

FOR SALE



2770 Cory Avenue

2770 Cory Avenue
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Section 1

Property Information



Property Summary

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PROPERTY HIGHLIGHTS

- Freestanding ±2,504 SF retail/commercial building on a corner lot
- Convenient access to I-76, I-277, US-224, Manchester Rd, and Downtown Akron
- Located within an established infill commercial corridor with strong surrounding residential density
- Excellent owner-user or investment opportunity with stable Akron retail market fundamentals

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	0.35 Acres
Building Size:	2,504 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,324	3,476
Total Population	1,186	3,213	8,078
Average HH Income	\$74,805	\$68,433	\$66,698

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Property Description

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PROPERTY DESCRIPTION

2770 Cory Avenue presents an opportunity to acquire a freestanding retail/commercial property in the heart of Akron's established Kenmore trade area. The approximately 2,504 SF masonry building sits on a 0.35-acre corner parcel and is currently occupied by Reeves Cake Shop, a long-standing local bakery operation. The property offers excellent functionality for a variety of retail, food service, bakery, showroom, office, or owner-user applications.

Positioned within a stable infill commercial corridor, the property benefits from consistent surrounding residential density, strong local traffic patterns, and convenient access to major transportation routes including I-76, I-277, US-224, and Manchester Road. The building's efficient layout, dedicated parking, and strong visibility create an attractive opportunity for both investors and owner-users seeking an affordable and functional commercial asset in the Akron market.

LOCATION DESCRIPTION

Located in Akron's historic Kenmore area, 2770 Cory Avenue is situated within a densely populated residential and commercial corridor just minutes from Downtown Akron and several major highway interchanges. The property benefits from quick connectivity to Interstate 76, Interstate 277, US-224, and key commercial arteries including Waterloo Road, Manchester Road, and Kenmore Boulevard.

The surrounding area consists of established residential neighborhoods, neighborhood retail, service businesses, industrial employers, and local restaurants that generate consistent daily traffic and consumer activity. Nearby traffic counts exceed 40,000 vehicles per day along the I-277/US-224 corridor, with additional strong traffic counts throughout the immediate trade area.

The Akron market continues to demonstrate stable retail fundamentals supported by a diversified regional economy centered around healthcare, manufacturing, logistics, polymer science, and education.

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Additional Photos

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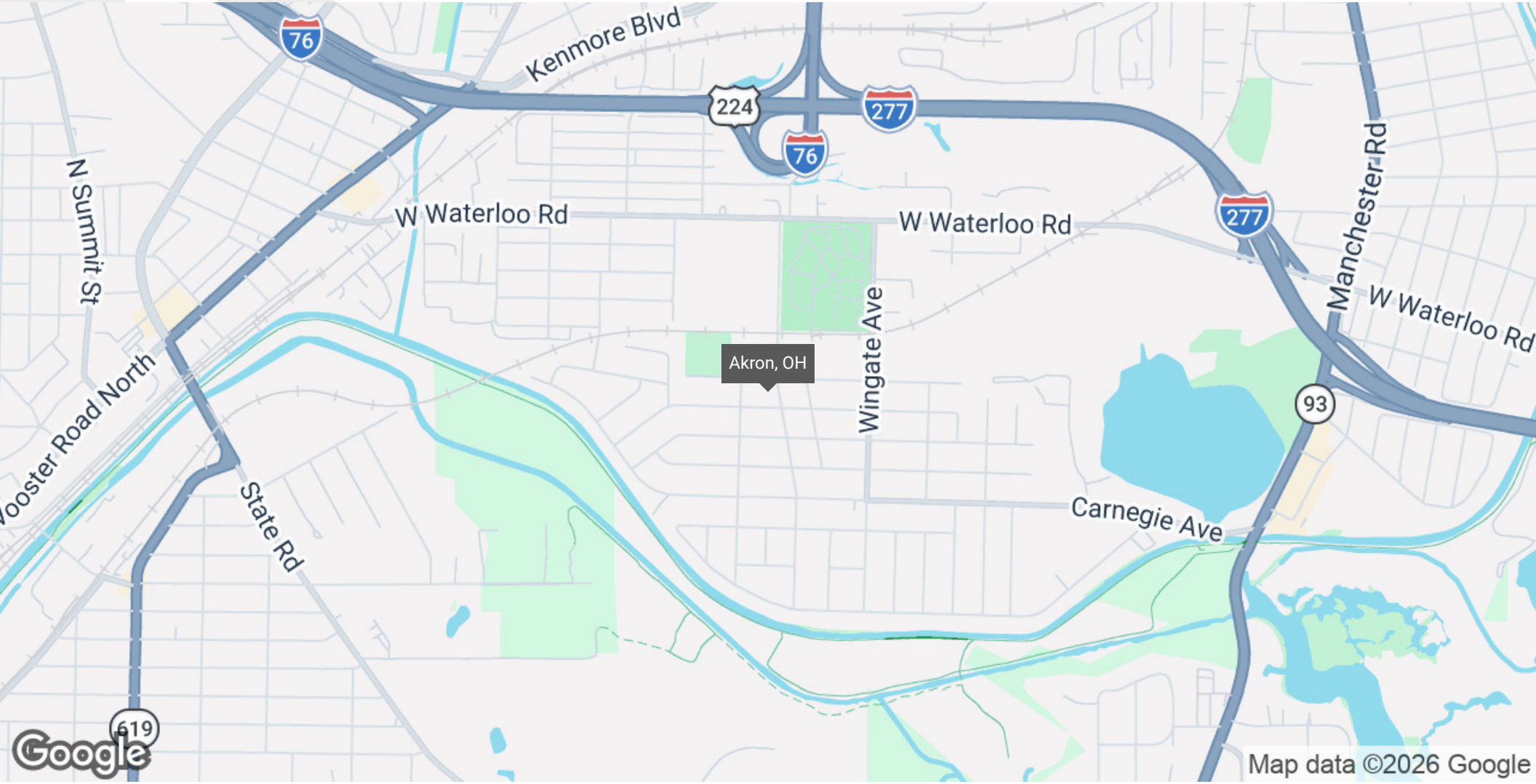


Section 2

Location Information

Regional Map

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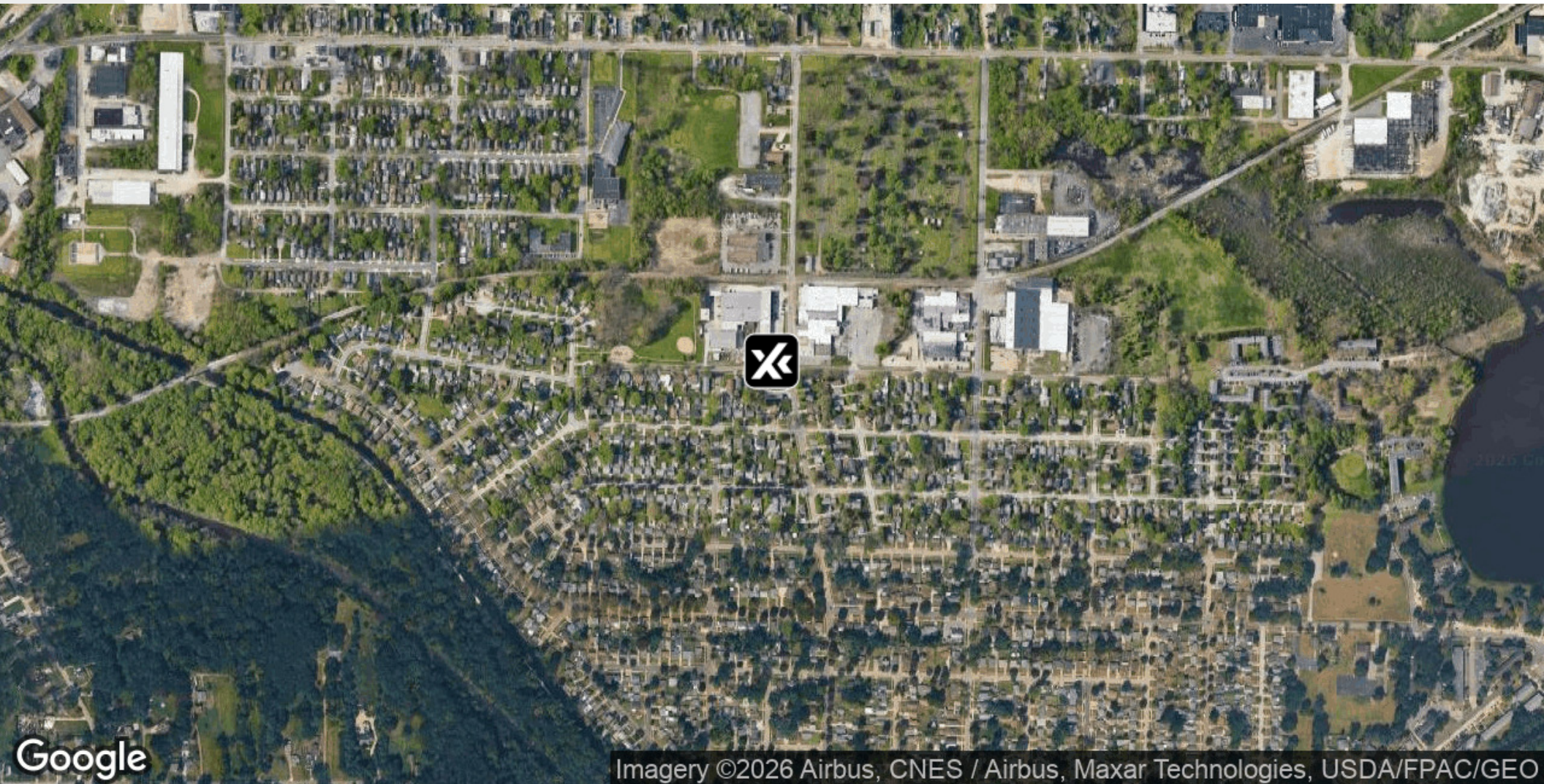
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Aerial Map

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Section 3

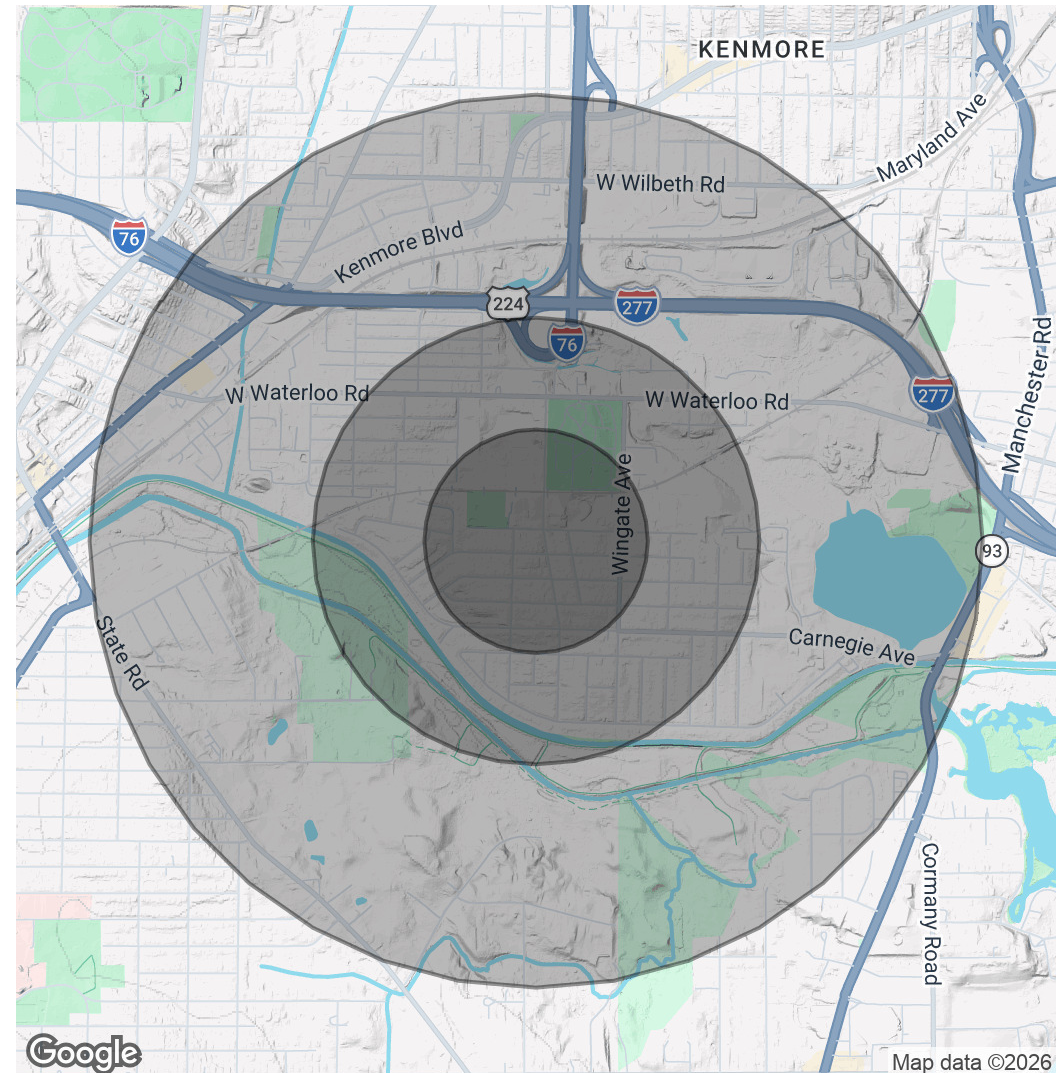
Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,186	3,213	8,078
Average Age	43.3	43.0	43.0
Average Age (Male)	45.7	46.2	44.5
Average Age (Female)	42.7	41.0	40.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	447	1,324	3,476
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$74,805	\$68,433	\$66,698
Average House Value	\$101,097	\$99,139	\$102,202

2023 American Community Survey (ACS)



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