



PROPERTY SUMMARY

Formerly home to a neighborhood bar and gathering place, this freestanding commercial property offers a unique opportunity for an owner-user or investor. With strong visibility, dedicated parking, and a flexible layout, the property is well-suited for a variety of uses including retail, fitness, entertainment, food and beverage, or other customer-focused concepts.

Located along North Main Street and directly across from newer residential development, the property benefits from strong accessibility and a growing surrounding community.

PROPERTY HIGHLIGHTS

- Former Neighborhood Bar with Established Local Presence
- Solid Building with Great Bones to Make It Your Own
- Flexible Layout Suitable for Retail, Fitness, Entertainment, or Food & Beverage Uses
- High-Visibility North Main Street Location with Dedicated On-Site Parking
- Excellent Opportunity for Owner-Users or Investors
- Open Interior Layout Allowing for a Variety of Business Concepts
- Convenient Access to Downtown Akron, Route 8, and I-77

Property Type	Retail
Property Subtype	Street Retail
Building Size	2,910 SF
Lot Size	0.2594 acres



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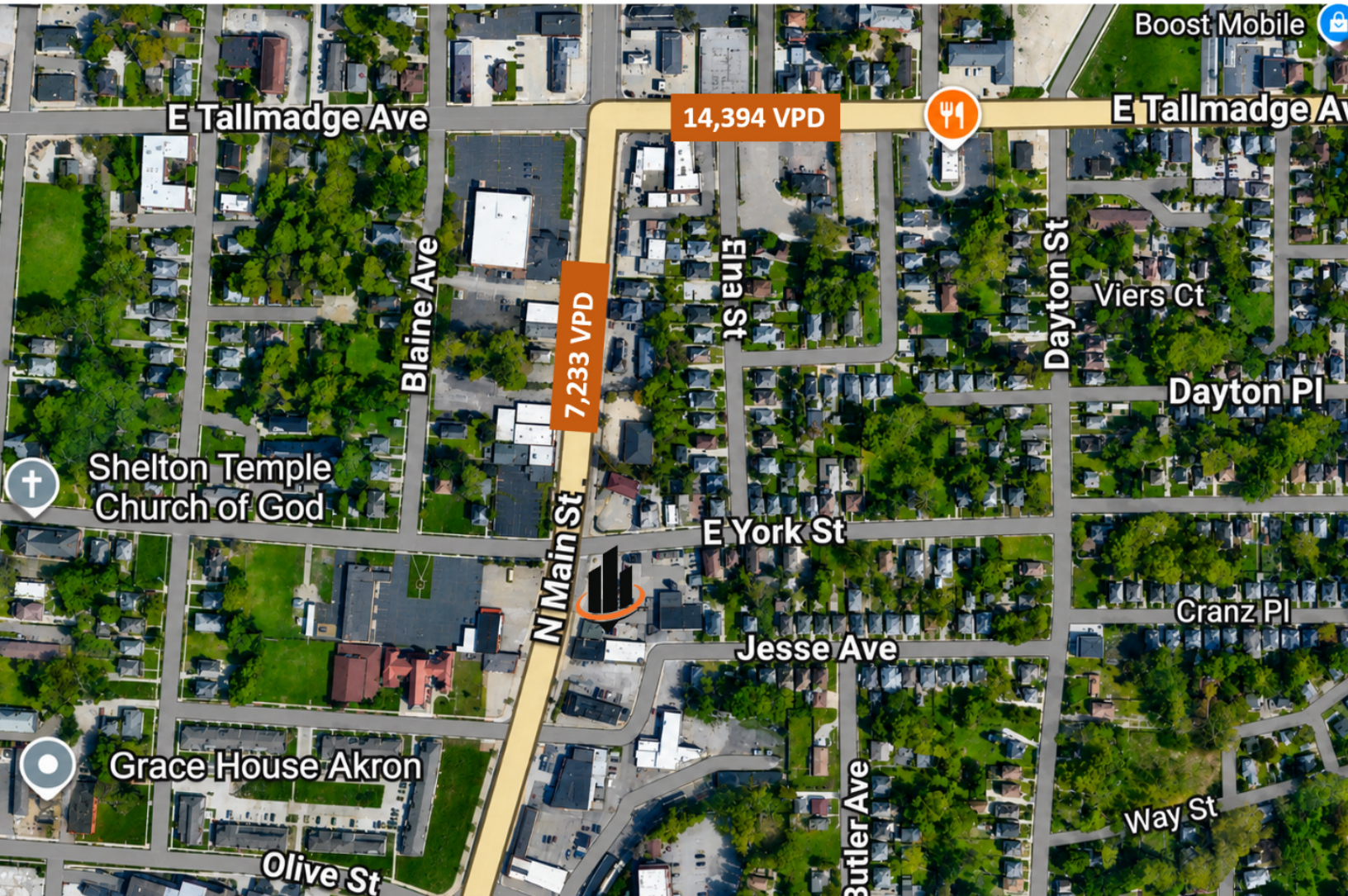


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Location & Traffic Count Map

451 North Main Street

Akron, OH 44310



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Additional Photos

451 North Main Street

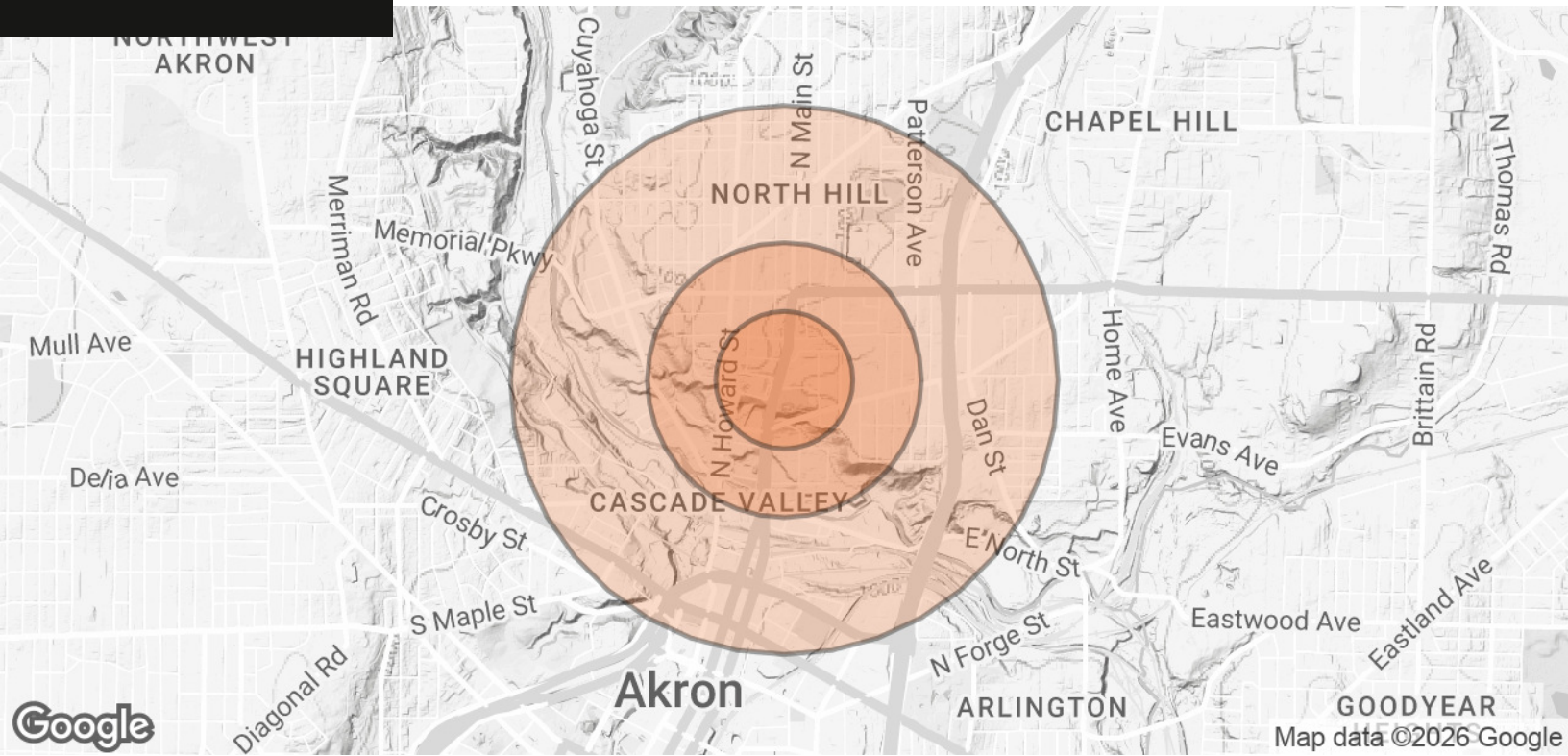
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,482	4,923	13,003
AVERAGE AGE	32.0	32.1	33.5
AVERAGE AGE (MALE)	25.0	24.5	28.3
AVERAGE AGE (FEMALE)	37.5	36.5	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	534	1,806	4,621
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$54,086	\$45,858	\$51,588
AVERAGE HOUSE VALUE	\$12,200	\$58,618	\$81,620

2023 American Community Survey (ACS)



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