

NAIPleasant Valley
2445 S. Arlington Rd.
Akron, OH 44319

FOR SALE
Special Purpose / Church
Summit County



MAJOR PRICE REDUCTION

Property Details

- **Sale Price:** \$462,000 (was \$515,000)
- **Available Space:** 7,936 SF
- **Acres:** 2.88
- **Zoning:** C-1 - Limited Business District
- **Frontage / Depth:** 425' / 370'
- **Year Built / Renovated:** 1968 / 2016
- **Location:** At the corner of S. Arlington and Archmere Dr.
- **Interchange / Distance:** I-77 / 1.5 Miles

Demographics	1 Mile	3 Miles	5 Miles
Population:	1,747	40,349	152,055
Households:	707	17,116	61,915
Median Age:	45.0	40.8	39.0
Average HH Income:	\$72,051	\$62,622	\$56,230
Traffic Count:	107,788 (I-77 @ E Warner Rd).		

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Property Notes

Beautifully remodeled church available on busy Arlington corridor. Great access to surrounding communities including Springfield, Coventry, Akron, and Green. Large sanctuary with the capacity for 200+. Multiple classrooms with movable walls allow for a variety of configurations. Plenty of parking with extra land for expansion. Can be purchased with additional land at the corner of Arlington and Buena Vista Dr. See agents for scheduling tours.

For more information:

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

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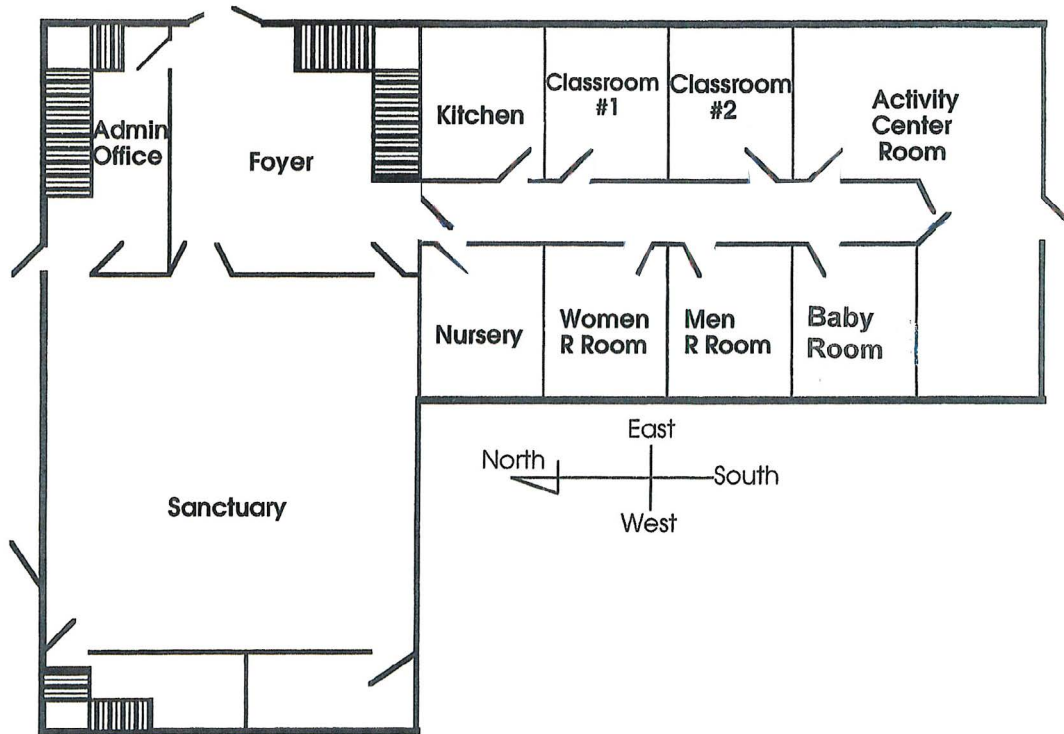
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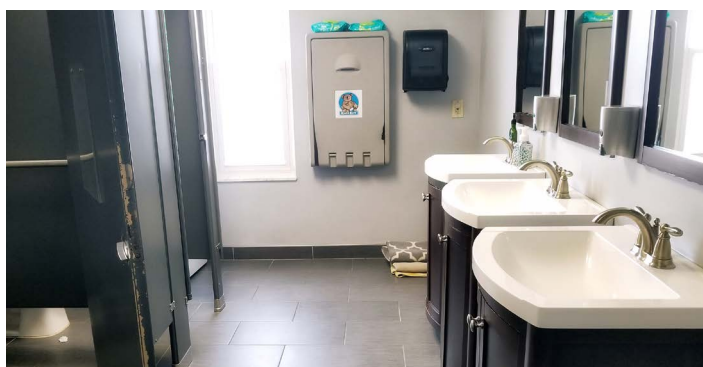
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YEAR BUILT / RENOVATED	1968 / 2016	
INTERCHANGE / DISTANCE	I-77 / 1.5 Miles	
RESTROOMS	2	
PARKING SPACES	100+	
BUS AVAILABLE	Yes	
BEST USE	Religious Facility	
GAS / ELECTRIC	Dominion Energy / First Energy	
PLUMBING	City Water / County Sewer	
HVAC / HEAT	Full / Forced Air	

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