Two-Unit Commercial Investment for Sale

2531 MOGADORE ROAD, AKRON, OH 44312



Overview

Excellent commercial investment opportunity located at 2531 Mogadore Road in a high-traffic area near I-76 and Canton Road.

This approximately 2,500-square-foot commercial property sits on 0.17 acres and features two separate commercial units with 3 restrooms, offering flexibility for an investor or an owner-operator looking to establish or expand their business.

One unit currently operates as an established nail salon, providing an opportunity for continued business use or potential rental income. The second unit offers additional space for an owner to operate their own business or lease to another tenant.

Conveniently located near major roadways, this property offers versatility and potential for multiple income streams.

Highlights

- Two Units
- Easy Access to I-76
- 3 Restrooms
- High Traffic Area
- New Roof and Siding in 2020

Property Details

Sales Price ■ **$279,000**

Building Size ■ 2,500 SF

Lot Size ■ 0.17 Acres

Zoning ■ U-3

Property Type ■ Mixed Use

Rev: November 5, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS

63,499
Population

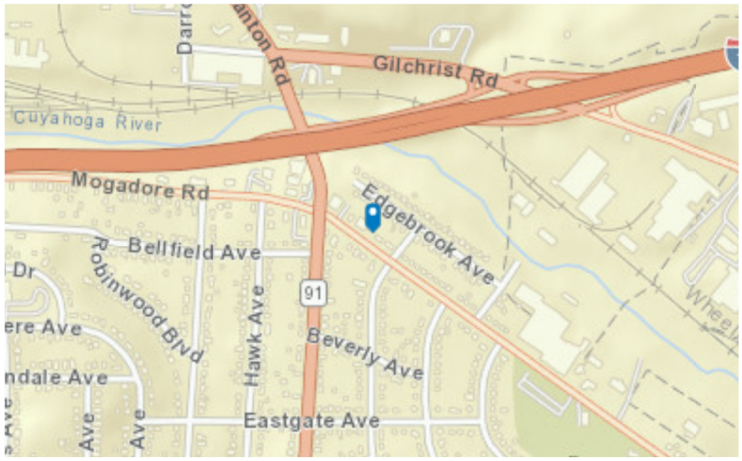
41.0
Median Age

2.3
Average Household Size

$56,805
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
I- 76	17,350	0.1
Hawk Ave	8,049	0.2
Gilchrist Rd	6,796	0.2
Gilchrist Rd	19,759	0.2
N Canton Rd	11,331	0.2



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