

# NAIPleasant Valley

For Sale  
7,400 SF  
Retail Investment Property



Recognized Retailer of the Year  
for Ohio Lottery Keno \$1 Million Club

**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

**Price Reduced!**

~~\$900,000~~

~~\$750,000~~

**\$595,000**

## Property Details

- **New Price: \$595,000** (was \$900,000)
- Retail Plaza
- U-3 Zoning
- Established Bar/Nightclub
- D5 & D6 Liquor License
- Type C Lottery License
- New Roof in 2019
- New Parking Lot in 2017
- Built in 1969
- Ample Parking
- Ample Electrical Power
- Long Term Lease: Gionino's Pizzeria
- Taxes \$11,500 / year
- Located at the corner of E. Tallmadge Ave. and Blackstone Ave.



**David Whyte**

+1 330 352 7746  
dwhyte@naipvc.com

**Karen Whyte**

+1 330 351 1757  
kwhyte@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
naipvc.com



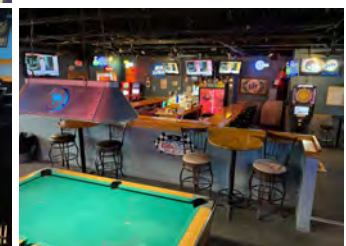
## Established Bar/Nightclub



## Property Description

Great investment property 7,400 SF Retail Plaza. The owner/seller anchors the plaza with a 2,500 SF bar/nightclub included in the asking price. An additional vacant 3,000 SF unit adjacent to the bar could offer a larger entertainment area or retail space. The third unit occupies 900 SF. Currently vacant but this unit stays leased due to its size and value. The fourth unit occupies 1,500 SF currently leased to Gionino's Pizzeria with a long-term lease.

Recognized  
**Retailer of the Year**  
for Ohio Lottery  
Keno \$1 Million Club



David Whyte +1 330 352 7746 • dwhyte@naipvc.com

Karen Whyte +1 330 351 1757 • kwhyte@naipvc.com

**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

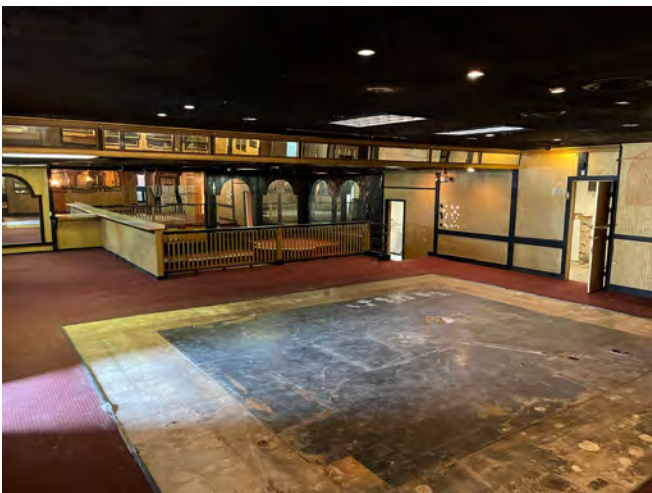
540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
naipvc.com



# NAIPleasant Valley

For Sale  
7,400 SF  
Retail Investment Property

## Entertainment Area



David Whyte +1 330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

Karen Whyte +1 330 351 1757 • [kwhyte@naipvc.com](mailto:kwhyte@naipvc.com)

**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)



## Key Shop, Pizzeria & Parking



Demographics	1 Mile	3 Miles	5 Miles
Population:	7,376	89,515	218,819
Households:	3,358	38,080	95,949
Median Age:	43.7	38.8	39.1
Average HH Income:	\$51,569	\$64,330	\$68,954
Traffic Count:	16,550 E Tallmadge Ave @ Brittain Rd		

David Whyte +1 330 352 7746 • dwhyte@naipvc.com

Karen Whyte +1 330 351 1757 • kwhyte@naipvc.com

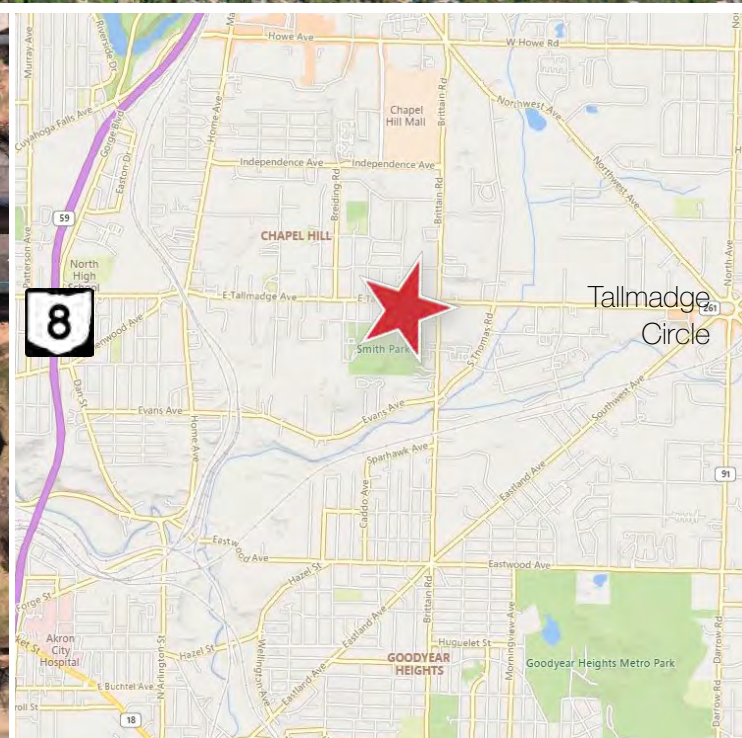
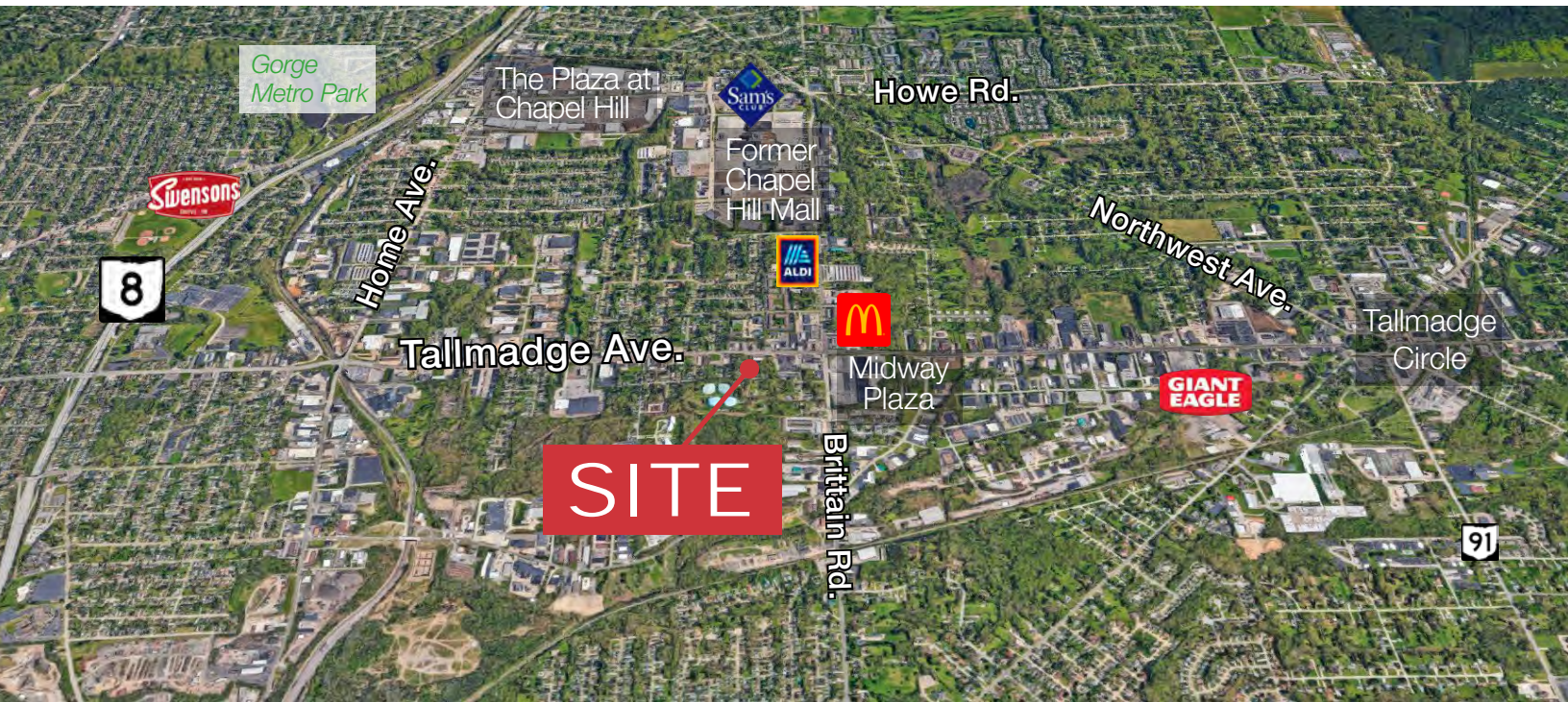
**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
naipvc.com



# NAIPleasant Valley

For Sale  
7,400 SF  
Retail Investment Property



David Whyte +1 330 352 7746 • [dwhyte@naipvc.com](mailto:dwhyte@naipvc.com)

Karen Whyte +1 330 351 1757 • [kwhyte@naipvc.com](mailto:kwhyte@naipvc.com)

**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
[naipvc.com](http://naipvc.com)



## 1 Mile

### KEY FACTS

7,376

Population

43.7

Median Age



Average  
Household Size

\$34,859

Median Household  
Income

### EDUCATION

14%

No High School  
Diploma



33%  
High School  
Graduate



30%  
Some College



22%  
Bachelor's/Grad/Pr  
of Degree

### BUSINESS



532

Total Businesses



6,745

Total Employees

### EMPLOYMENT



White Collar

56%



Blue Collar

25%



Services

19%



Unemployment  
Rate

4.4%

### INCOME



\$34,859

Median Household  
Income



\$22,404

Per Capita Income



\$15,858

Median Net Worth

## 3 Miles

### KEY FACTS

89,515

Population

38.8

Median Age



Average  
Household Size

\$47,233

Median Household  
Income

### EDUCATION

11%

No High School  
Diploma



34%  
High School  
Graduate



28%  
Some College



26%  
Bachelor's/Grad/Pr  
of Degree

### BUSINESS



3,448

Total Businesses



73,674

Total Employees

### EMPLOYMENT



White Collar

59%



Blue Collar

27%



Services

15%



Unemployment  
Rate

3.7%

### INCOME



\$47,233

Median Household  
Income



\$27,460

Per Capita Income



\$56,465

Median Net Worth

## 5 Miles

### KEY FACTS

218,819

Population

39.1

Median Age



Average  
Household Size

\$48,107

Median Household  
Income

### EDUCATION

9%

No High School  
Diploma



32%  
High School  
Graduate



30%  
Some College



29%  
Bachelor's/Grad/Pr  
of Degree

### BUSINESS



7,407

Total Businesses



135,694

Total Employees

### EMPLOYMENT



White Collar

63%



Blue Collar

23%



Services

14%



Unemployment  
Rate

3.9%

### INCOME



\$48,107

Median Household  
Income



\$30,202

Per Capita Income



\$65,902

Median Net Worth

David Whyte +1 330 352 7746 • dwhyte@naipvc.com

Karen Whyte +1 330 351 1757 • kwhyte@naipvc.com

1250-1260 Tallmadge Ave.  
Akron, Ohio 44310

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
naipvc.com

## Pricing Details

**REDUCED PRICE:** ~~\$900,000~~ ~~\$750,000~~ **\$595,000**

TAXES: \$11,500/year

## Property Details

YEAR BUILT: 1969

ZONING: U-3

TOTAL SPACE: 7,400 SF

PARCEL #s: 6713145, 6713146

ACREAGE: 1.03 acres

FRONTAGE: ±205'

PARKING: 50+ spaces

BUS ROUTE: Yes

HEAT / AIR COND: Forced Air / Central

OPPORTUNITY ZONE: Yes

## Notes

Great investment property 7,400 SF Retail Plaza. The owner/seller anchors the plaza with a 2,500 SF bar/nightclub included in the asking price. An additional vacant 3,000 SF unit adjacent to the bar could offer a larger entertainment area or retail space. The third unit occupies 900 SF. Currently vacant but this unit stays leased due to its size and value. The fourth unit occupies 1,500 SF currently leased to Gionino's Pizzeria with a long-term lease. **Recognized Retailer of the Year for Ohio Lottery Keno \$1 Million Club.**

David Whyte +1 330 352 7746 • dwhyte@naipvc.com

Karen Whyte +1 330 351 1757 • kwhyte@naipvc.com

**1250-1260 Tallmadge Ave.**  
Akron, Ohio 44310

540 White Pond Dr. • Suite A  
Akron, Ohio 44320  
+1 330 535 2661  
naipvc.com