



## E. Bath Rd. & Graham Rd.

Cuyahoga Falls, OH 44221

### Property Features

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

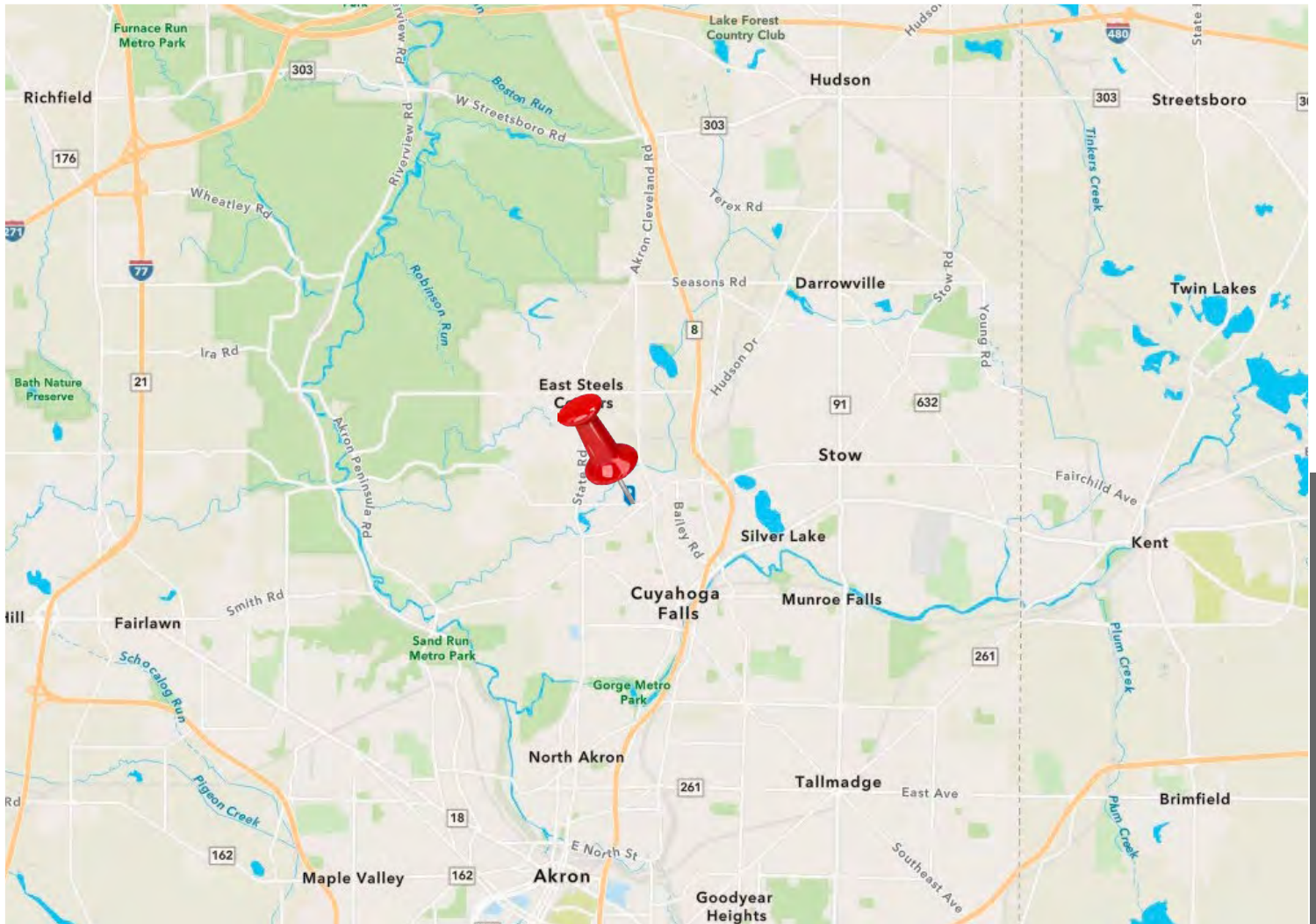
For more information:

**Bob Raskow, SIOR**

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**Scott Raskow**

+1 330 608 5172 • sraskow@naipvc.com



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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.		

540 White Pond Dr., Suite A  
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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.

## Notes

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