

**FOR SALE & LEASE**

**266 E South St**

**266 E SOUTH ST**

Akron, OH 44311

**PRESENTED BY:**

**GRAYDON FOX**

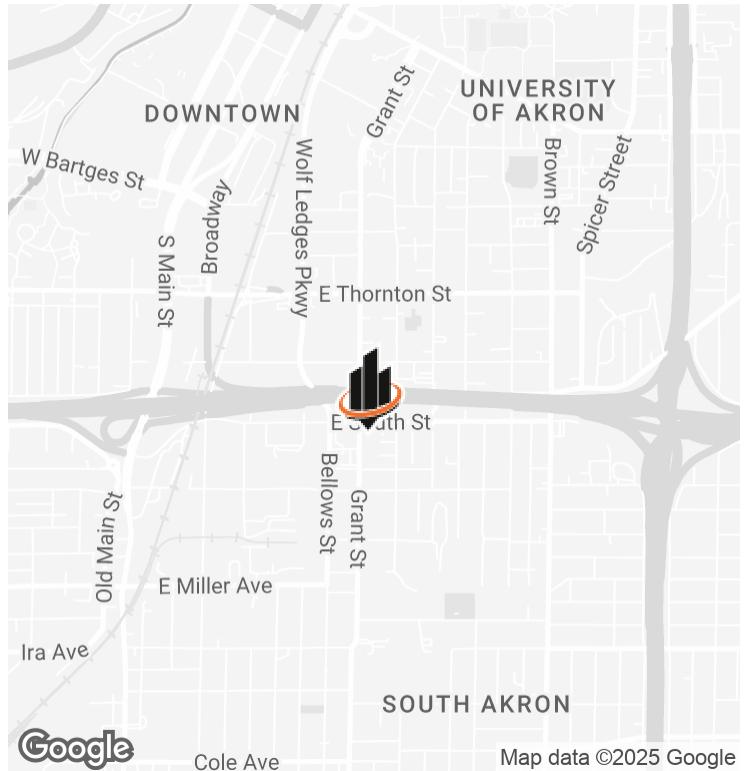
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OH #SAL2019006700



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$390,000
<b>MONTHLY RENT:</b>	\$3,900 (Modified Gross)
<b>AVAILABLE SF:</b>	9,180 SF
<b>LOT SIZE:</b>	0.67 Acres
<b>PARCEL NUMBER:</b>	6758855

## Property Description

The Subject Property is a 9,180 SF free standing retail building formerly occupied by Family Dollar. The Subject Property is located in Akron in extremely close proximity to Route 8. Almost across the road, there are the USPS distribution center and the county prison as stable employers. The university of Akron and downtown are just 5 minutes away.

The property is in a good condition being built relatively recently in 2007 with roof and HVAC regularly serviced and maintained. Parking lot spans two city lots offering great access (ingress, egress) to customers. The Family Dollar store was bringing above average revenue for a typical location.

There are over 215,000 people within a 5 mile radius of this location. The property is equipped with one restroom. All mechanicals and the roof are in good working condition. Between Interstate 77 and E. South Street, this location has traffic counts of a combined 137,000 vehicles per day. The property is within a 5 mile radius of Summa Health System, The University of Akron, Canal Park, and the Akron Zoo.

-Owner is open to creative seller financing deal structures

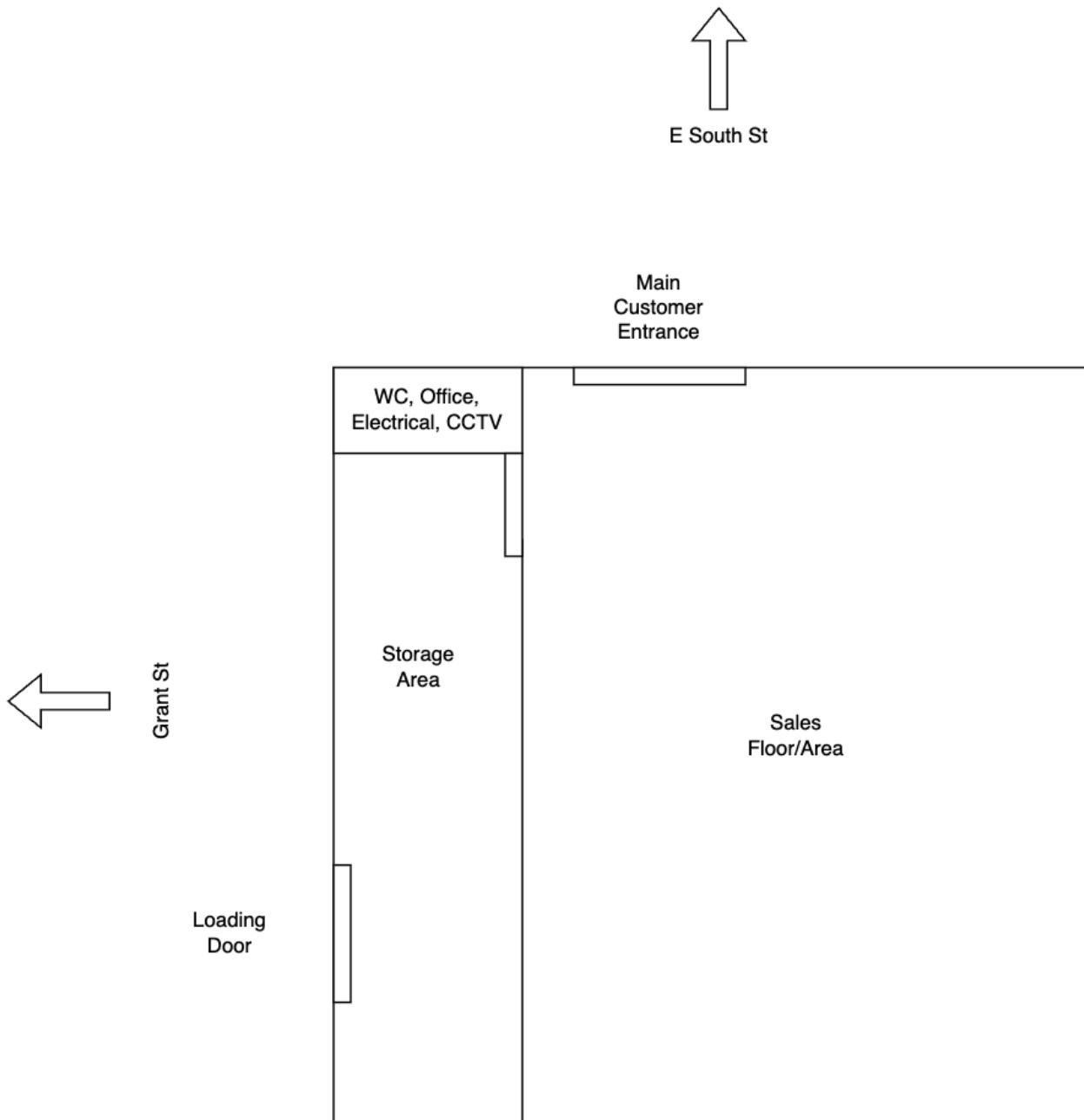
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# FLOORPLAN



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## ROOF/MECHANICALS



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## RETAIL MAP



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## AERIAL PHOTO



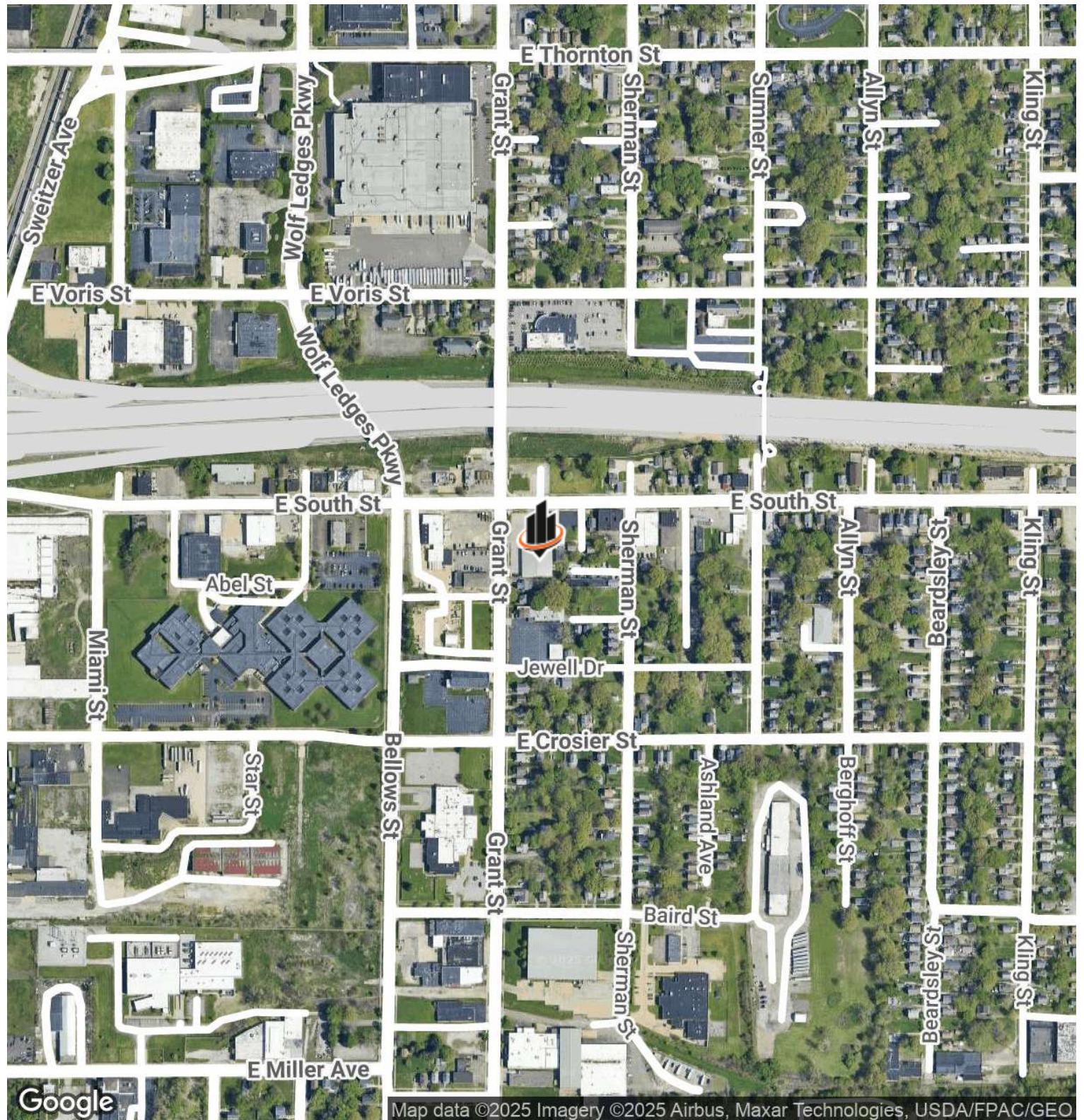
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## LOCATION MAP



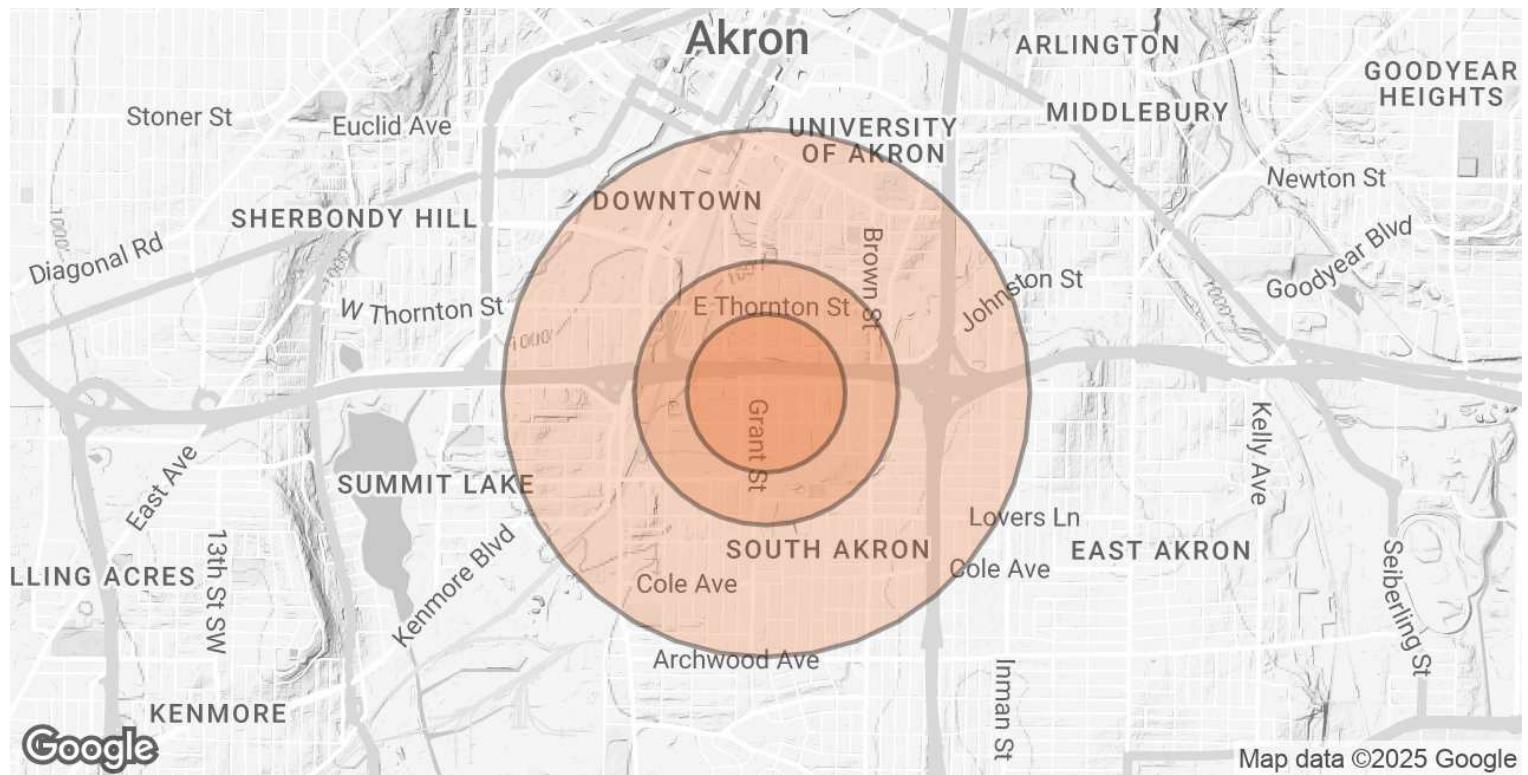
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# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	657	2,659	13,802
<b>AVERAGE AGE</b>	35	34	34
<b>AVERAGE AGE (MALE)</b>	0	0	0
<b>AVERAGE AGE (FEMALE)</b>	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	259	1,088	5,434
<b># OF PERSONS PER HH</b>	2.5	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$35,088	\$35,957	\$40,748
<b>AVERAGE HOUSE VALUE</b>	\$62,378	\$61,773	\$95,901

Demographics data derived from AlphaMap

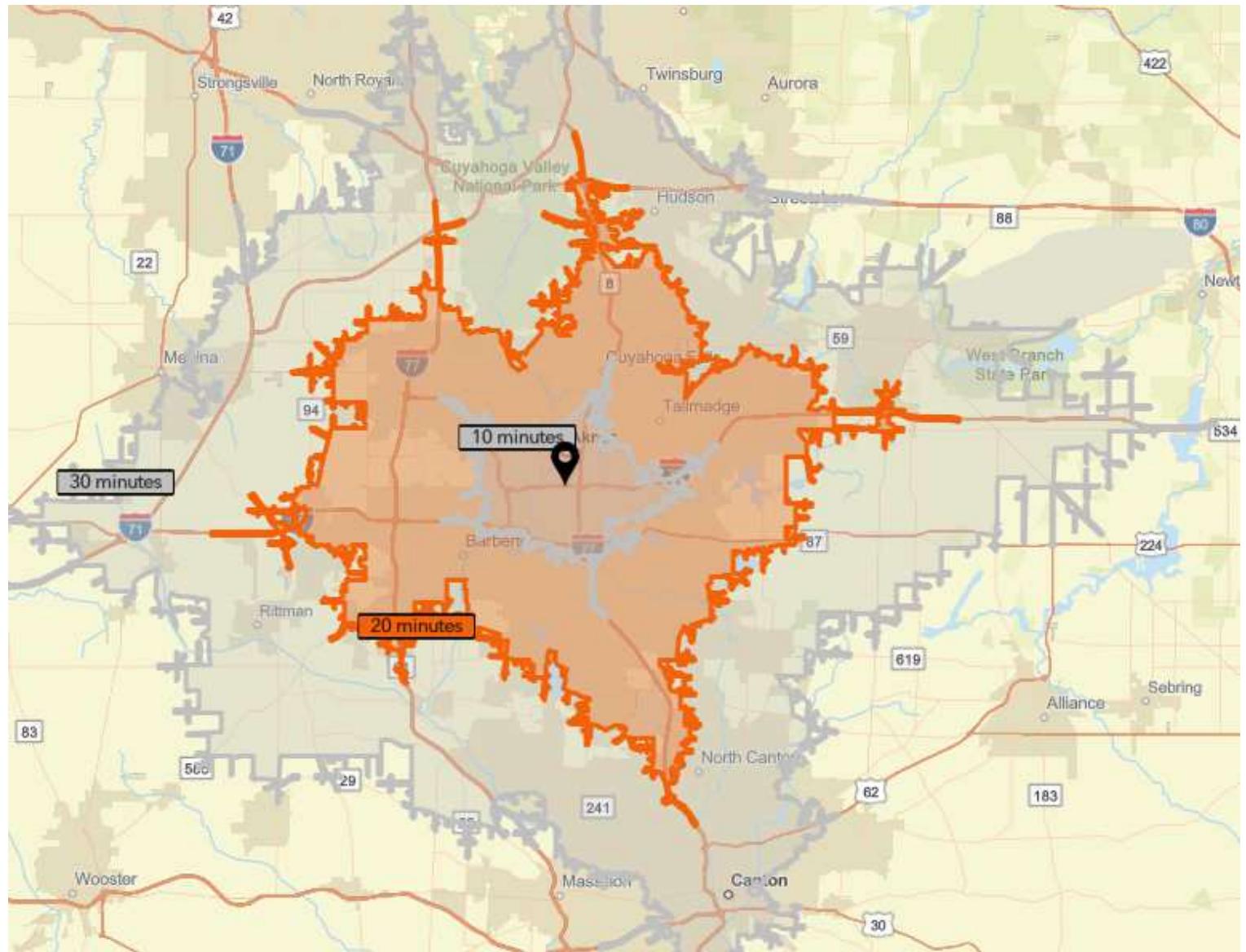
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## DRIVE TIME MAP



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