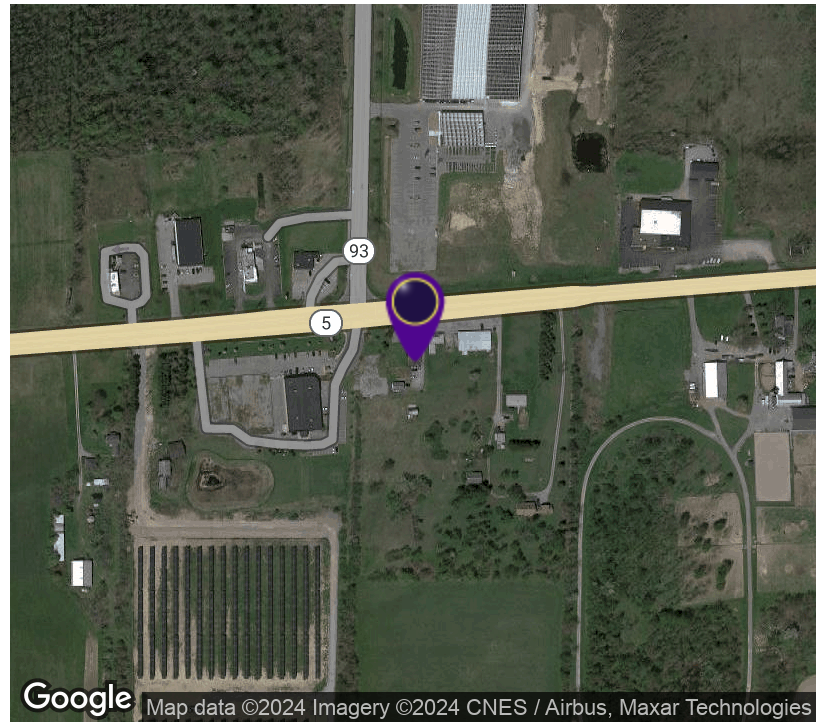


INVESTMENT OPPORTUNITY

13001 Main Rd, Akron, NY 14001



OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	0.5 Acres
Year Built:	1968
Building Size:	1,920 SF
Price / SF:	\$169.27

PROPERTY OVERVIEW

Have you been looking for a prime investment opportunity in the historic Village of Akron? Look no further! We are excited to present a fantastic opportunity to purchase a half-acre lot with high visibility and traffic count, located on a high-profile corner with a traffic light. The lot includes a building of 1,920+/- SF in excellent condition, which is currently rented out to a Subway - a national tenant with a strong lease that will remain for the entire lease. This is a great buy and hold option for a future development site. The owner is selling due to retirement and relocation, making this a can't-miss property priced to sell quickly. Contact us today to schedule a viewing and take advantage of this golden moment!

LOCATION OVERVIEW

Located in the Village of Akron on Main Road, near a traffic light in a high traffic, high visibility corner, near many local and national businesses.

PROPERTY HIGHLIGHTS

- At Corner of Main Rd. and Buell St.
- Traffic Signal Access
- Well Maintained Building
- With National Franchise Tenant
- High Traffic count



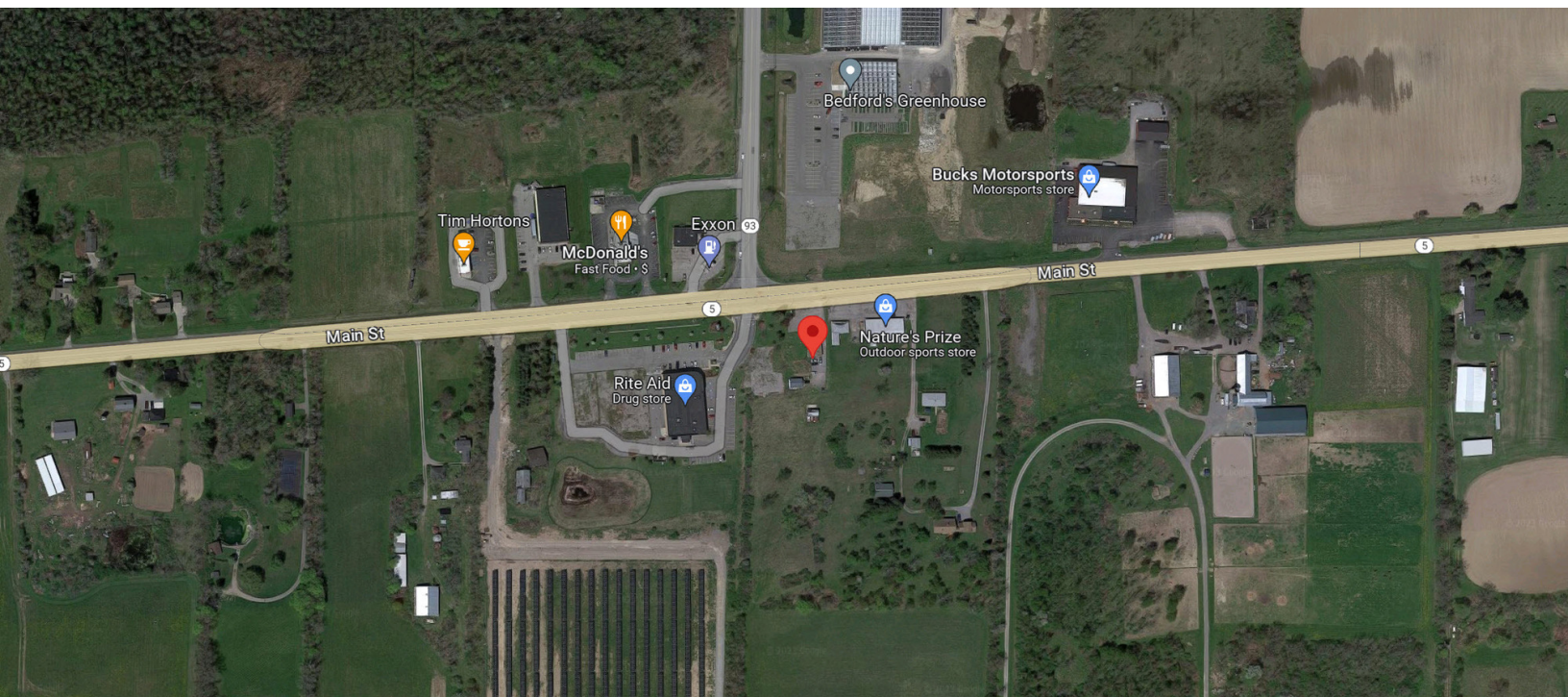
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

INVESTMENT OPPORTUNITY

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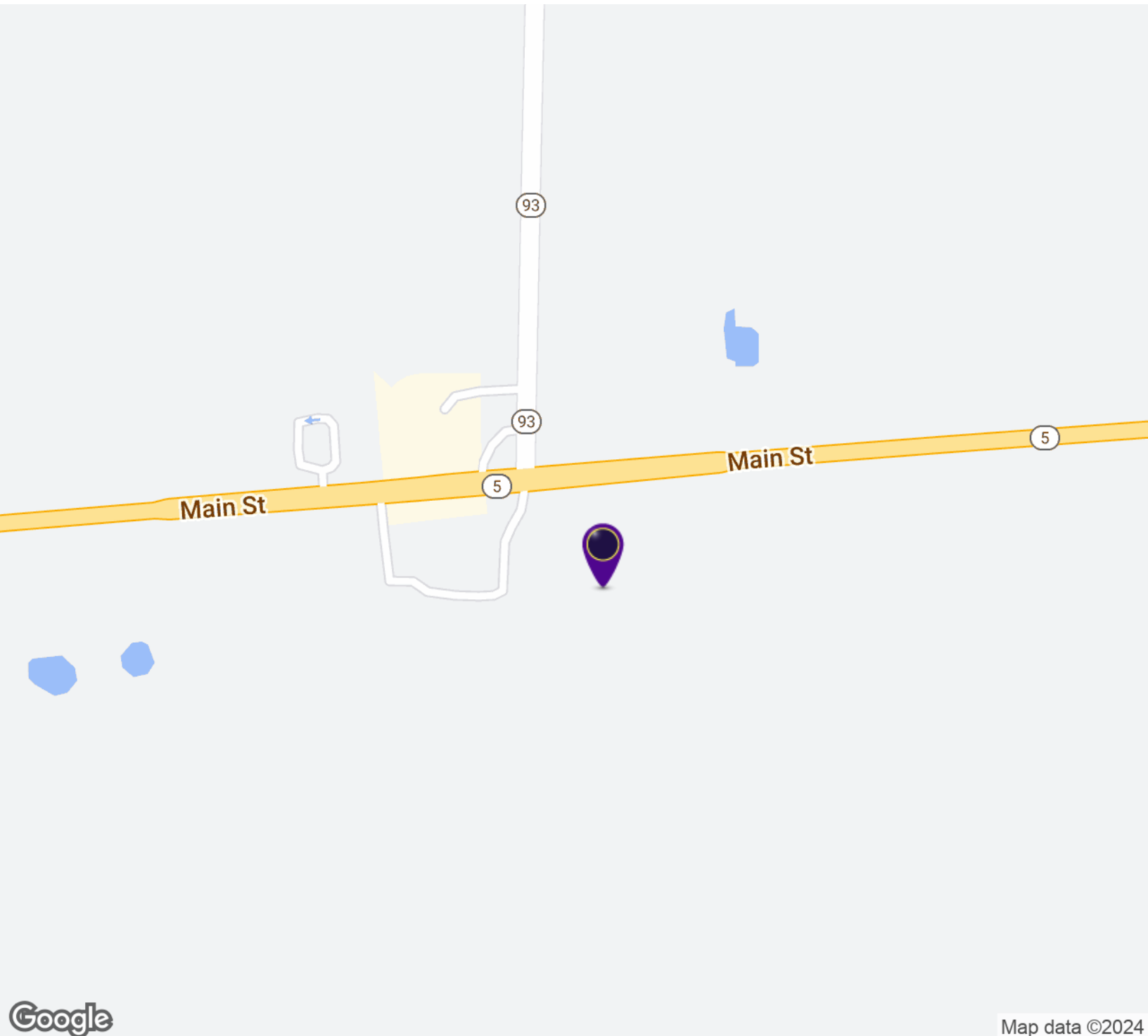


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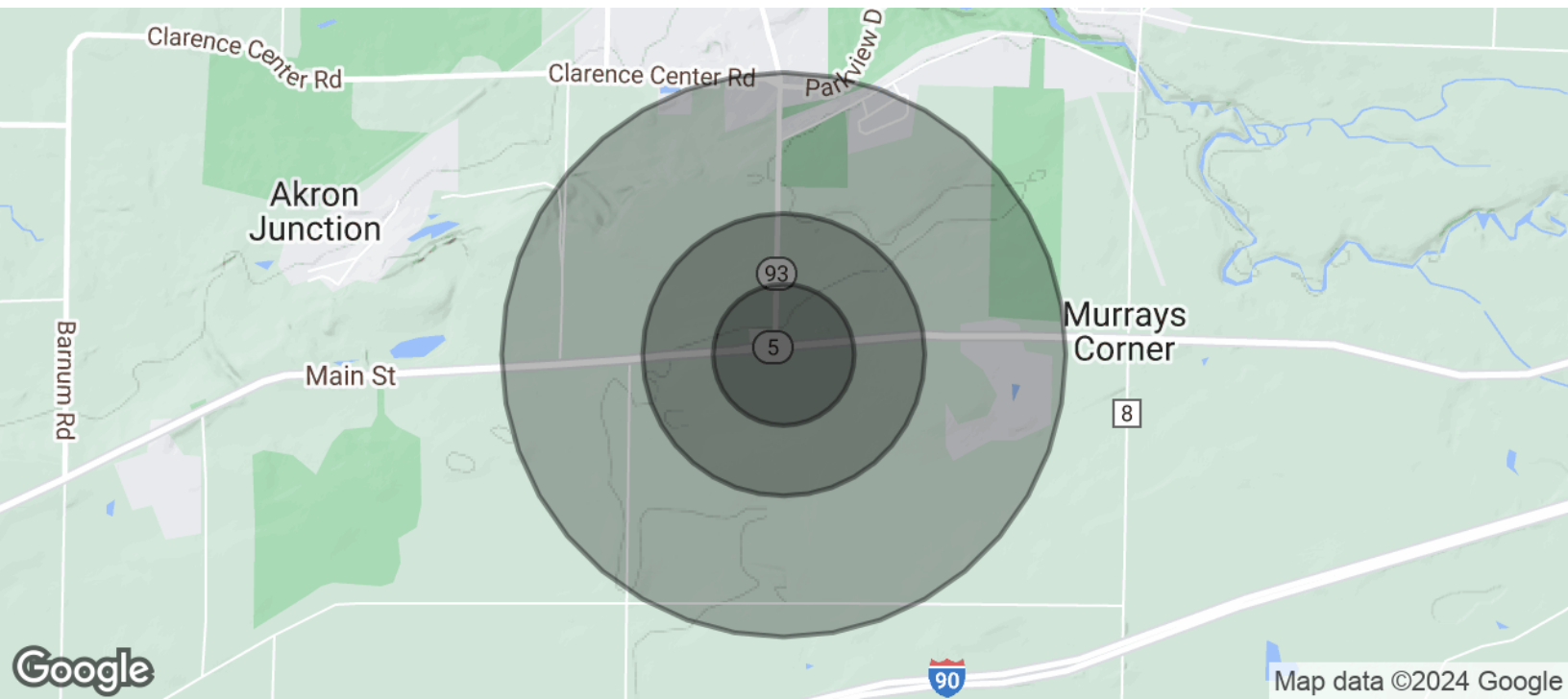
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	35	140	614
Average Age	51.1	51.1	49.0
Average Age (Male)	45.2	45.2	44.6
Average Age (Female)	56.1	56.1	53.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	17	71	306
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$67,685	\$64,825	\$66,036
Average House Value	\$132,853	\$126,527	\$136,154

2020 American Community Survey (ACS)



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