



FOR SALE  
234 31ST STREET SOUTHWEST  
BARBERTON, OH 44203  
SALE PRICE: \$279,000



## PROPERTY HIGHLIGHTS

- Available: 3,496 SF
- Building consists of a private 9' x 9' office, 8' ceiling clears in main area, 10' clears in 1994 addition, and 8' x 8' overhead door
- New AC unit installed in Spring of 2025
- Signage: pole signage available
- Frontage: ±100' | Depth: ±120'
- Parking: 9 parking spaces
- Zoning: C2
- Highway Access: 4 minutes from I-77 and SR-585
- Annual Real Estate Taxes: \$3,038.02



## LISTING AGENTS

**Cody Sinclair**

cody@gerspachergroup.com

**Troy Gerspacher, CCIM, SIOR**

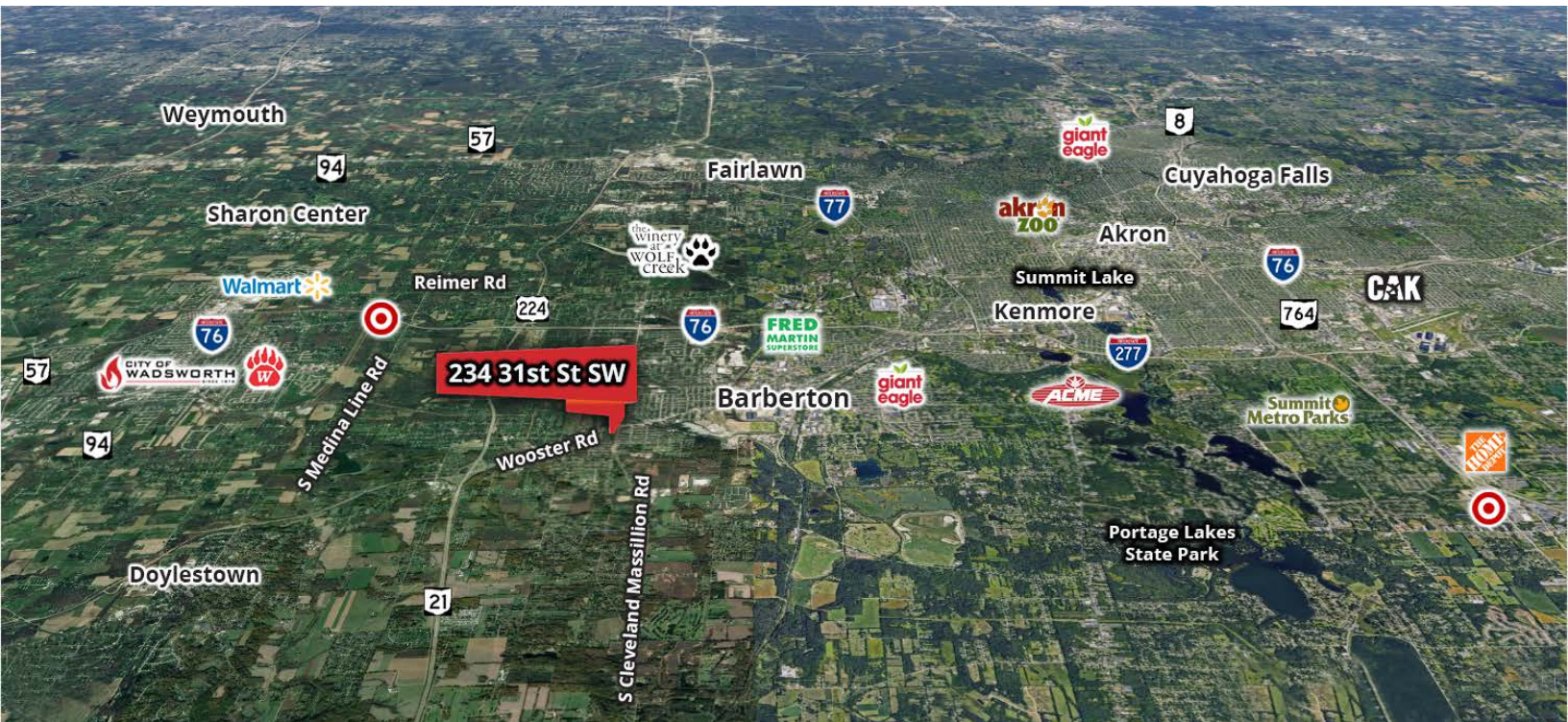
troy@gerspachergroup.com

**330.722.5002**





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**PROPERTY OVERVIEW**

This 3,496 SF mixed-use retail building offers an excellent commercial opportunity in Barberton. Zoned C-2 Commercial Business, the property allows for a wide range of permitted uses, including general business, multi-family residential, local institutional, special local institutional, neighborhood office, and retail office. The building was the long-time home of NAPA Auto Parts for 41 years and features 8' ceiling clears in the main section, 10' clears in the 1994 addition, an 8' x 8' overhead door, and a private 9' x 9' office. A new AC unit was installed in Spring 2025, ensuring modern comfort and efficiency. The property also offers nine on-site parking spaces, enhancing convenience for customers and staff. With strong visibility, on-site amenities, and a proven business location, this property is well-suited for retail, service, or showroom operations.

**LOCATION OVERVIEW**

Located at the corner of 31st Street SW and Ries Street, this property offers excellent accessibility just a 4-minute drive to both State Route 77 and State Route 585.

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



FLEXIBLE RETAIL SPACE: ADAPTABLE TO YOUR BUSINESS NEEDS



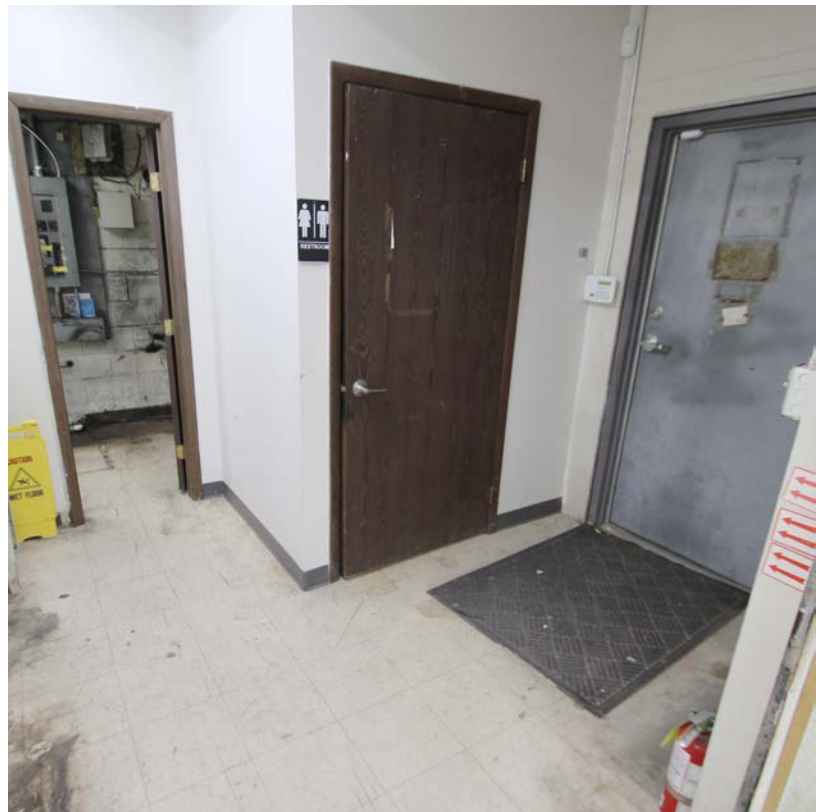
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