

3120 WADSWORTH RD

3120 Wadsworth Rd, Norton, OH 44203



**THE MASICA
COMPANY**

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Offered for sale is a unique commercial building featuring a dramatic open-span interior with vaulted wood ceilings, exposed trusses, and a large mezzanine that enhances functional flexibility. The property is well-suited for destination retail, boutique showroom, creative studio, or experiential commercial concepts, with several smaller ancillary rooms supporting office, storage, or operational needs. The building is ready for redevelopment or repositioning, offering buyers a character-rich asset with strong potential for value-add improvements, multi-tenant conversion, or single-user occupancy. This is an excellent opportunity to acquire a distinctive, highly adaptable building in a visible corridor with upside for both investors and owner-users.

LOCATION DESCRIPTION

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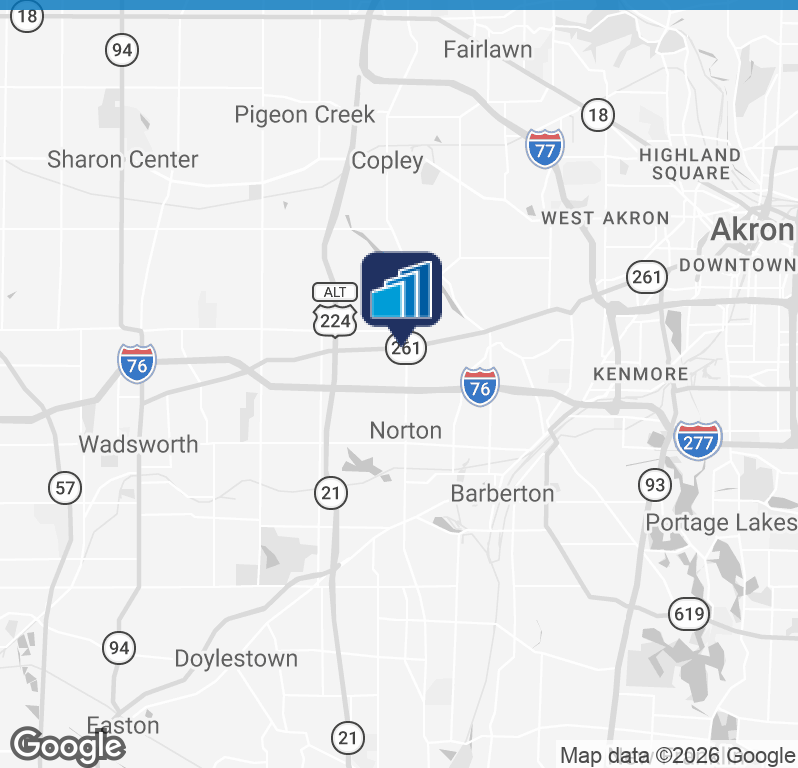
OFFERING SUMMARY

Sale Price:	\$259,999
Number of Units:	1
Building Size:	4,148 SF

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2 PROPERTY DETAILS & HIGHLIGHTS



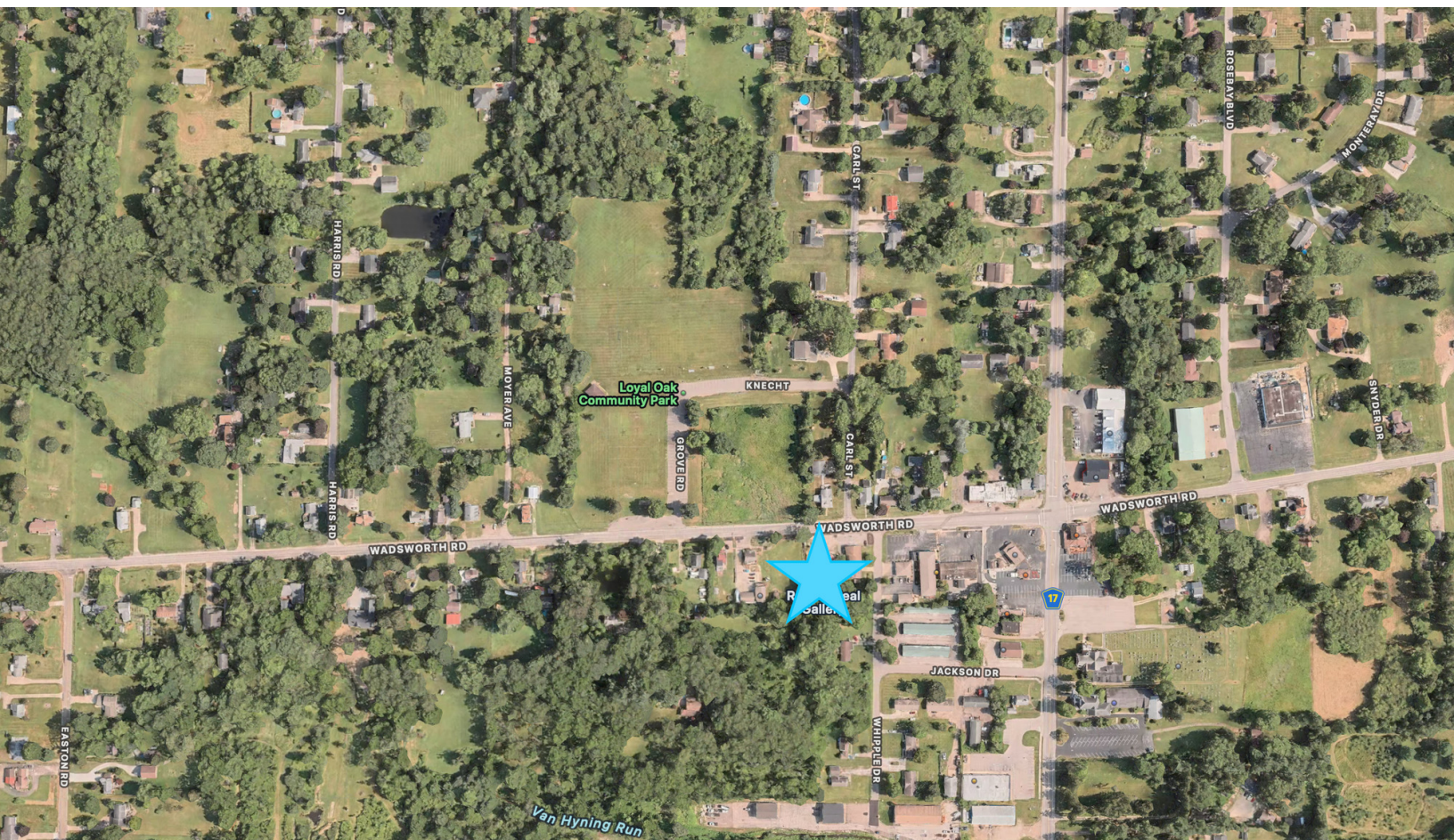
Building Name	3120 Wadsworth Rd
Property Type	Retail
Property Subtype	Street Retail
APN	4601491
Building Size	4,148 SF
Lot Size	-
Year Built	1978
Number of Floors	1
Number of Buildings	1

- Unique open-span interior with dramatic vaulted wood ceilings and exposed trusses.
- Large mezzanine level provides flexible layout options.
- Several ancillary rooms ideal for offices, storage, or back-of-house operations.
- Character-rich architecture suitable for destination retail, showroom, studio, or experiential concepts.
- Strong value-add opportunity for investors or ideal for an owner-user seeking a distinctive building.
- Adaptable for single-tenant or multi-tenant configurations.
- Located along a visible, accessible corridor supporting retail and commercial uses.

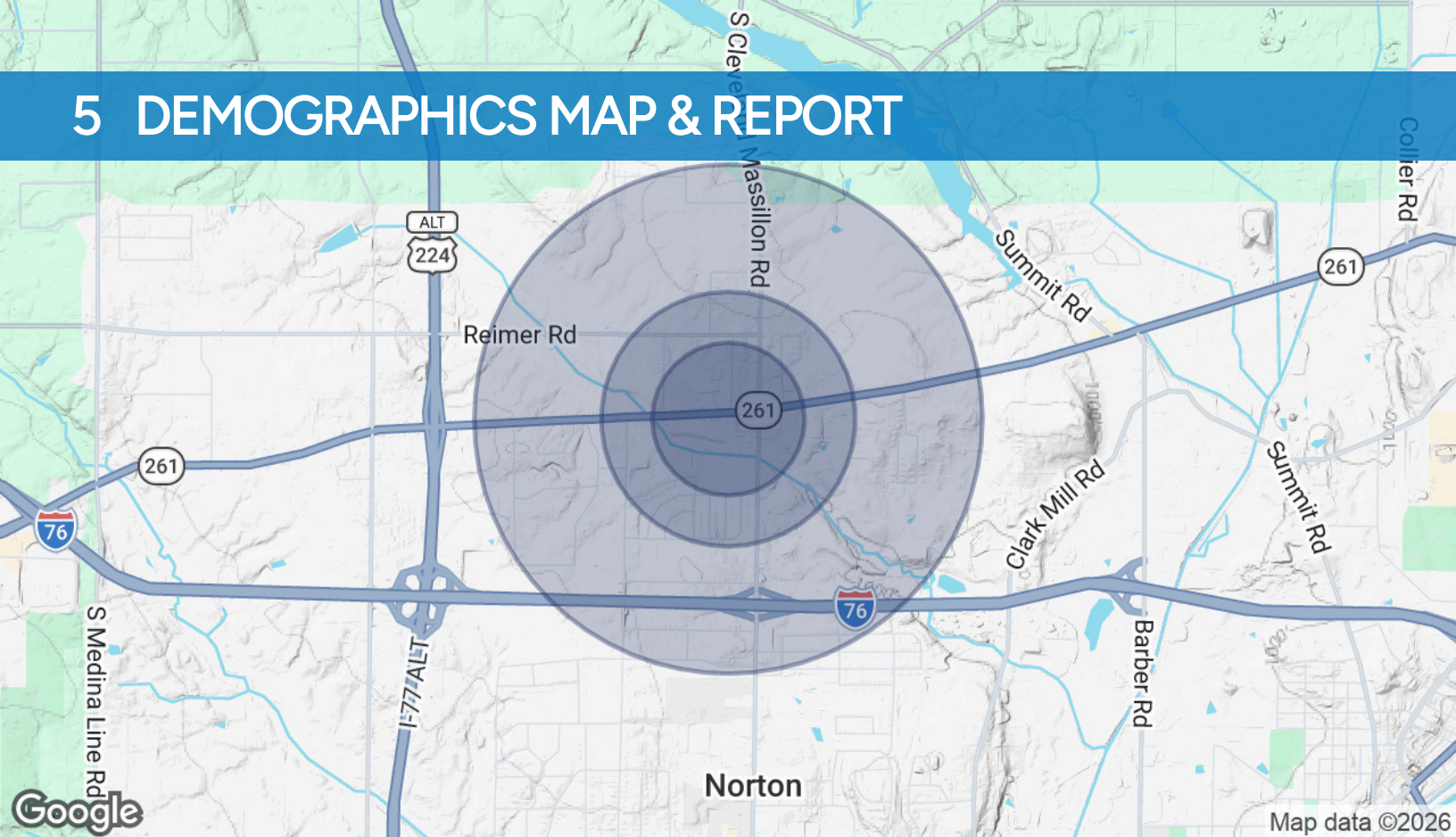
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	874	2,529
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	46	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	123	358	1,023
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$99,568	\$94,491	\$100,878
Average House Value	\$199,517	\$197,551	\$215,164

2020 American Community Survey (ACS)