

Up to 38,942 sf of Land

State Road Outlot

2310 State Road | Cuyahoga Falls, OH | 44223



Joe Albrecht
330.376.6677 x211
jalbrecht@albrechtinc.com

ALBRECHT
INCORPORATED

17 S. MAIN STREET, AKRON, OH 44308 | 330.376.6611 | ALBRECHTINC.COM

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Buildable Site, Fully Signalized Hard Corner

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KFC south of Site. Subject Site could be laid out similar to above KFC, long side facing street for visibility and safe drive-thru.

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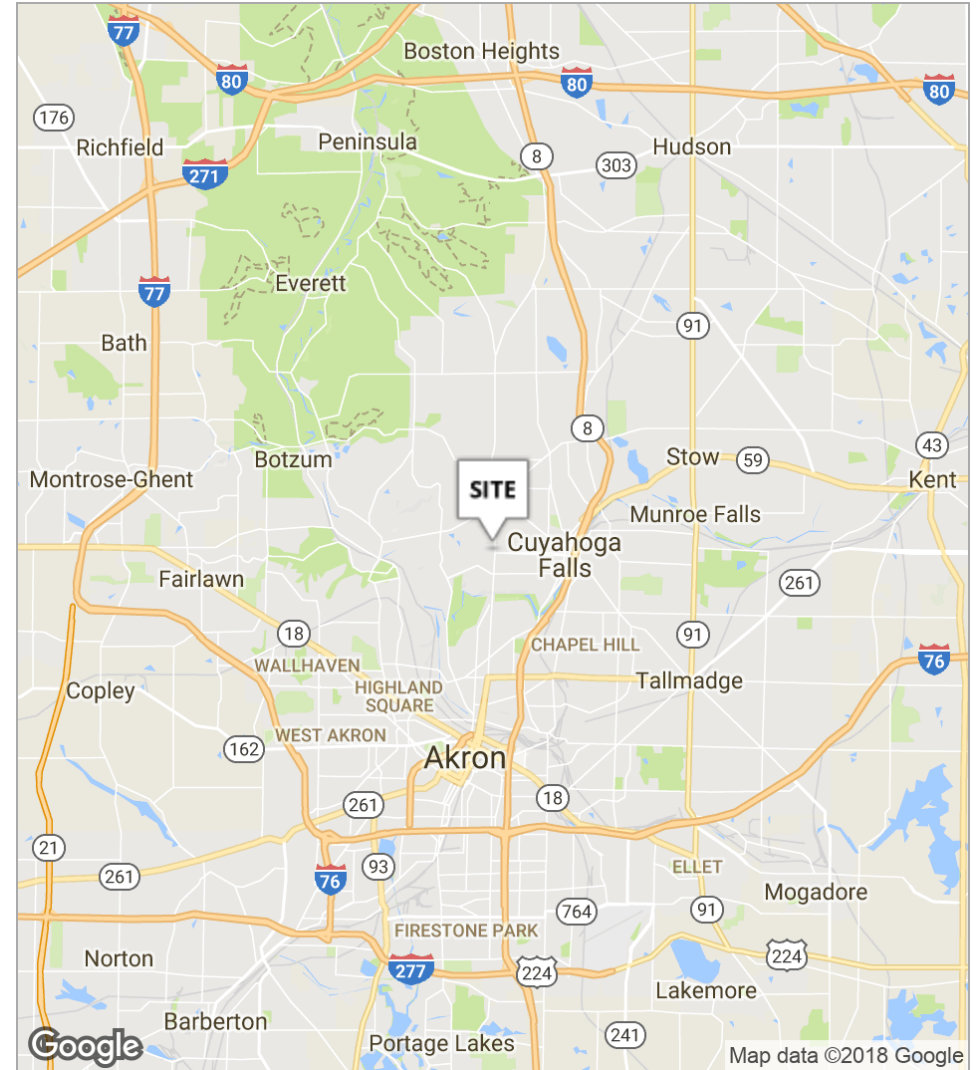
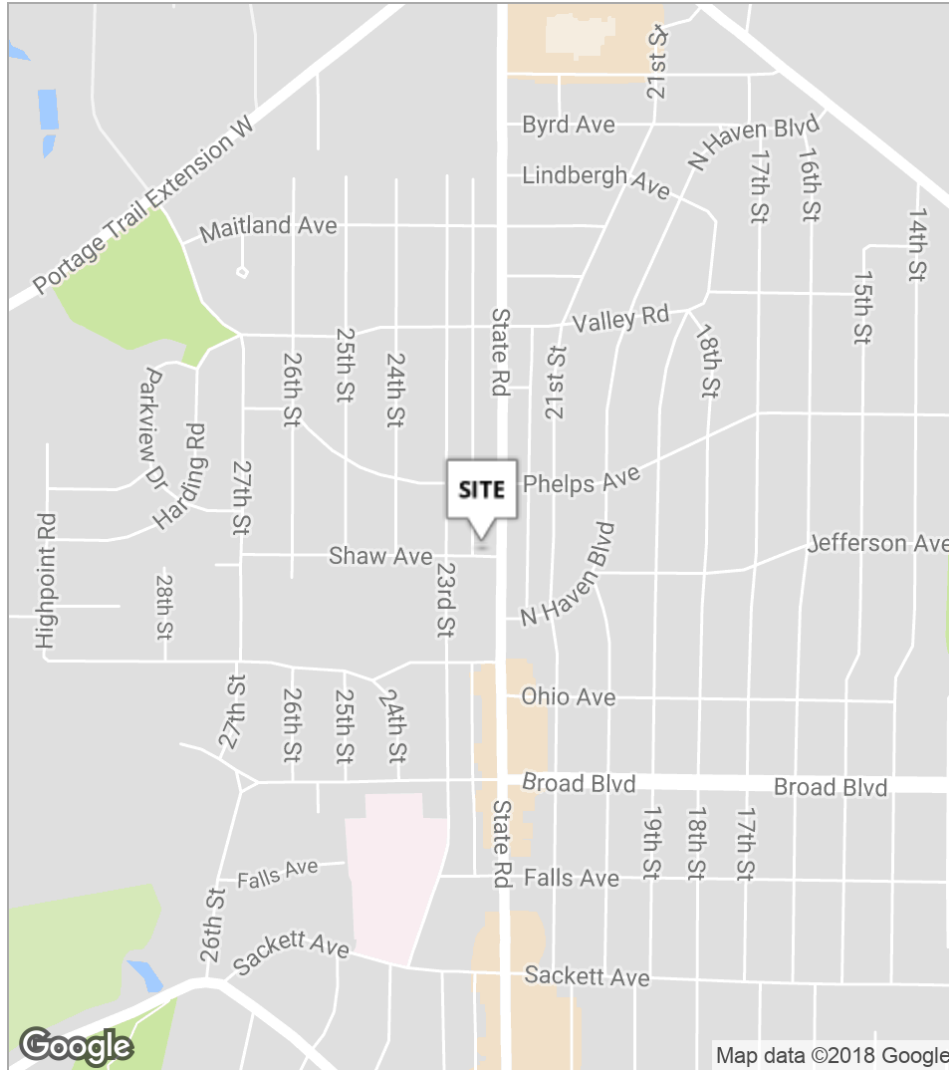
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	1 MILE	3 MILES	5 MILES
Total households	5,886	37,532	83,497
Total persons per hh	2.2	2.3	2.3
Average hh income	\$58,697	\$54,288	\$52,664
Average house value	\$144,243	\$161,706	\$156,722

	1 MILE	3 MILES	5 MILES
Total population	13,082	85,527	194,202
Median age	41.7	37.9	36.9
Median age (male)	41.3	36.7	35.6
Median age (female)	42.1	39.6	38.5

	1 MILE	3 MILES	5 MILES
Total population - White / % White	12,661 / 96.8%	73,307 / 85.7%	149,114 / 76.8%
Total population - Black / % Black	163 / 1.2%	9,042 / 10.6%	36,253 / 18.7%
Total population - Asian / % Asian	164 / 1.3%	1,056 / 1.2%	3,574 / 1.8%
Total population - Hawaiian / % Hawaiian	5 / 0.0%	35 / 0.0%	35 / 0.0%
Total population - Indian / % Indian	27 / 0.2%	119 / 0.1%	372 / 0.2%
Total population - Other / % Other	1 / 0.0%	529 / 0.6%	1,126 / 0.6%

	1 MILE	3 MILES	5 MILES
Total population - Hispanic	243 / 1.9%	2,207 / 2.6%	4,179 / 2.2%

* Demographic data derived from 2010 US Census