



# OFFERING MEMORANDUM

Multi Tenant | Annual Escalations | Long Term Lease

1871 Bailey Road  
Cuyahoga Falls, Ohio 44221



# Table of Contents

Executive Summary

Property Overview

Market Overview

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# EXECUTIVE SUMMARY

# Executive Summary

Purchase Price	\$845,000
NOI	\$100,252
CAP Rate	11.8%
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



# 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

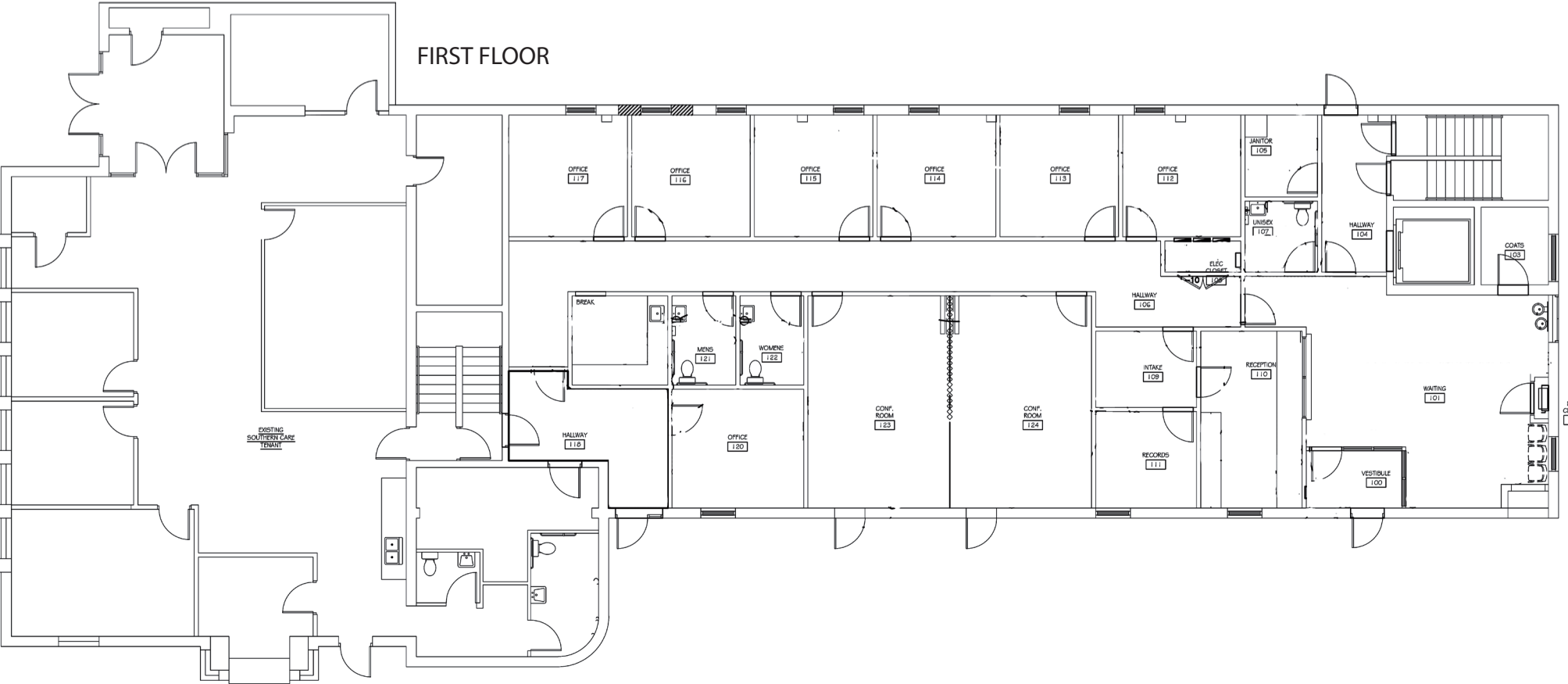
220163



Zoning

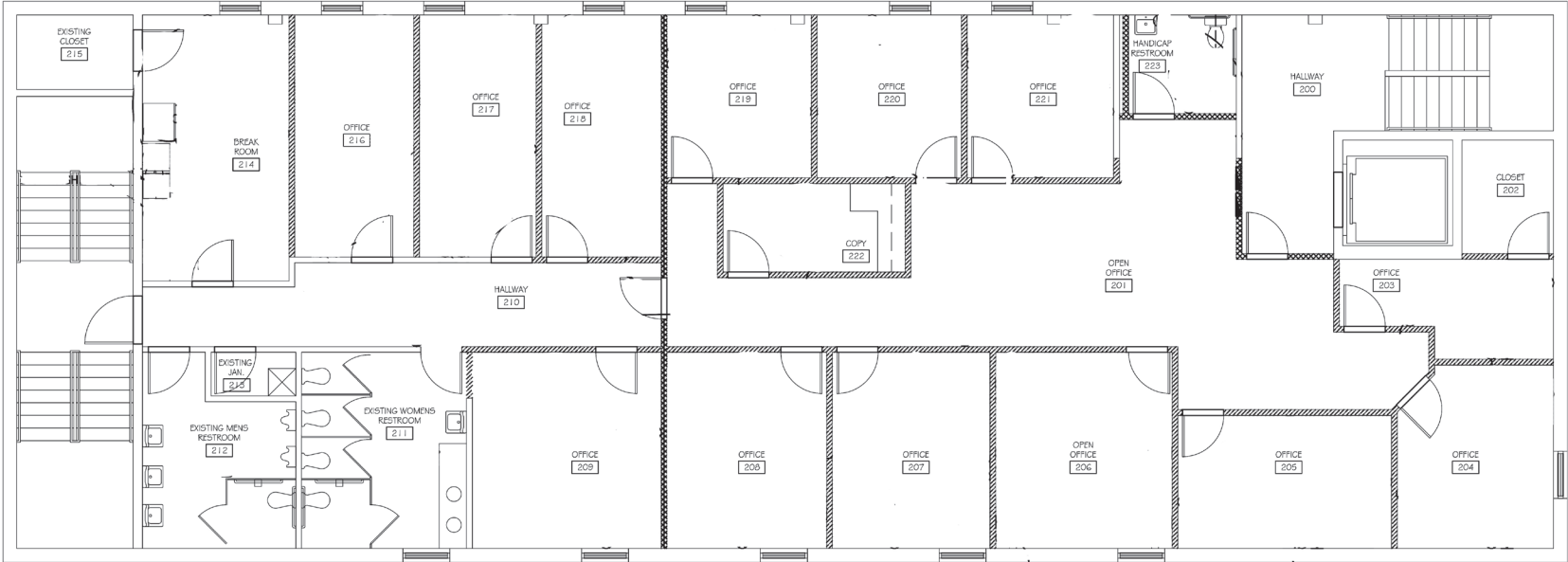
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# FLOOR PLANS

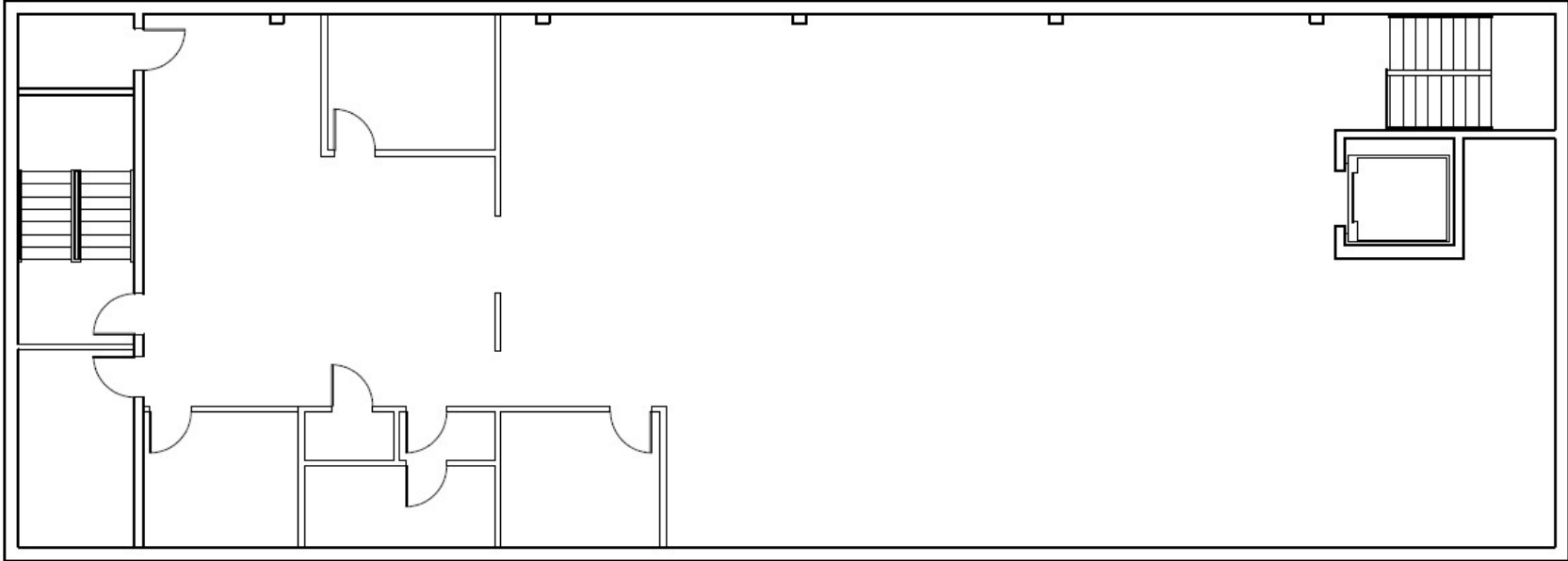


# FLOOR PLANS

## SECOND FLOOR



## THIRD FLOOR



# MARKET OVERVIEW

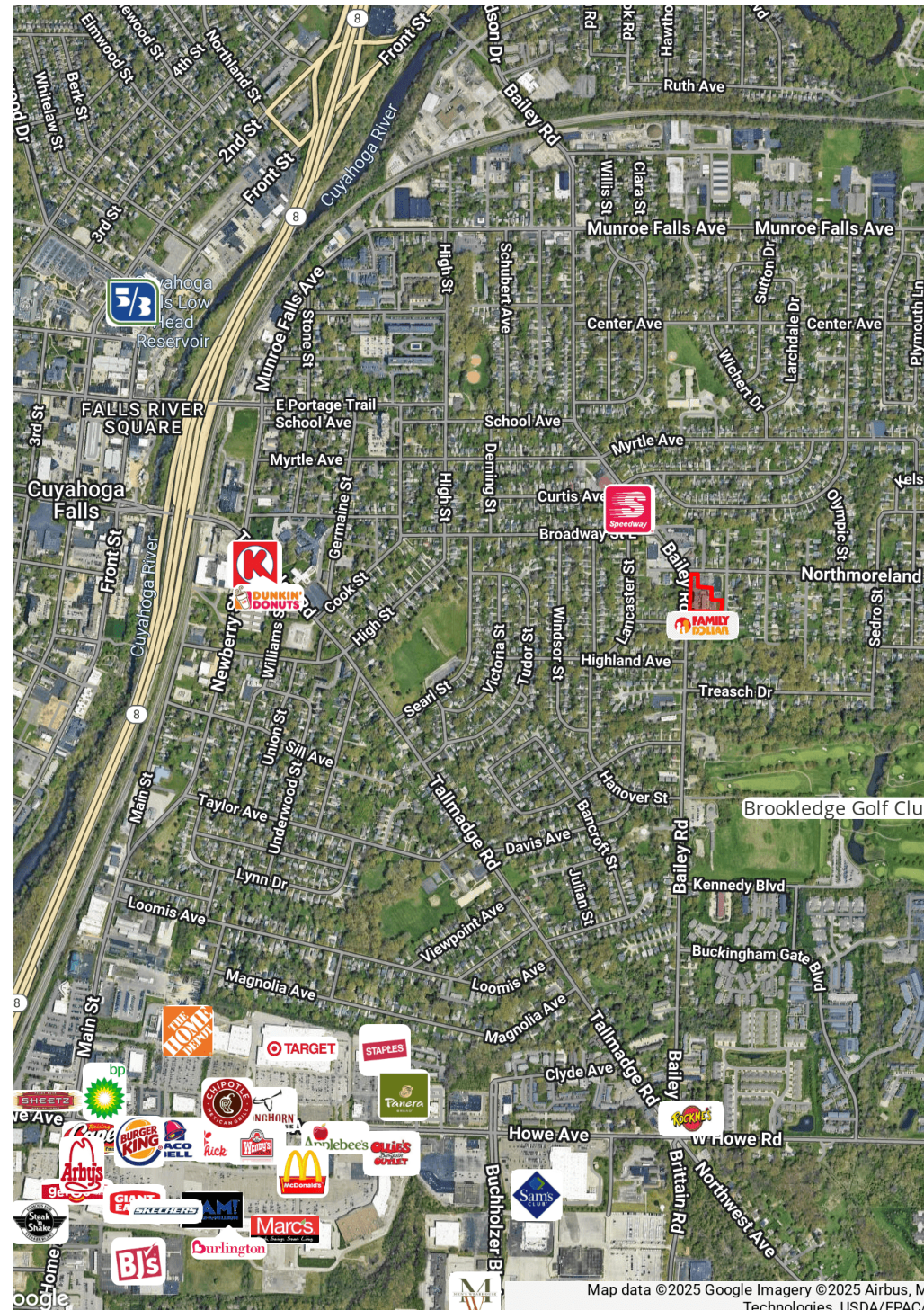
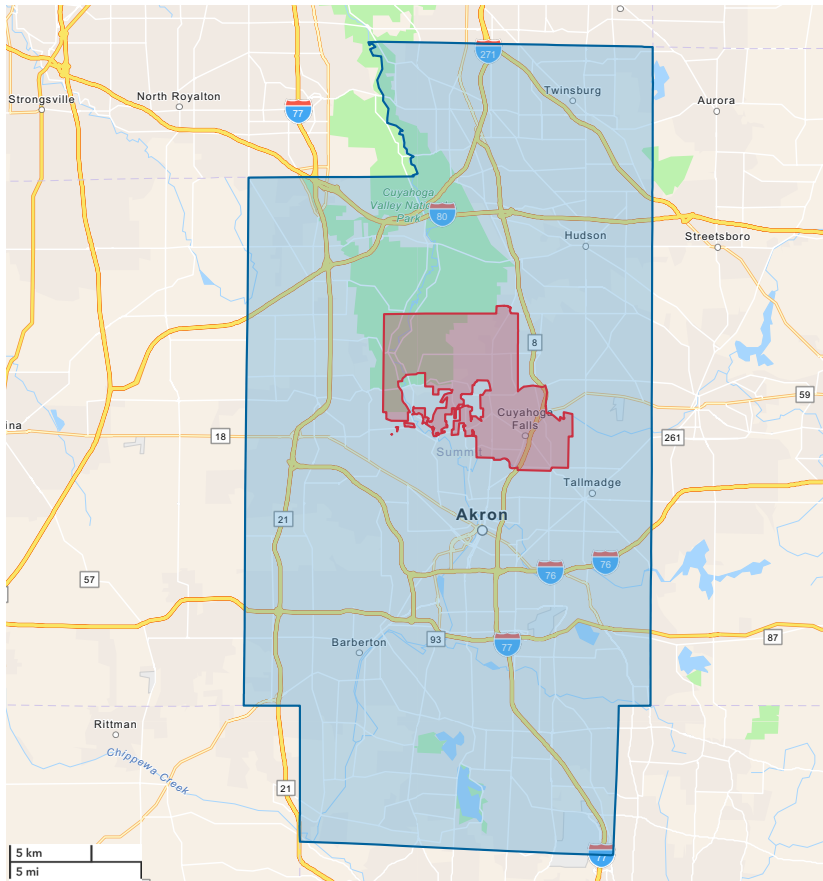


# Market Overview

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.

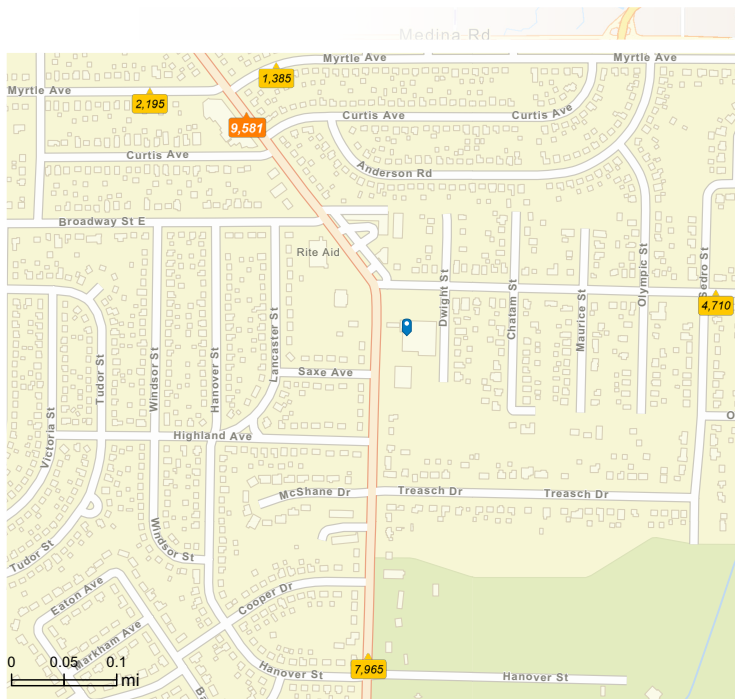
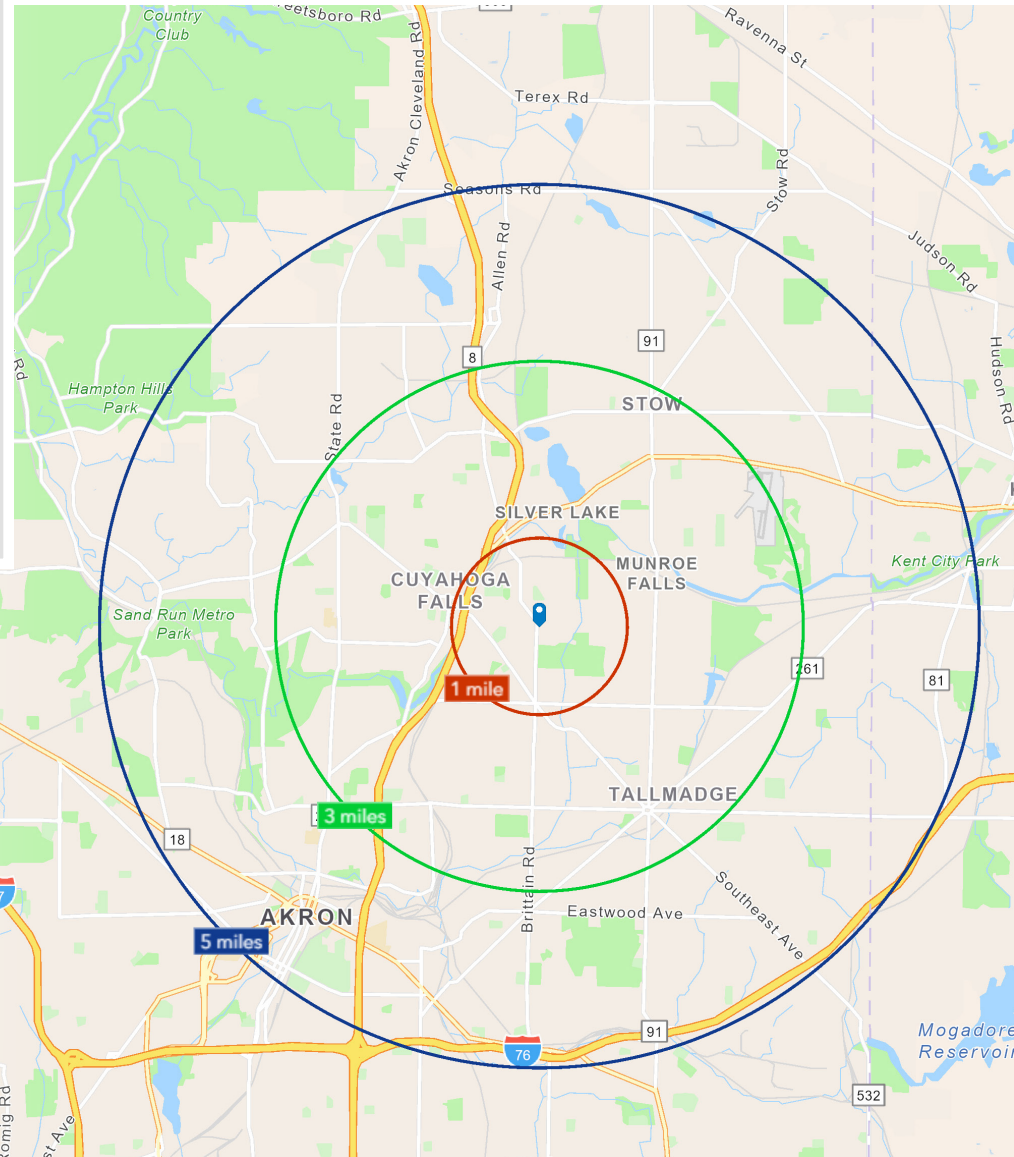
A large transportation network of highways, rail, air, and water assist in the distribution of goods manufactured in the region.



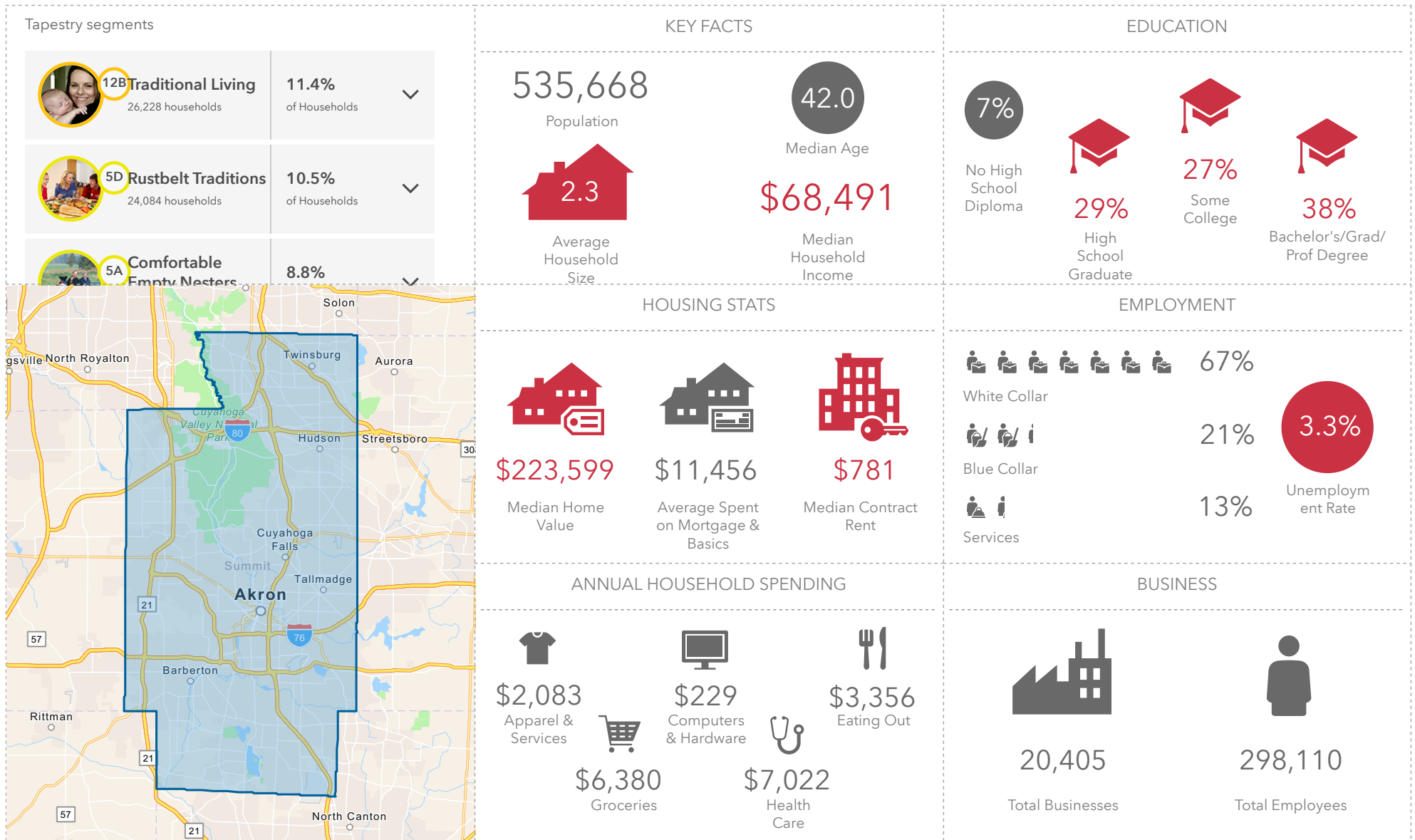
# Demographics

## 2024 Summary

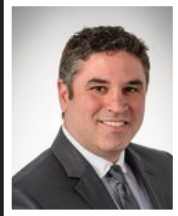
	1 Mile	3 Miles	5 Miles
Population	14,158	82,076	187,860
Households	6,886	36,740	82,613
Families	3,215	19,742	44,273
Average Household Size	2.03	2.22	2.21
Owner Occupied Housing Units	3,381	23,239	49,047
Renter Occupied Housing Units	3,505	13,501	33,566
Median Age	38.3	40.6	39.4
Median Household Income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



# Summit County by the Numbers



# NAISpring



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