



PICKARD

COMMERCIAL GROUP

COMPREHENSIVE COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

3540 S ARLINGTON RD, AKRON, OH 44312



For More Information Email:

Margaret Slesnick, Sales Associate | mslesnick@pickardcommercial.com

Jim Pickard, President | jpickard@pickardcommercial.com



SALE PRICE

\$260,000

PROPERTY DETAILS

3 Parcels

18,200 SF of Land

Building Size: 800 SF

FEATURES

Freestanding Retail As Is

Nearby Neighbors Include:

State Farm Insurance

Teague Plaza

JobRite Pools + Spa

AllState Insurance

Circle K Gas Station

Environmental

NFA Issued

Busy Intersection

**Located in the Akron Metropolitan Area
Green Township**



**Former
Use**

Former Speedway Gas
Station and
Convenience Store



Great Location

Hard Corner of S.
Arlington and East
Turkeyfoot Lake Rd.
Easy Access to I-77



**Redevelopment
Site**

Deed Restriction No
Gas or C-Store



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PROPERTY PHOTOS





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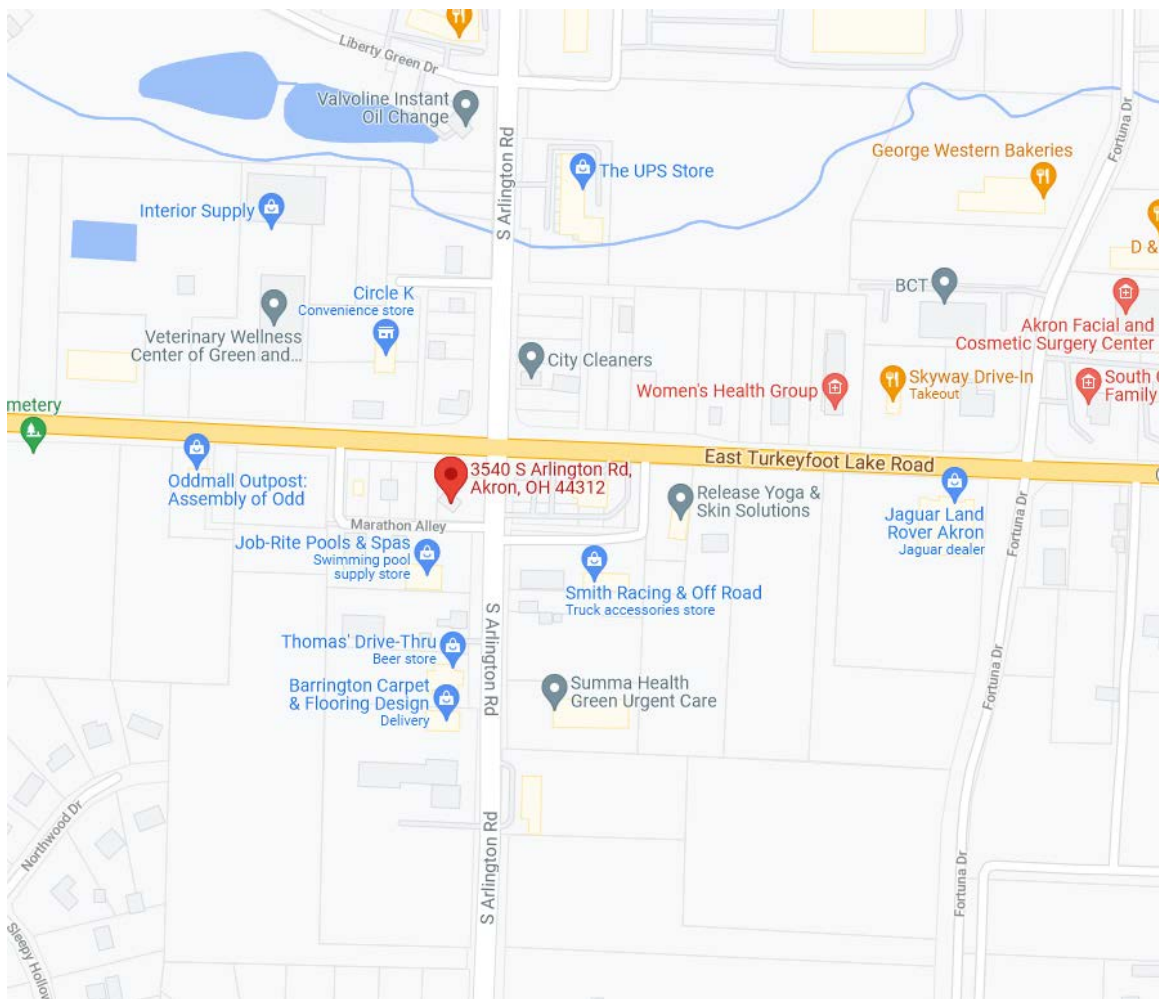


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MAP





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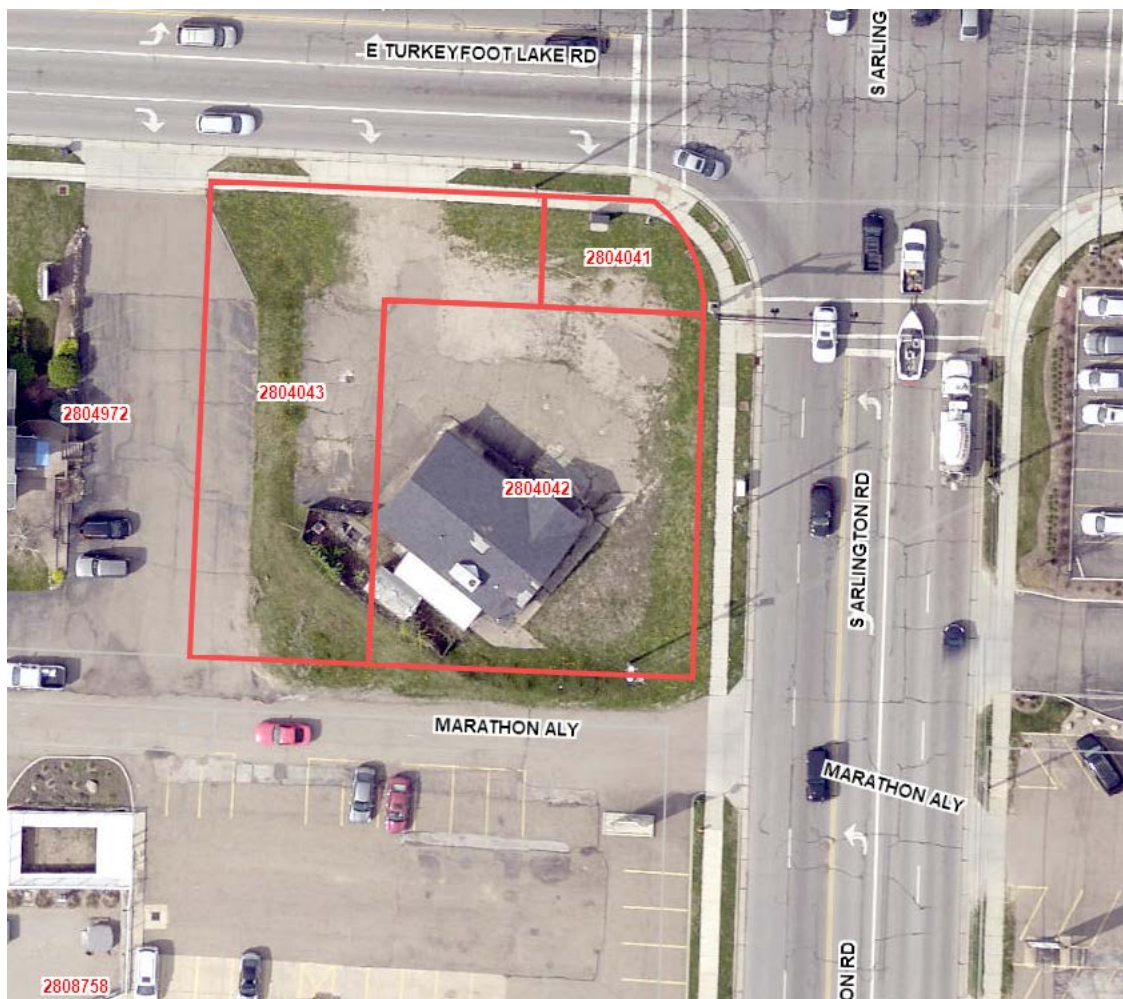


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AERIAL





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Property Type: Retail Freestanding Investment

County: Summit | Location: The Corner of S Arlington & E Turkeyfoot

SITE INFORMATION

BUILDING INFORMATION

SALES INFORMATION

Acres: 0.41
Frontage: 69ft on S Arlington
76ft on E Turkeyfoot
Lot Dimensions: 140 x 130
Zoning: C - Commercial
Gas: Yes
Sewer: Yes
Water: Yes
Electric: Yes
Topography:
Survey Available:
Interchange: I-77
Distance:
Bus Line:
Traffic Count: 12,689 VPD
Rail: N/A
Rail Name:
Restrictions: Deed Restriction
H&B Use: Gas Station

Year Built: 1968
Year Renovated:
Sq. Ft. Gross Bld: 800
Minimum Divisible:
Maximum Contiguous:
Sq. Ft. Per Floor:
Elevators & Types:
Sprinklers:
Ceiling Height:
Docks:
Drive In Doors & Size:
Office Space:
Air Conditioning: Central
Heat Type: Hot Air
Power Available:
Previous Use: Marathon Gas
Parking Spaces: 15
Unit/Bay Size:
Plans Available:
Construction Type:
Est. Floor Load:
Crane:
Misc:

Price: \$260,000
Price Per Sq. Ft: \$13.73
Taxes: \$1,104.24/half (2020)
Assessments:
Equity:
Gross Income:
Expenses:
Curr.Occupancy:
Financing:

Misc. Info:

Environmental NFA Issued (2021)

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