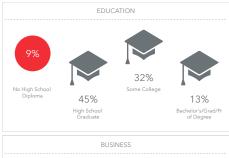
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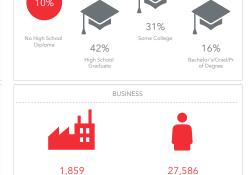
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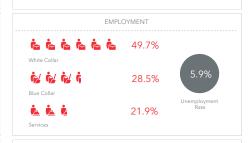












Total Employees





INCOME



	INCOME	
\$42,983	\$27,791	\$47,341
Median Household Income	Per Capita Income	Median Net Worth

\$40,472	\$24,306	\$33,189
Median Household Income	Per Capita Income	Median Net Worth
2023 Households by inc The largest group: \$50,000		

16.2% +5.3% 11.2% +3.7% 14.5% +6.0% 18.0% +6.3%

Indicator ▲	Value	Diff	
<\$15,000	18.1%	+7.2%	
\$15,000 - \$24,999	11.6%	+4.1%	
\$25,000 - \$34,999	12.6%	+4.1%	
\$35,000 - \$49,999	15.4%	+3.7%	
\$50,000 - \$74,999	18.7%	+1.1%	
\$75,000 - \$99,999	10.6%	-1.9%	
\$100,000 - \$149,999	8.4%	-7.5%	
\$150,000 - \$199,999	3.0%	-4.2%	
\$200,000+	1.5%	-6.7%	

2023 Households by income (Esri)

ndicator A	Value	Diff
<\$15,000	18.7%	+7.8%
\$15,000 - \$24,999	11.1%	+3.6%
\$25,000 - \$34,999	11.6%	+3.1%
\$35,000 - \$49,999	14.2%	+2.5%
\$50,000 - \$74,999	17.4%	-0.2%
\$75,000 - \$99,999	10.6%	-1.9%
\$100,000 - \$149,999	10.2%	-5.7%
\$150,000 - \$199,999	3.7%	-3.5%
\$200,000+	2.5%	-5.7%

David Whyte
330 352 7746
dwhyte@naipyc.co

The smallest group: \$200,000+ (1.2%)

Indicator 4

\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999

\$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999 \$150,000 - \$199,999 \$200,000+

> Karen Whyte 330 351 1757 kwhyte@naipvc.com



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Property Details ACRES:

CRES: 8.28

BEST USE: Development

ZONING: Industrial U-5

UTILITIES: gas, electric, water, sewer at site

Price Details

REDUCED SALE PRICE: \$349,000

PRICE / ACRE: \$48,188 / acre

TAXES: \$3,426.77/year (2023)

Location Details INTERCHANGE:

NTERCHANGE: I-76 / I-77

DISTANCE: 1 mile / 2 miles

FRONTAGE: 1,102 feet along I-76 W

Notes

Fantastic opportunity! Prime industrial property strategically positioned with 1,100 feet of frontage along Interstate 76 W. This 8.28 acres of land offers exceptional visibility along with excellent traffic counts.

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte 330 351 1757 kwhyte@naipvc.com

