

# RETAIL BUILDING FOR SALE

3425 Manchester Road, Akron, OH 44319



## OVERVIEW

1.3 acre redevelopment site for sale in Coventry Township! This property is located one lot in from the corner of Portage Lakes Drive and Manchester Road. This lot currently houses a 19,000 SF building and has full access to public utilities. The property sits directly in front of the new Coventry High School. No current long term leases. Ideal for redevelopment or retail conversion.

## HIGHLIGHTS

- High Traffic Count
- All Utilities Available
- Located 1.6 Miles From SR-224



**Sale Price:**  
\$349,000



**Building Size:**  
18,256 SF



**Lot Size:**  
1.3 Acres



**Zoning:**  
B-3 Business

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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**Hoff & Leigh**<sup>TM</sup>

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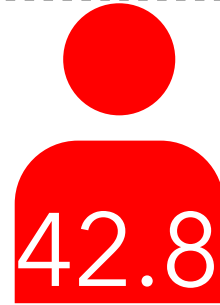
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## DEMOGRAPHICS



51,715  
Population



42.8  
Median Age



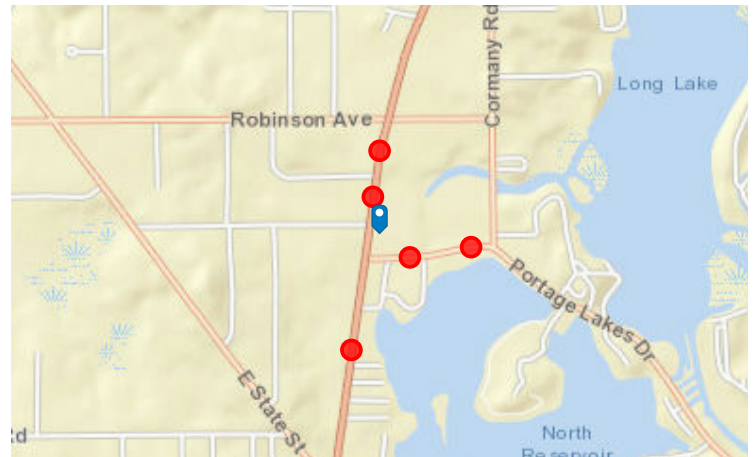
2.3  
Average  
Household Size



\$50,560  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Proehl Ave	15,302	0.1
Dollar Dr	3,521	0.1
Proehl Ave	14,468	0.2
Cormany Rd	3,905	0.2
Anchor Dr	13,120	0.3



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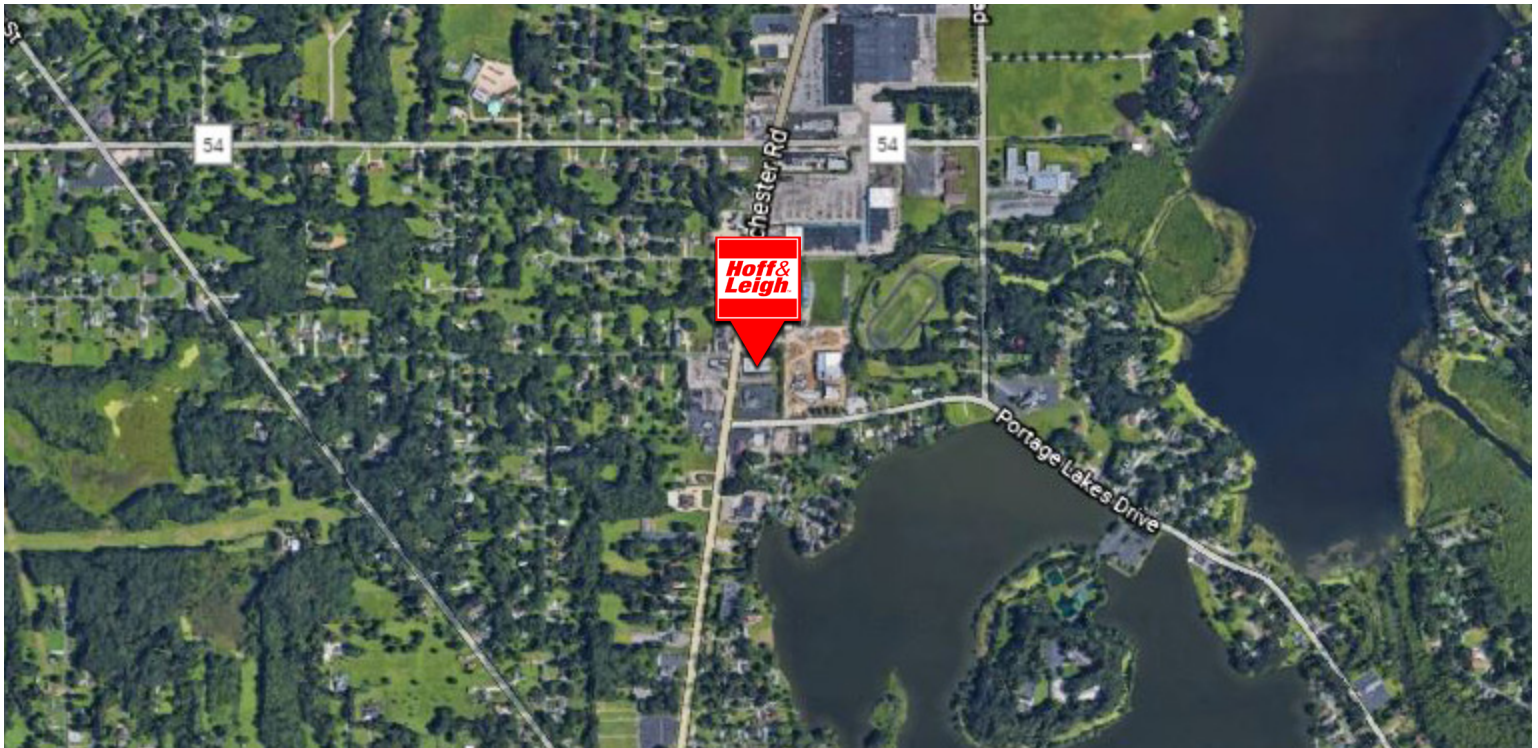
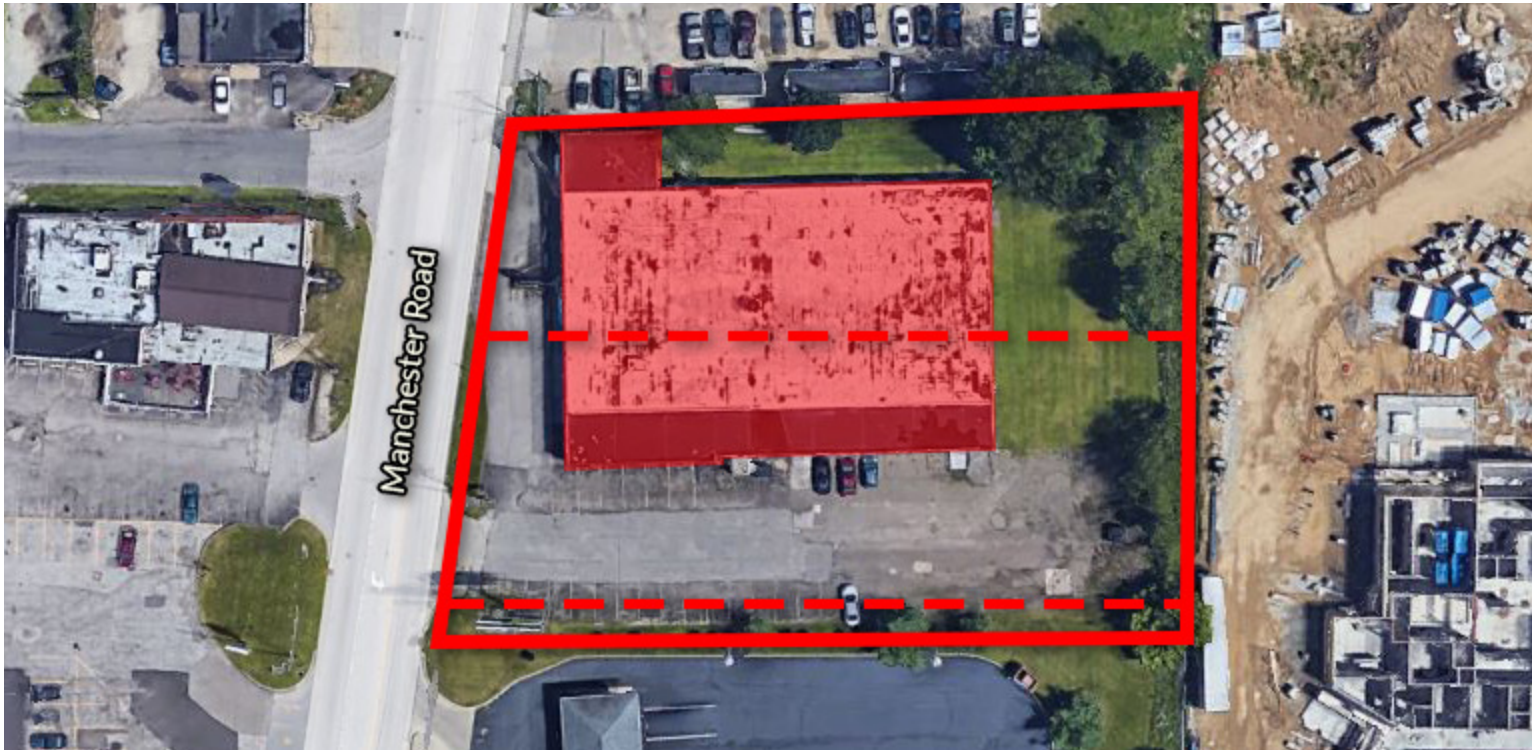
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