



1430 S. Hawkins Ave.
Akron, OH 44320

Property Features

- **Purchase Price:** \$950,000
- **Taxes:** \$25,604.06/year (2025)
- **Total Space:** 12,160 SF
- **Year Built/Renovated:** 1997/2026
- **Dock Doors:** (1) 8'x8'
- **Power:** 400 amp, 280/120 volt, 3 Phase
- **Frontage:** 210' on S. Hawkins Ave.
- **Interchange / Distance:** I-77/I-76 / 0.25 miles

Property Notes

Newly renovated masonry building available for sale. Currently undergoing renovations for use as an event center, this versatile property can be adapted to accommodate a wide range of commercial uses. Recent improvements include a new HVAC system, commercial kitchen hood, and updated restrooms (currently under construction). Conveniently located, this property offers exceptional flexibility for a variety of business opportunities.

Bob Raskow, SIOR
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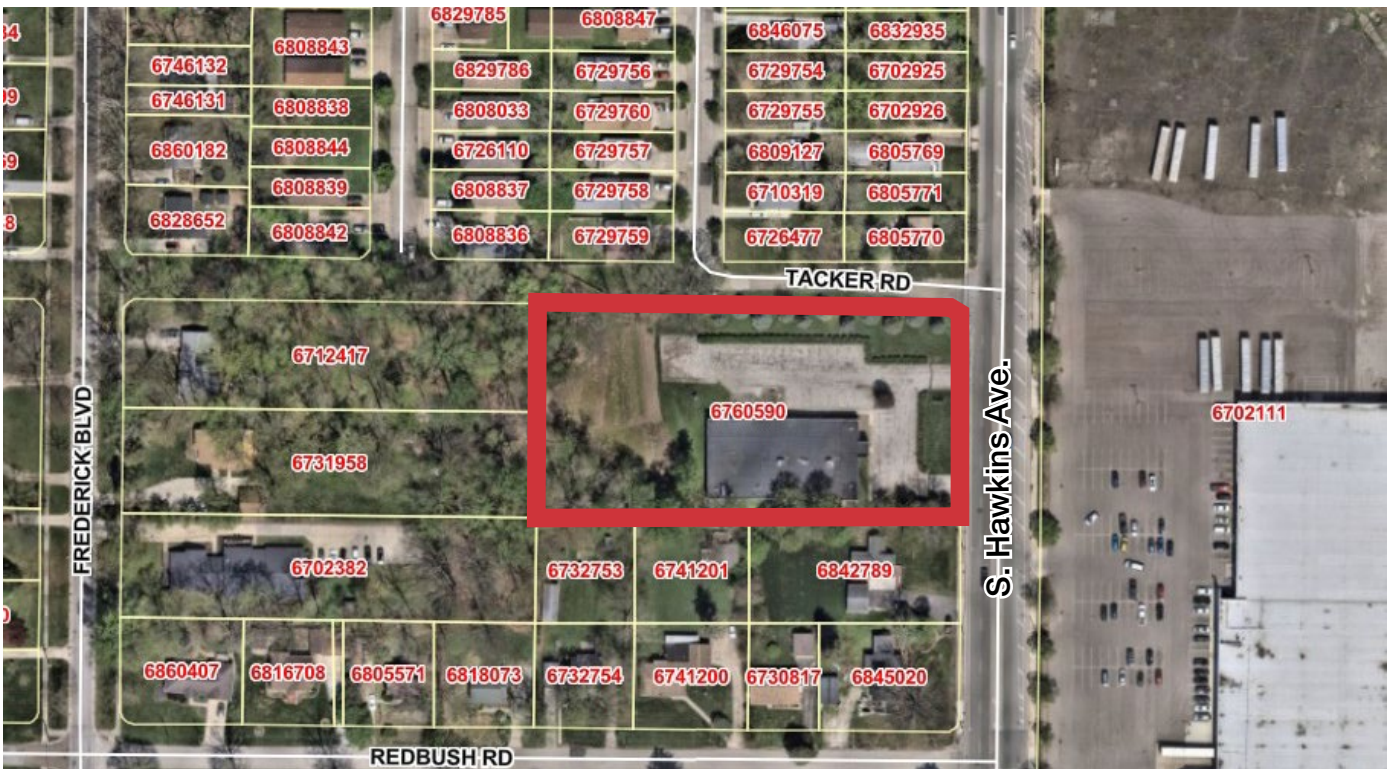
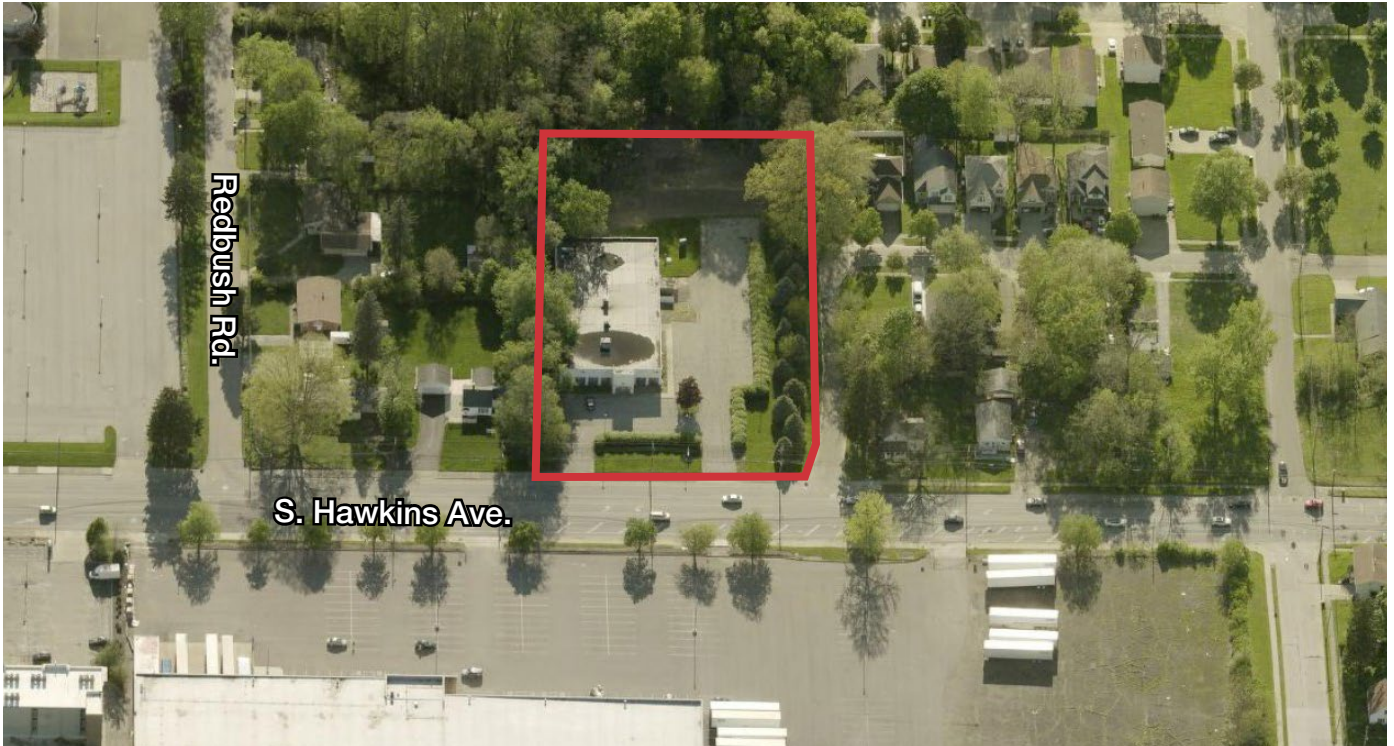
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FOR SALE

Retail/Commercial



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NAI Pleasant Valley

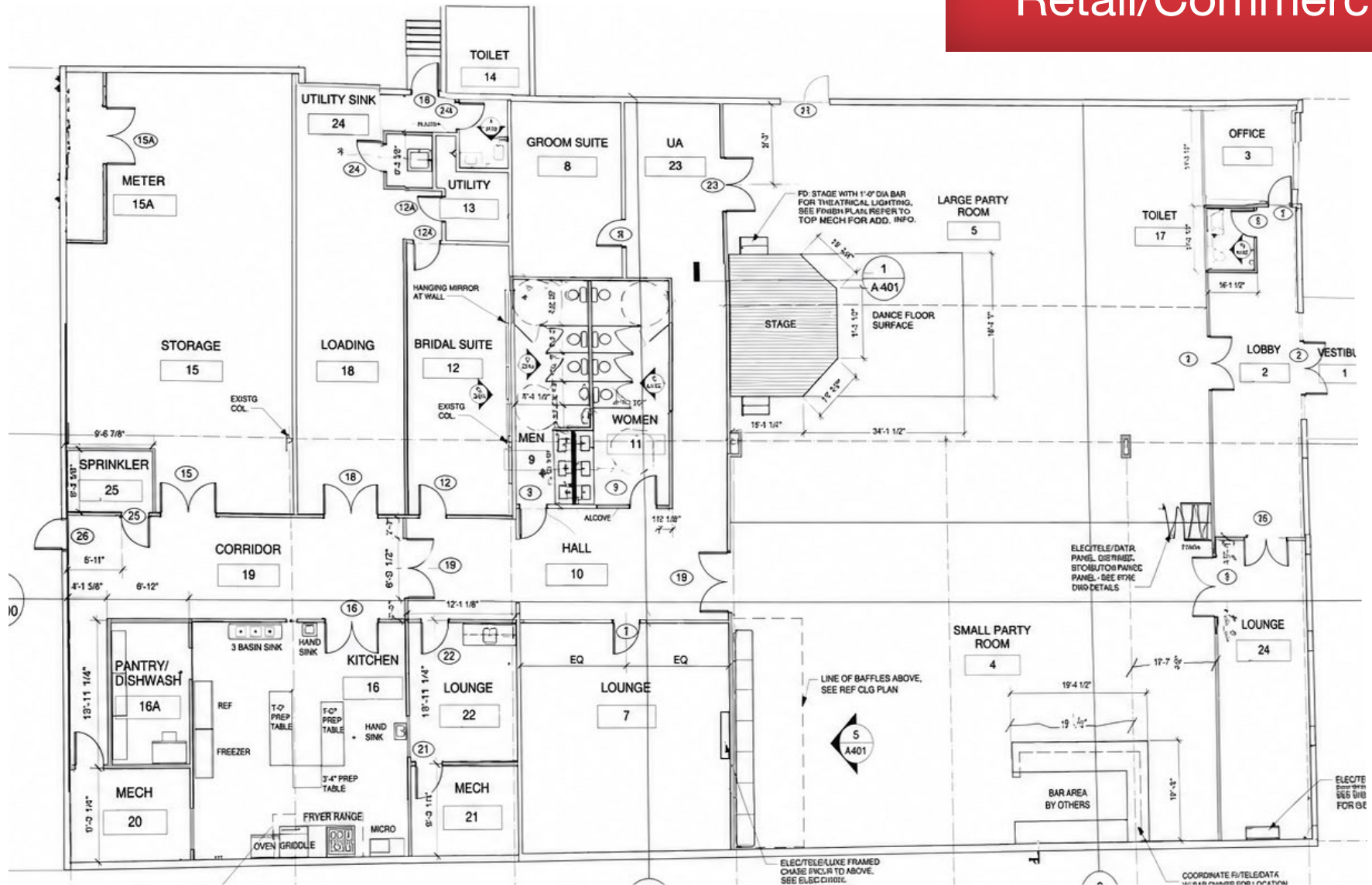
540 White Pond Drive | Suite A
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Demographics	1 Mile	3 Miles	5 Miles
Population:	9,222	68,992	183,642
Households:	4,206	32,181	81,319
Median Age:	40.6	39.5	39.3
Average HH Income:	\$50,934	\$46,686	\$55,285
Traffic Count:	10,145 S. Hawkins Ave. @ Redbush Rd.		

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Property Details

TOTAL SF - AVAILABLE:	12,160 SF
CLEAR HEIGHT:	14'2"
YEAR BUILT:	1997
YEAR RENOVATED:	2026
# OF STORIES	1
RESTROOMS:	4 sets
ACRES:	2
FRONTAGE:	210'
DEPTH:	400'
DOCK DOORS:	1 8' x 8'
HEATING:	Gas
COOLING:	100% air conditioned
POWER:	400 amp, 208/120 volt, 3 phase

Price Details

PRICE:	\$950,000
PRICE PER SF:	\$78.13 PSF
TAXES:	\$25,604.06 / year 2025

Location Details

INTERCHANGE / DISTANCE:	I-77 / 0.25 miles
LOCATION:	Just north of the intersection of Vernon Odom Blvd. and S. Hawkins Ave. Less than 2 miles from Amazon Distribution Center.

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