## **NAI**Pleasant Valley

## For Sale 5.48+/- Acres Vacant Land



## E. Bath Rd. & Graham Rd.

Cuyahoga Falls, OH 44221

### **Property Features**

TOTAL ACRES	5.48+/-	
	4.55 E. Bath Rd. / 0.93 Graham Rd.	
FRONTAGE	431' E. Bath Rd.	
	120' Graham Rd.	
ZONED	R-5 E. Bath Rd. / MU-4 Graham Rd.	
BEST USE	Development	
PRICE	\$675,000	
TAXES	\$7,008.44 (2022)	
INTERCHANGE	SR-8	
DISTANCE	1.5 miles	

### **Development Opportunity:**

For Sale: 5.48+/- Acres in Cuyahoga Falls. Site has 4.5+/- acres with 431 feet of frontage on E. Bath Road zoned R-5 Mixed Density Residential and .93+/- acres with 120 feet of frontage on Graham Road zoned MU-4 Commercial. Potential expansion additional 1.76 acres possible. Contact Bob Raskow or Scott Raskow for additional information.

### For more information:

#### Bob Raskow, SIOR

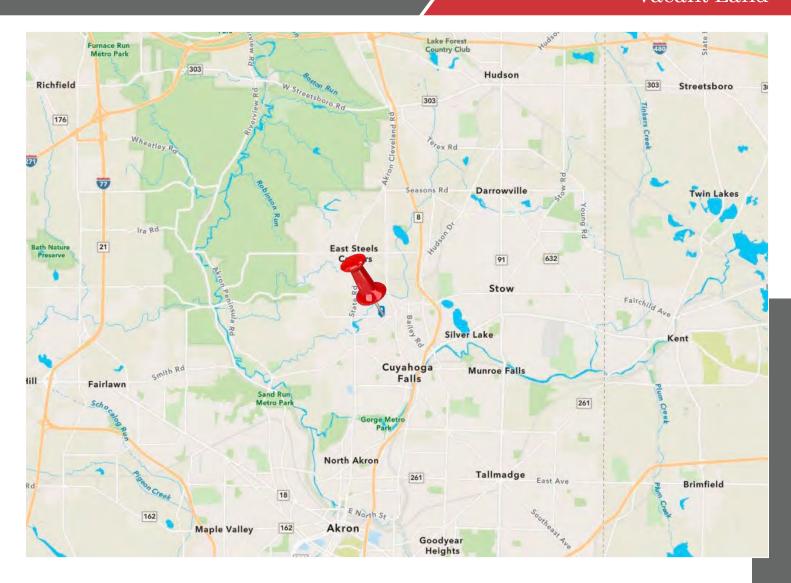
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#### Scott Raskow

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# MalPleasant Valley



## Click to view in Google Maps

Demographics	1 Mile	3 Miles	5 Miles
Population:	11,045	67,149	146,940
Households:	4,978	29,963	64,762
Median Age:	43.2	41	41.4
Average HH Income:	\$69,095	\$75,845	\$76,925
Traffic Count:	22,160 E. Bath Rd. @ Graham Rd.		

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Property Details	ACRES:	5.48+/- 4.55 E. Bath Rd. 0.93 Graham Rd.	
	FRONTAGE:	431' E. Bath Rd. 120' Graham Rd.	
	BEST USE:	Development	
	ZONING:	R-5 E. Bath Rd. MU-4 Graham Rd.	
	GAS:	Dominion East Ohio	
	WATER/SEWER:	City of Cuyahoga Falls	
	ELECTRIC:	City of Cuyahoga Falls	
	PHONE:	AT&T	
Price Details	SALE PRICE:	\$675,000	
	PRICE / ACRE:	\$123,175	
	TAXES:	\$7,008.44 (2022)	
Location Details	INTERCHANGE:	SR-8	
	DISTANCE:	1.5 miles +/-	
	DAILY TRAFFIC COUNT:	13,659 Howe. Ave 12,931 Buchholzer Blvd.	
	For Color 5 49 1 / Agree in Currehogo Follo, Cita has 4.5 1 /		

Notes

For Sale: 5.48+/- Acres in Cuyahoga Falls. Site has 4.5+/- acres with 431 feet of frontage on E . Bath Road zoned R-5 Mixed Density Residential and .93+/- acres with 120 feet of frontage on Graham Road zoned MU-4 Commercial. Potential expansion additional 1.76 acres possible. Contact Bob Raskow or Scott Raskow for additional information.

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