

## Former Restaurant/Bar in Akron, OH



# 1761 S. Main St.

Akron, OH 44301

## Property Features

- Available Space: 2,125 SF
- Zoned U-3
- Additional 2,125 SF lower-level bar
- Located on a high-traffic street
- Business available for purchase as well
- Great location on S. Main St. and Palmetto Ave. in Akron

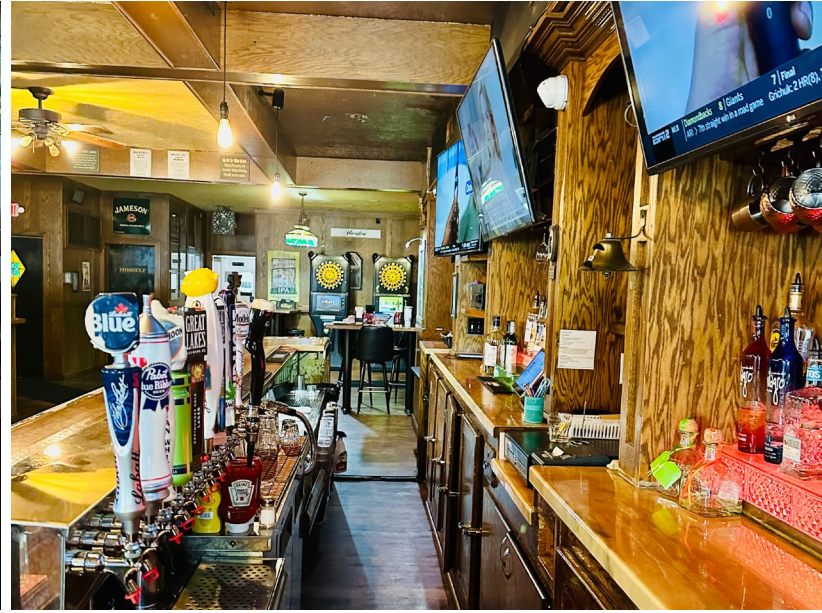


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FOR SALE  
RESTAURANT/BAR



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**NAI Pleasant Valley**  
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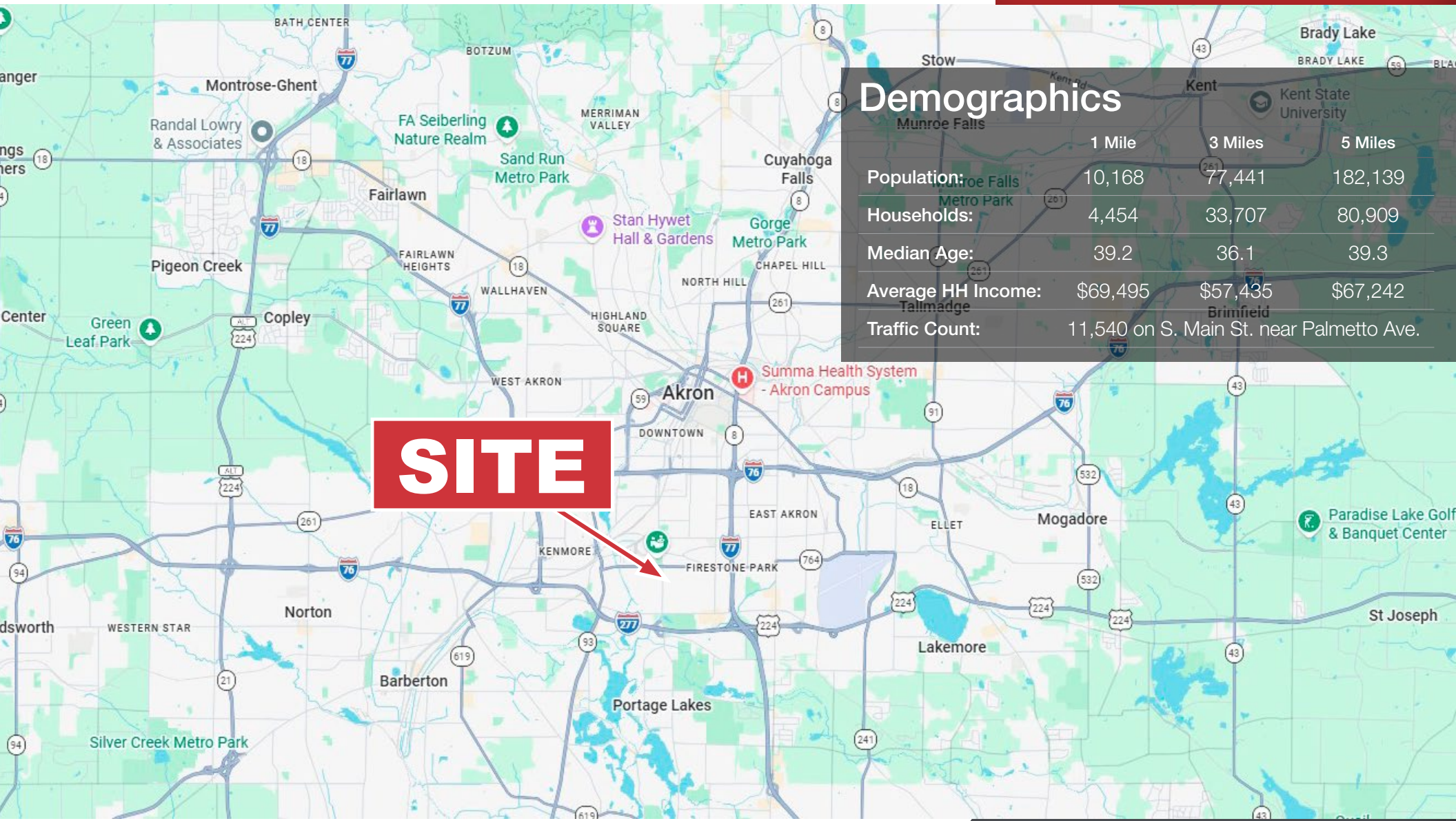
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### Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,168	77,441	182,139
Households:	4,454	33,707	80,909
Median Age:	39.2	36.1	39.3
Average HH Income:	\$69,495	\$57,435	\$67,242
Traffic Count:	11,540 on S. Main St. near Palmetto Ave.		

**SITE**

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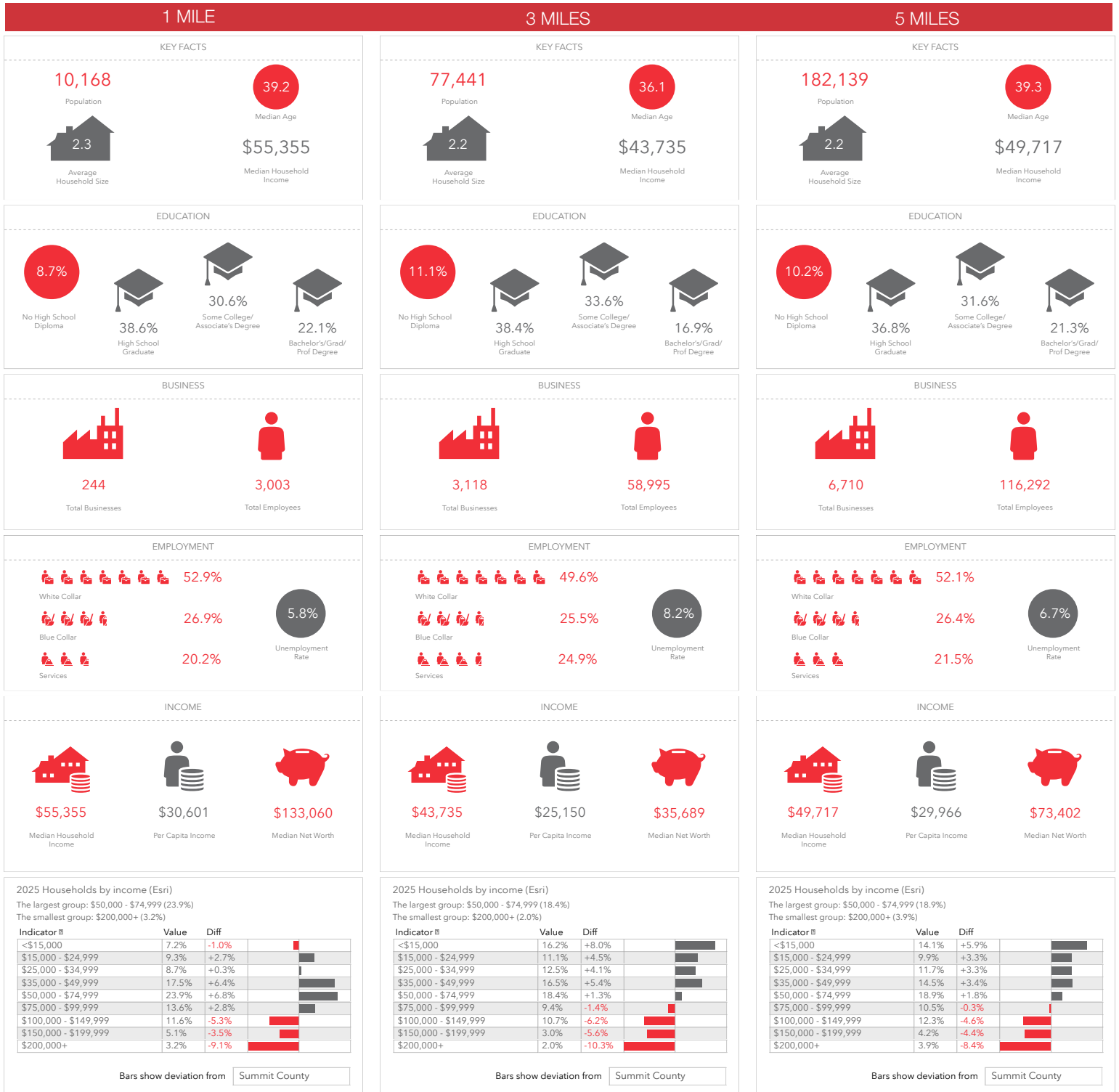
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## RESTAURANT/BAR



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RESTAURANT/BAR

## Property Details

<b>SALE PRICE:</b>	\$359,000
<b>SPACE AVAILABLE:</b>	2,125 SF
<b>PROPERTY TYPE:</b>	Freestanding restaurant
<b>LAND AREA:</b>	.252 acres
<b>PARKING:</b>	22 spaces
<b>PARCELS:</b>	6819148 & 6819150
<b>ZONING:</b>	U-3

### Kevin O'Brien's – Prime Bar & Restaurant Real Estate Opportunity

Established location with over 24 years of successful operation. This 2,125 SF building features a recently updated kitchen, main-level bar and dining area, plus an additional lower-level bar. Situated on a high-traffic roadway with excellent visibility and over 20 on-site parking spaces. Real estate only is offered for sale. The business, furniture, fixtures, equipment, and liquor license are available separately. Ideal opportunity for an owner-operator or investor seeking a proven hospitality location.

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