



# OFFERING MEMORANDUM

**Multi Tenant | Annual Escalations | Long Term Lease**

1871 Bailey Road  
Cuyahoga Falls, Ohio 44221



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# EXECUTIVE SUMMARY



# Executive Summary

|                     |           |
|---------------------|-----------|
| Purchase Price      | \$845,000 |
| NOI                 | \$85,141  |
| CAP Rate            | 10.1%     |
| Total Building Size | 14,322/SF |
| Price PSF           | \$59.00   |
| Acres               | 1.34      |
| Zoning              | MU-2      |
| Parcel              | 220163    |
| Tenants             | 2         |
| Stories             | 3         |
| Year Built          | 1973/2019 |
| Occupancy           | 74.86%    |
| Vacant              | 3,600/SF  |





# Tenant Summary



Child Guidance & Family Solutions (CGFS) is a behavioral health agency in Northeast Ohio serving children, teens, adults and families with mental health concerns.

What is now Child Guidance & Family Solutions began in the late 1930s as Child Guidance Center. It was established by a community group, The Junior League of Akron, to "provide mental hygiene for children." The Agency was later known as Akron Child Guidance Centers and in 2003, merged with Family Solutions to become Child Guidance & Family Solutions, serving the entire family – children, teens, adults, and families.

Child Guidance & Family Solutions has enjoyed local, regional and national recognition for its service quality. The Agency is recognized for its home-based services, its innovative partnership programs addressing the needs of individuals with early-onset psychosis, and its evidence-based programs addressing the social-emotional learning needs of young children.

Today, Child Guidance & Family Solutions serves more than 8,000 individuals every year, wherever they are – in our office locations, in schools, in pediatricians' offices, in childcare centers, and in client homes.



Founded in 2020, Paradise Home Health Care provides personal home care aides, homemaking services, medication management, companionship and transportation for people older than 60, as well as younger patients with developmental disabilities in the Cuyahoga Falls, Ohio area. Available services are as follows:

- Laundry/dry cleaning
- Personal care assistants
- Walking wheelchair assistance
- In home care
- Home health care
- Assistance with mobility
- Light housekeeping
- Assistance with grooming
- Assistance with meals
- Assistance with toileting
- Assistance with transferring



The image is a composite of two photographs of a building. The left half shows a tan brick building with a small window and a door, with a clear blue sky in the background. The right half shows a red brick building with a stone wall in the foreground, with a sunset sky in the background. The text 'PROPERTY OVERVIEW' is overlaid in white serif font on the right side.

# PROPERTY OVERVIEW





## 1871 Bailey Road, Cuyahoga Falls, Ohio 44221



Year Built /  
Renovated

1973/2019



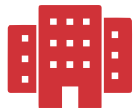
Net Rentable  
Area

14,322 SF



Occupancy

76%



Number of  
Buildings

1



Number of  
Stories

3



Number of  
Tenants

2



Land Area

1.34/Ac



Tax ID

220163



Zoning

MU-2



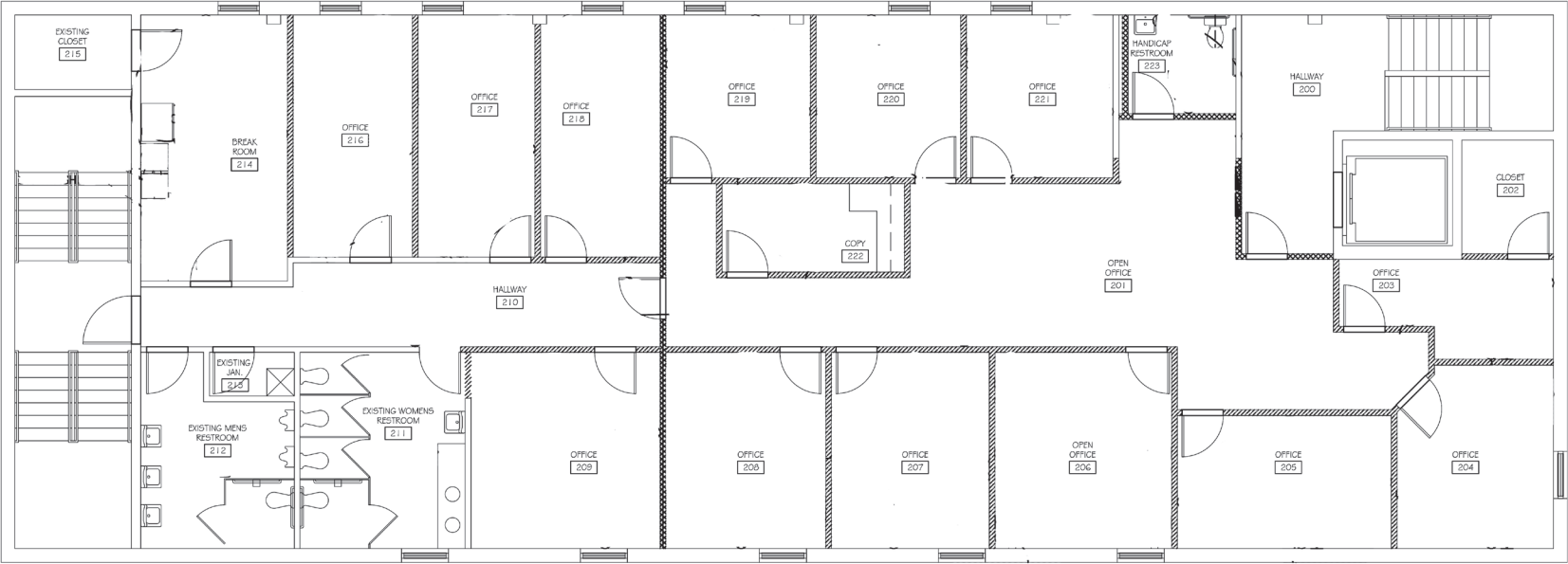
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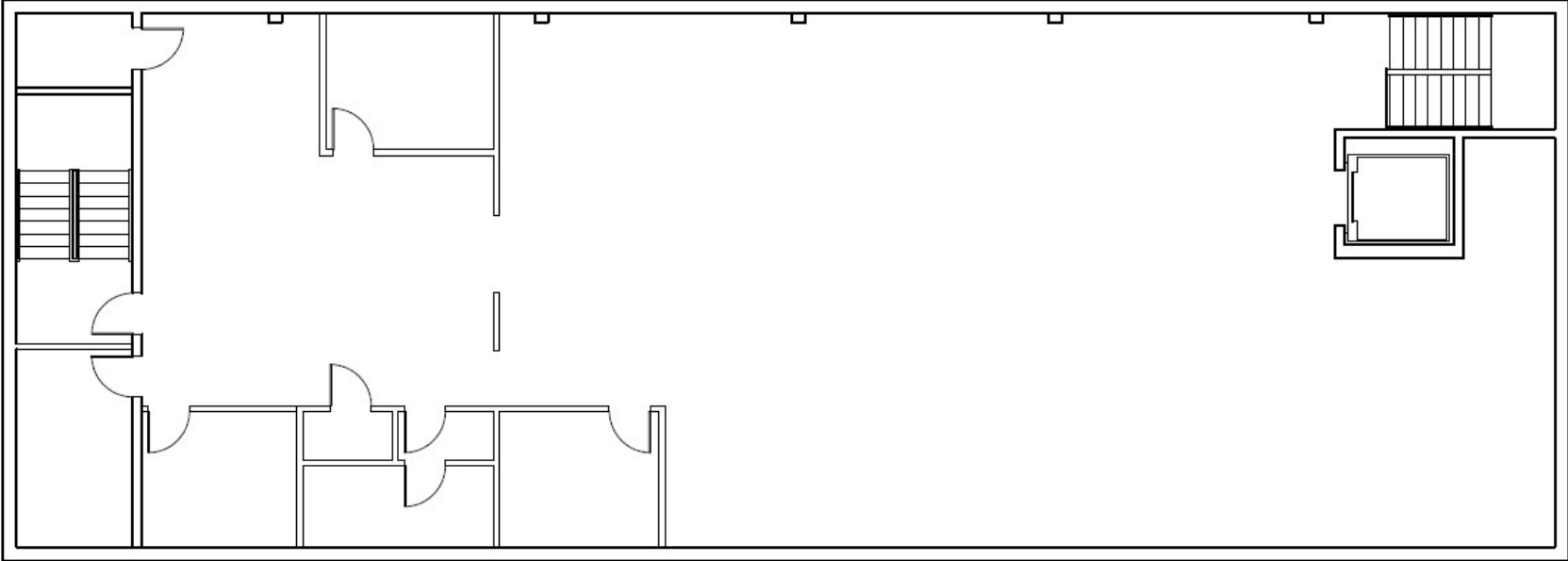


# FLOOR PLANS

SECOND FLOOR



THIRD FLOOR





# MARKET OVERVIEW



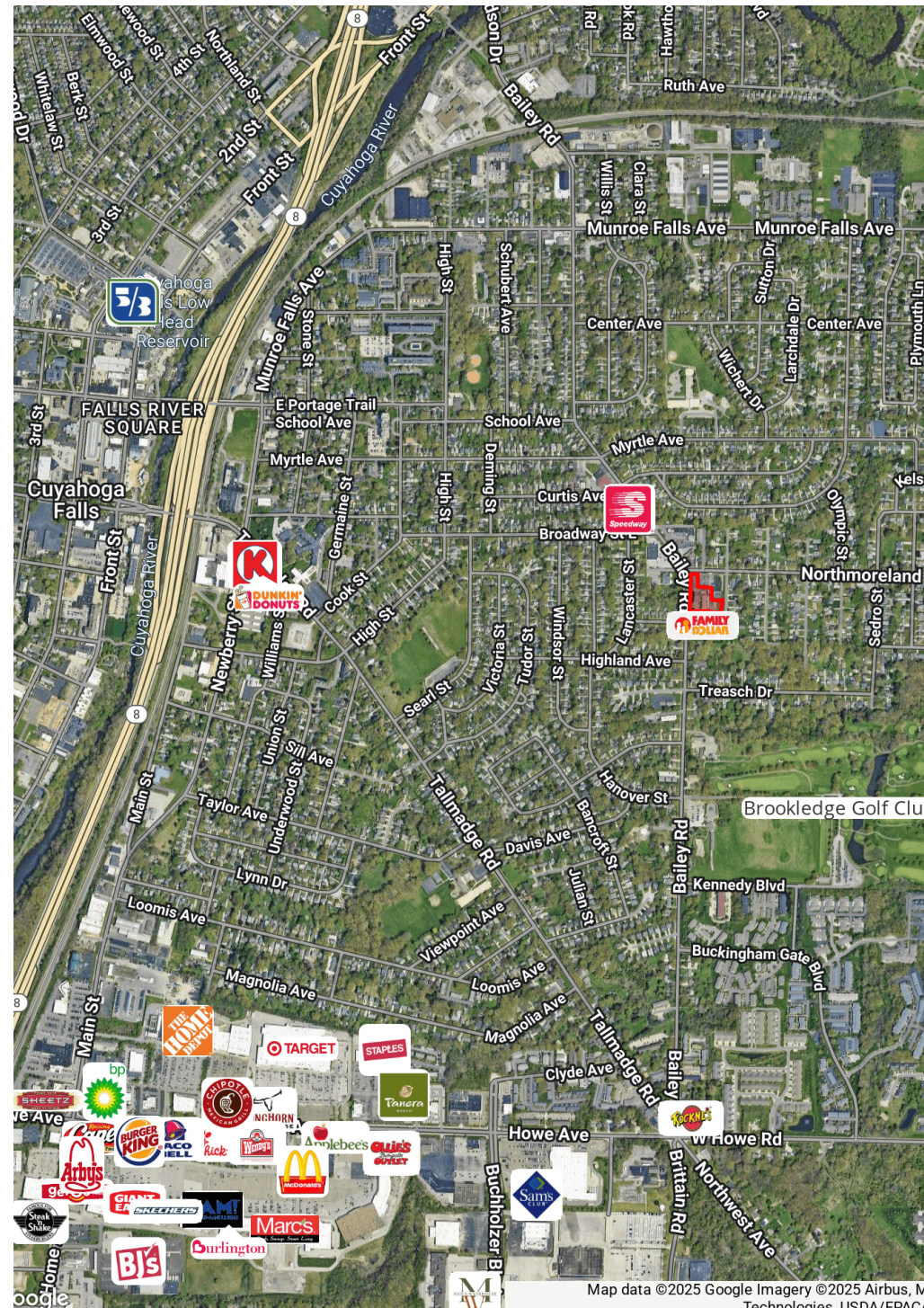
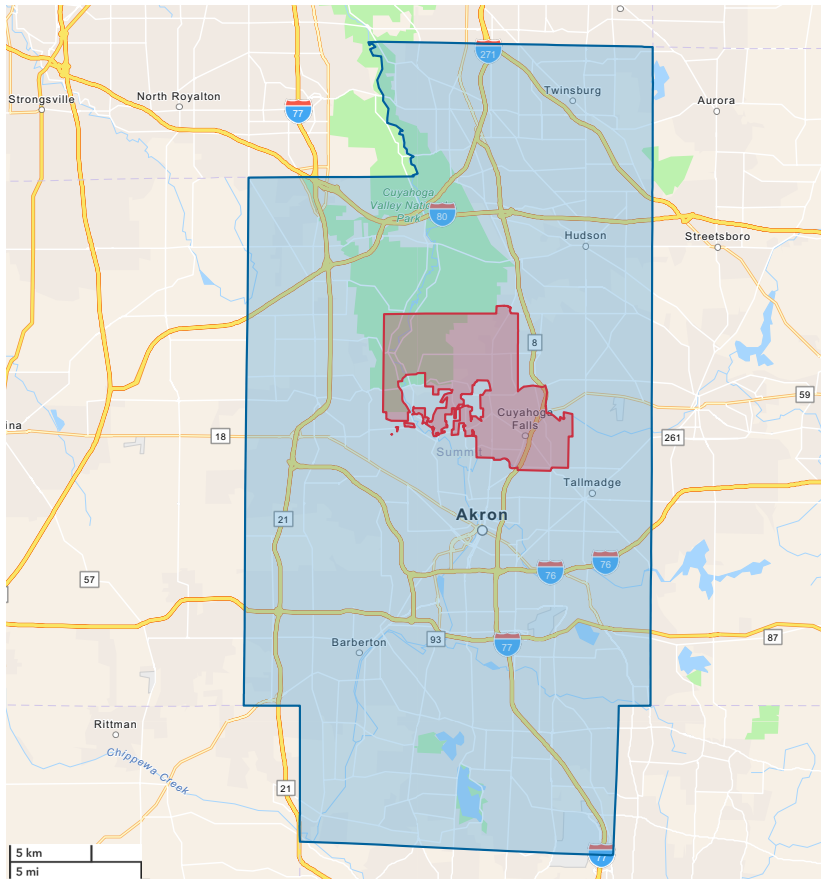


# Market Overview

The Akron metro is a major manufacturing center located approximately 30 miles southeast of Cleveland and it consists of Portage and Summit counties. The market is home to roughly 702,000 residents, approximately 187,000 of which are located in the city of Akron, the county seat of Summit County.

Akron is strategically located at the crossroads of the Eastern and Midwestern markets. A large portion of the U.S. can be reached within a days drive.

A large transportation network of highways, rail, air, and water assist in the distribution of goods manufactured in the region.

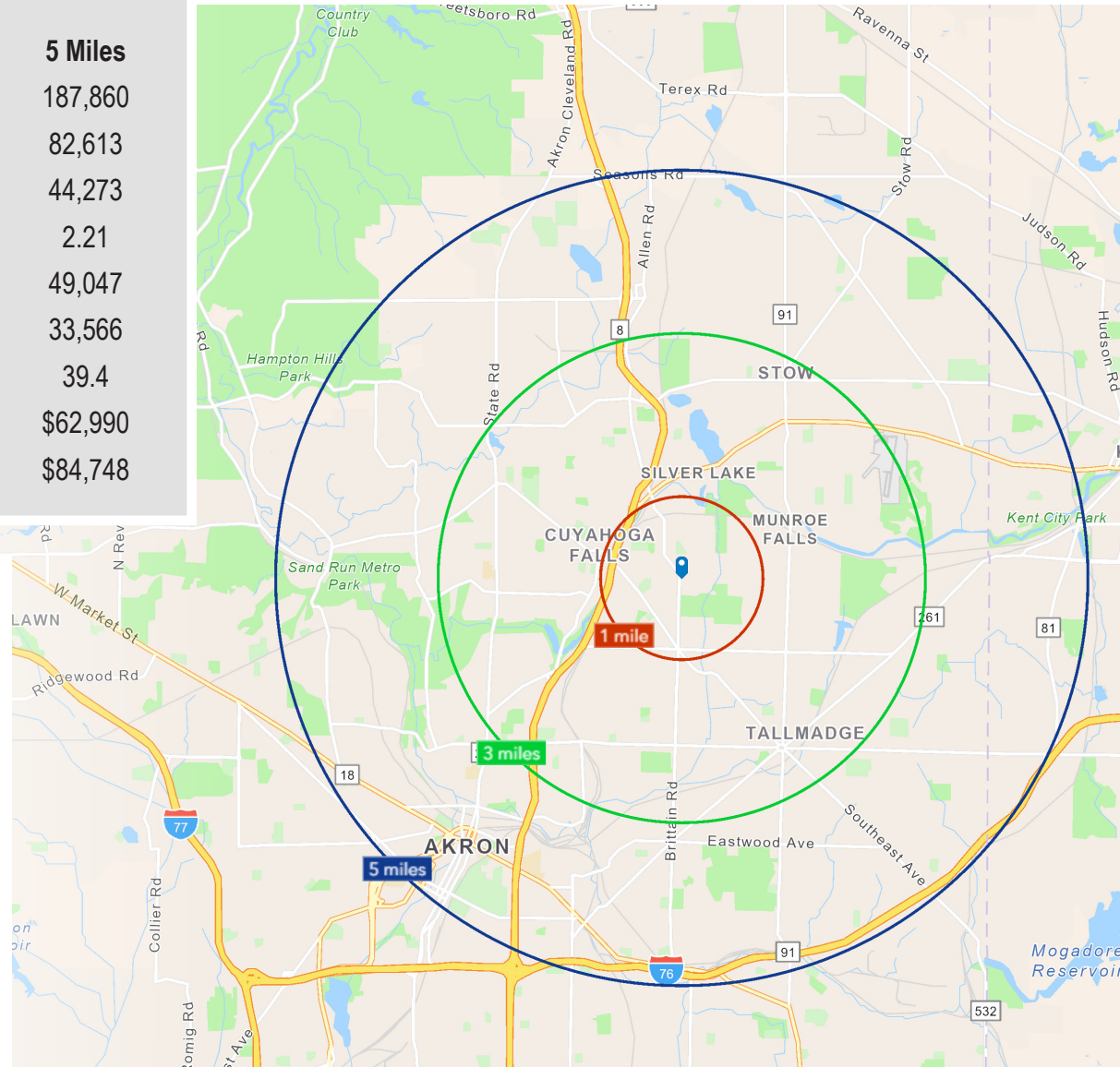
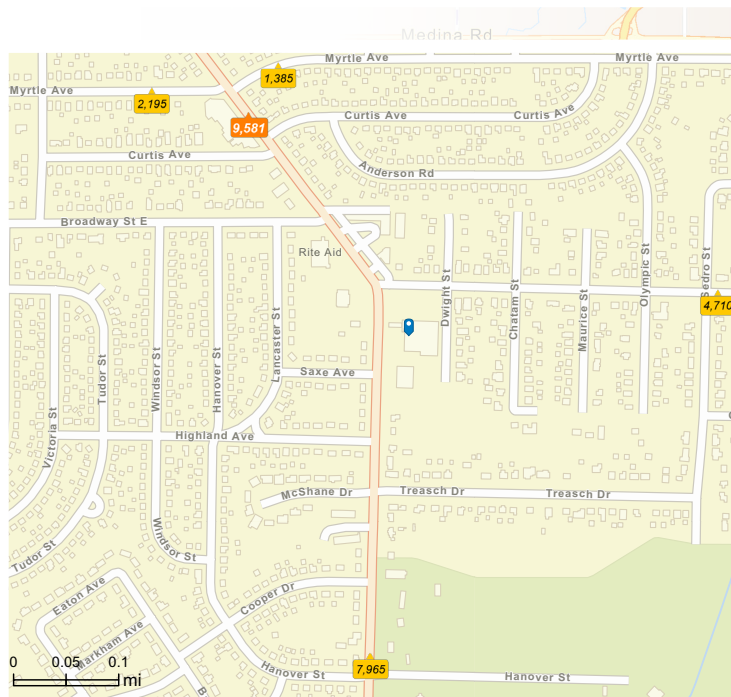




# Demographics

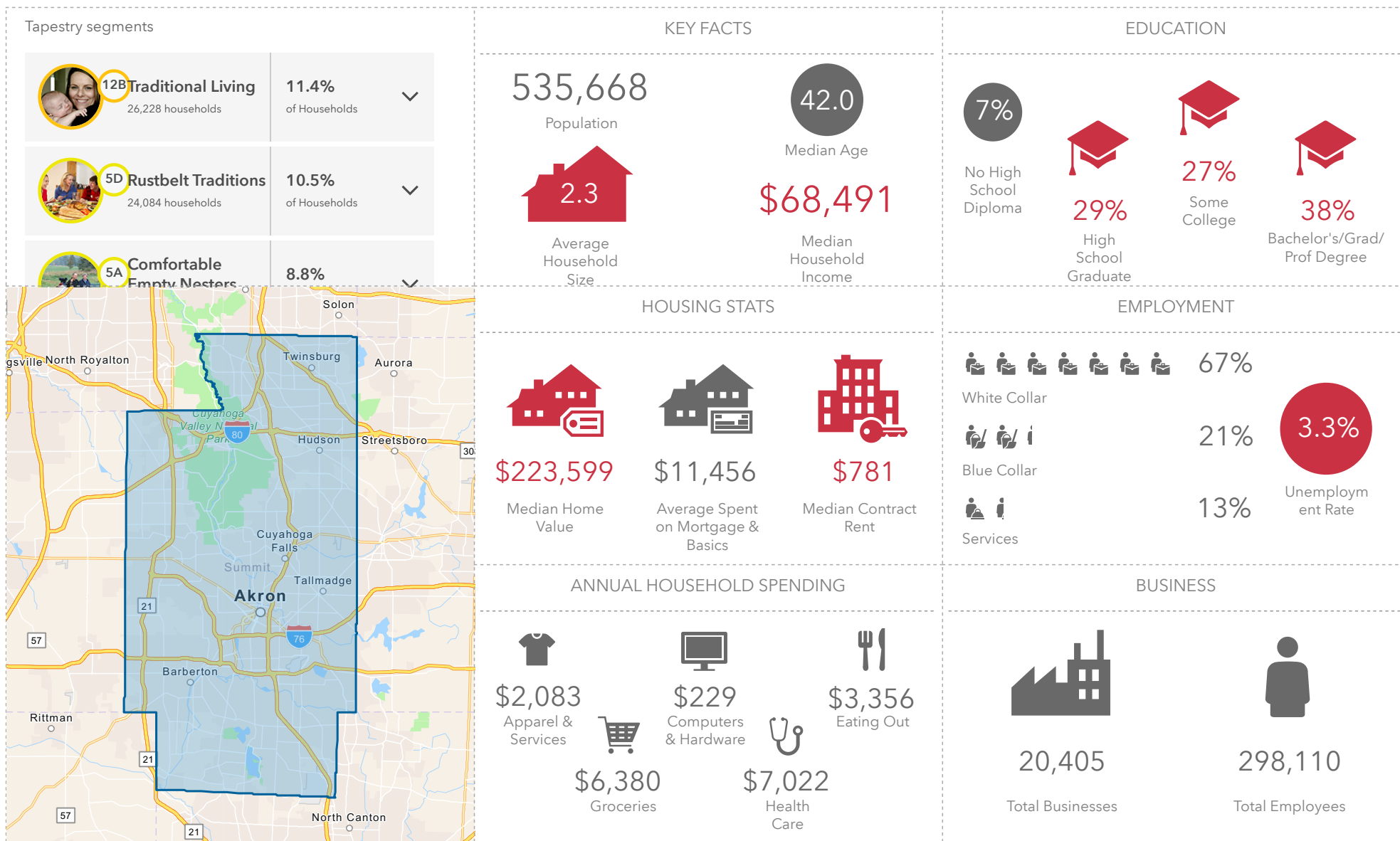
## 2024 Summary

|                               | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 14,158   | 82,076   | 187,860  |
| Households                    | 6,886    | 36,740   | 82,613   |
| Families                      | 3,215    | 19,742   | 44,273   |
| Average Household Size        | 2.03     | 2.22     | 2.21     |
| Owner Occupied Housing Units  | 3,381    | 23,239   | 49,047   |
| Renter Occupied Housing Units | 3,505    | 13,501   | 33,566   |
| Median Age                    | 38.3     | 40.6     | 39.4     |
| Median Household Income       | \$59,889 | \$63,669 | \$62,990 |
| Average Household Income      | \$77,011 | \$82,253 | \$84,748 |





# Summit County by the Numbers





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