



The Smith Centre

1725-1776 State Road, Cuyahoga Falls, OH 44223

Property Description

56,088 SF Shopping Center Anchored by Dollar General & Goodwill and located across the street from Western Reserve Hospital. The shopping center offers excellent visibility sitting right up on the road. Convenient parking located in the front with an additional large parking field in the back of the center.

Property Highlights

- 17,823 Cars Per Day on State Road; Excellent Frontage/Visibility/Signage
- Sandwiched Between CVS and a Newly-Remodeled McDonalds
- Across from KFC, Dunkin' Donuts, Little Caesars & Donatos
- Dense Population Base: 13,609 People within 1-Mile, and 197,653 within 5-Miles



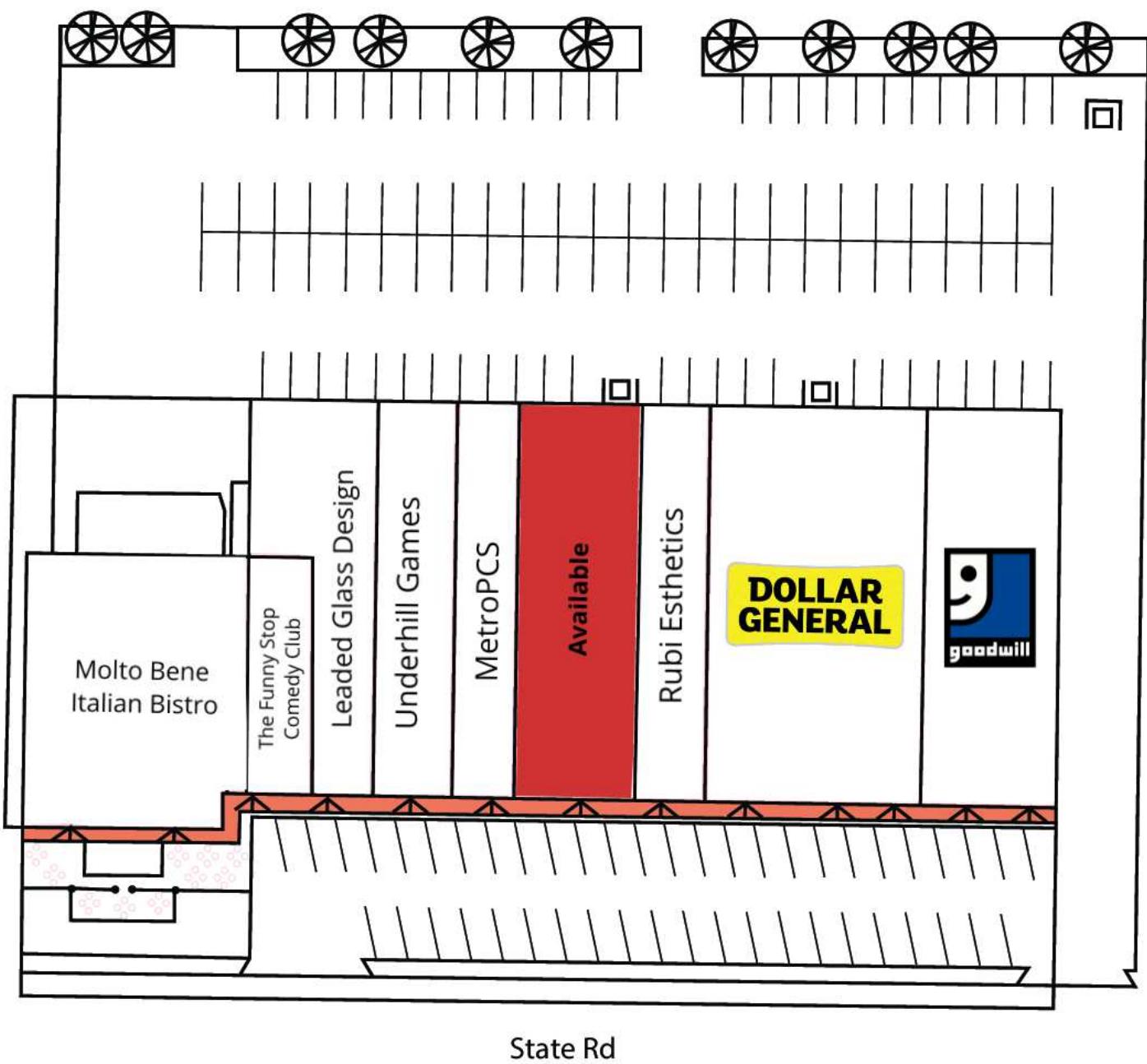
Building Summary

Building Size:	58,440 SF
Available SF:	3,000 SF
Lease Rate:	\$12.00
Operating Expenses:	\$2.42/SF

Site Plans

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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

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Aerial Map

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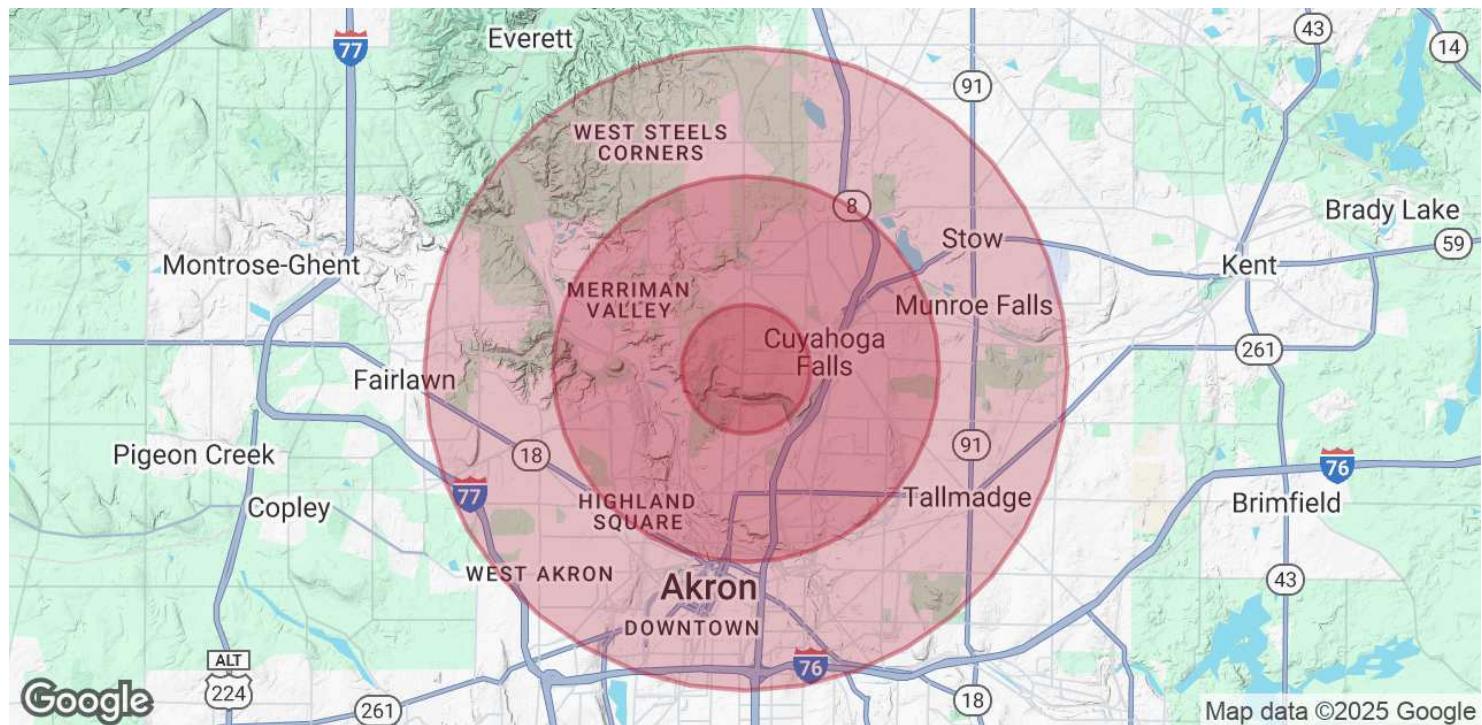
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,718	91,451	198,598
Average Age	37.4	39.3	39.8
Average Age (Male)	36.8	38.3	38.7
Average Age (Female)	39.5	40.9	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,177	43,529	94,659
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$64,069	\$62,103	\$59,974
Average House Value	\$135,632	\$127,973	\$125,624

* Demographic data derived from 2020 ACS - US Census

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