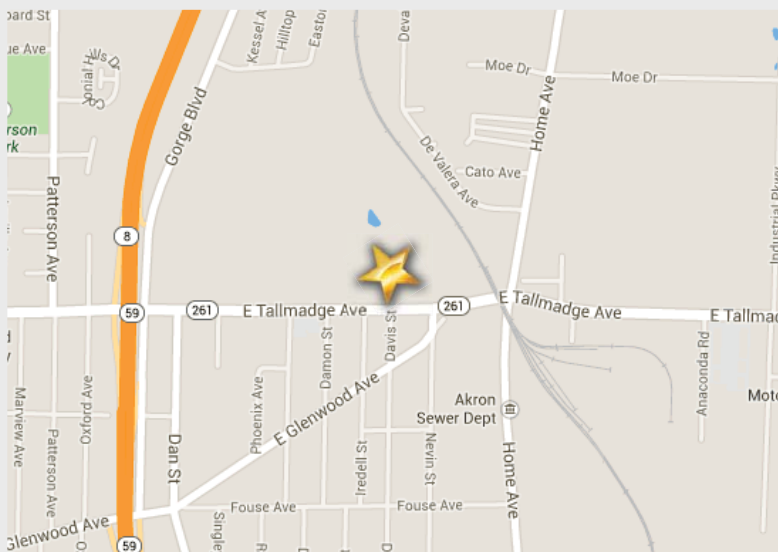


621 E. Tallmadge Ave.
Akron, OH 44310



Property Details

- Sale Price: \$150,000
- Zoning: U-4 (Light Industrial)
- Interchange: S.R. 8 & Tallmadge Ave.
- Distance: 1/2 Mile
- Frontage: 91' on Tallmadge Ave.

Property Note

- Great visibility!
- Additional 8 acres of vacant land available behind this property. Could act as access point to additional 8 acres.

For more information:

Tom Fox, SIOR

330 535 2661 x 122 • tfox@naicummins.com

Ben Christopher

330 535 2661 x 134 • bchristopher@naicummins.com

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Akron, Ohio

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naicummmins.com

Industrial Vacant Land **For Sale**

621 E. Tallmadge Ave., Akron, OH 44310 - Summit County

Property **Details**

ACRES:	0.61
FRONTAGE:	91'
DEPTH:	300'
TOPOGRAPHY:	Flat
PARCEL #:	6845941
ZONING:	U-4, Light Industrial
GAS:	Dominion East Ohio Gas
WATER:	City
SEWER:	City
ELECTRIC:	First Energy

Price **Details**

SALE PRICE:	\$150,000.00
TAXES:	\$967.49/half
PRICE / FRONT FOOT:	\$1,648

Location **Details**

Demographics	1 Mile	3 Miles	5 Miles
Population:	10,467	100,298	244,114
HH:	4,336	42,602	103,226
Median Age:	36.3	34.6	37.1
Average HH Income:	\$38,616	\$44,750	\$48,149

INTERCHANGE:	Route 8 & Tallmadge
DISTANCE:	1/2 Mile
DAILY TRAFFIC COUNT:	22,085
NOTES:	Great visibility! 91' of frontage on Tallmadge Ave. Additional 8 acres of vacant land available behind this property. Could act as access point to additional 8 acres, available at a sale price of \$60,000 per acre.

Contact:

Tom Fox SIOR, tfox@naicummins.com
Ben Christopher, bchristopher@naicummins.com



787 White Pond Drive Suite A, Akron, OH 44320 • phone 330 535 2661 • fax 330 535 2668 • www.NAICummins.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.