

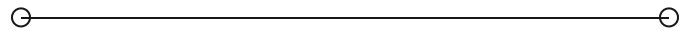


FOR SALE

Creekside Centre

3747-3781 FISHCREEK RD,

Stow, OH 44224



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
TOTAL SQUARE FOOTAGE:	21,738 SF
LOT SIZE:	4.55 Acres
PRICE / SF:	\$75.90
GROSS INCOME:	\$66,547
YEAR BUILT:	1989
ZONING:	C-6 Office & I1 - Limited Industrial
APN:	5618997

PROPERTY OVERVIEW

The Subject Property is an owner user opportunity that includes a 9,540 SF free standing corporate office and a 12,198 SF multitenant office/warehouse flex building that sits on 4.55 acres. The property is located in Stow, OH at the corner of Fishcreek Road and Greenlawn Drive in close proximity to State Routes 59 and 91. The buildings are not in need of any outstanding improvements and both roofs were replaced in 2012.

- Built in 1989 with new roofs in 2012
- Approx. 6 minutes to downtown Kent
- Next to new Stow-Kent Summa Hospital
- Across from national retail outlets/restaurants
- Traffic count: 16,998 vehicles per day

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2024 RENT ROLL - CREEKSIDE CENTRE

Current 2024 Rent Roll - Creekside Centre							
Suite/Address	Tenant Name	Unit S/F	S/F Weight	Rent/Monthly	Rent/YR	Rent/SF	CAM/Annual
Front Building							
3747 Fishcreek Rd, Stow, OH	Vacant	9540	44%	\$ -	\$ -	\$ -	\$ -
Rear Building							
3749 Fishcreek Rd	RWS Financial Group	1360	6%	\$ 1,561	\$ 18,726.12	\$ 13.77	\$ 2,340.77
3751 Fishcreek Rd	Vacant	1580	7%	\$ -	\$ -	\$ -	\$ -
3753, Fishcreek Rd	Hallrich Incorporated	1451	7%	\$ 725.5	\$ 8,706.00	\$ 6.00	\$ -
3757B, 3757C FishCreek Rd	Vacant	1969	9%	\$ -	\$ -	\$ 6.00	\$ -
3757 Fishcreek Rd	Navigate Counseling LLC	2400	11%	\$ 1,500	\$ 18,000.00	\$ 7.50	\$ 2,250.00
3759 Fishcreek Rd, Stow, OH	Rowdy Beans Coffee	2015	9%	\$ 750	\$ 9,000.00	\$ 3.72	\$ 1,125.00
3761(a) Fishcreek Rd, Stow, OH	Donald Mitchell	750	3%	\$ 450	\$ 5,400.00	\$ 7.20	\$ 1,000.00
3761(b) Fishcreek Rd, Stow, OH	Szambecki Vehicle Storage	673	3%	\$ -	\$ -	\$ 3.57	\$ -
Totals:		21,738	100%	\$ 4,986	\$ 59,832		\$ 6,715.77

Current 2024 Rent Roll - Creekside Centre						
Suite/Address	Tenant Name	Lease Executed	Lease Expires	Term	Renewals	Notes
Front Building						
3747 Fishcreek Rd, Stow, OH	Vacant	N/A	N/A	N/A	N/A	
Rear Building						
3749 Fishcreek Rd	RWS Financial Group	2/1/2024	1/31/2027	3 years	6	6 options for 3 year terms
3751 Fishcreek Rd	Vacant	N/A	N/A	N/A	N/A	RWS Financial has option to expand into s
3753, Fishcreek Rd	Hallrich Incorporated	10/20/2021	MTM	N/A	5	Month to month
3757B, 3757C	Vacant	N/A	N/A	N/A	N/A	Storage
3757 Fishcreek Rd	Navigate Counseling LLC	12/1/2021	11/30/2026	5	1	1-five year option
3759 Fishcreek Rd, Stow, OH	Rowdy Beans Coffee	5/1/2023	4/30/2025	1	1	1-one year option
3761(a) Fishcreek Rd, Stow, OH	Donald Mitchell	9/21/2004	MTM	N/A	N/A	Month to month
3761(b) Fishcreek Rd, Stow, OH	Szambecki Vehicle Storage	N/A	N/A	N/A	N/A	Owner Storage. Pays Utilities

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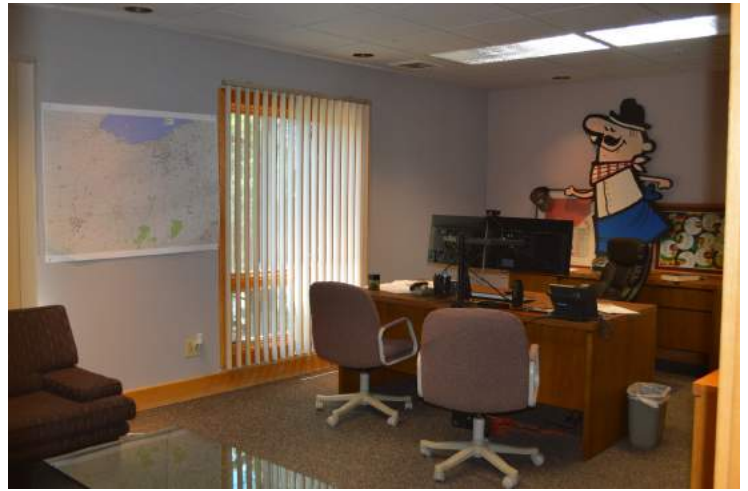
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AERIAL PHOTOS



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FRONT BUILDING PHOTOS



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FRONT BUILDING PHOTOS

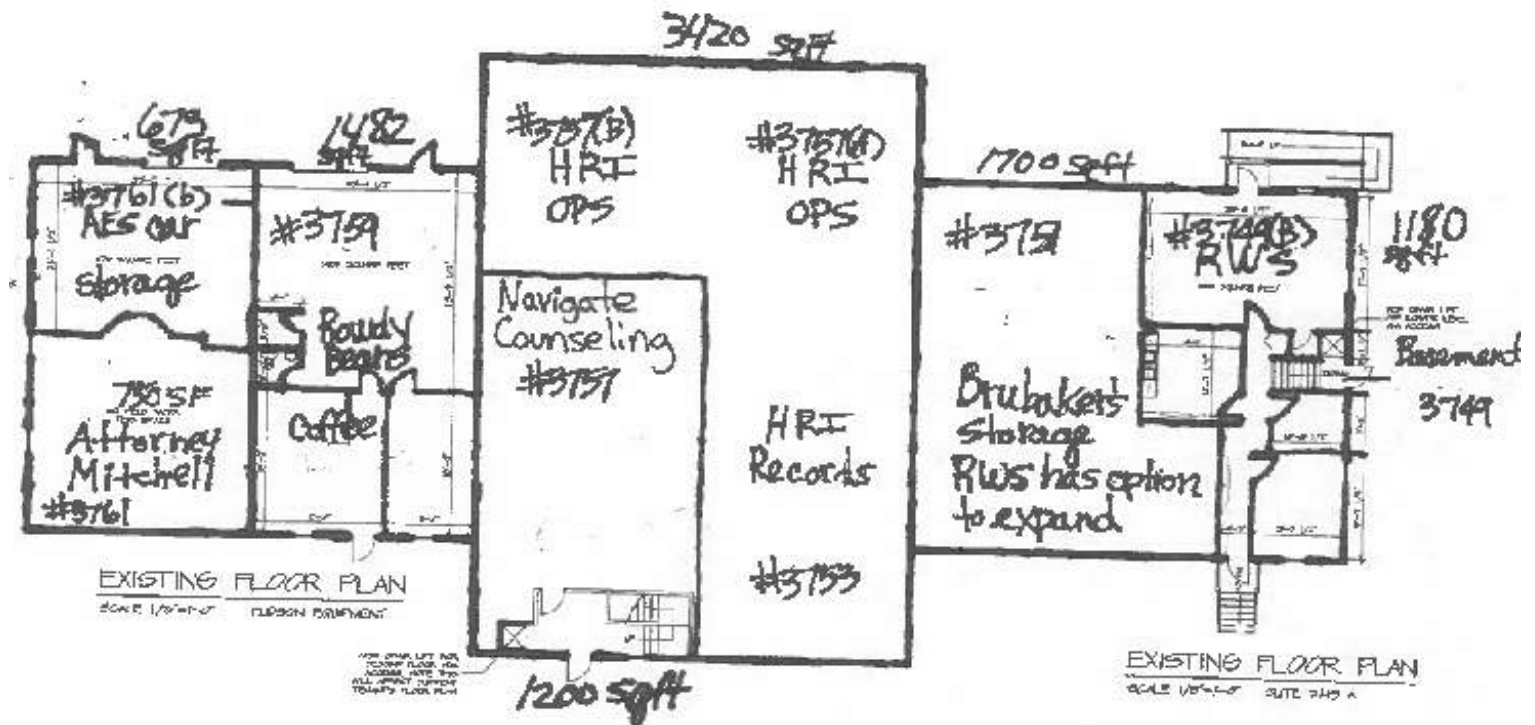


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Creekside Centre

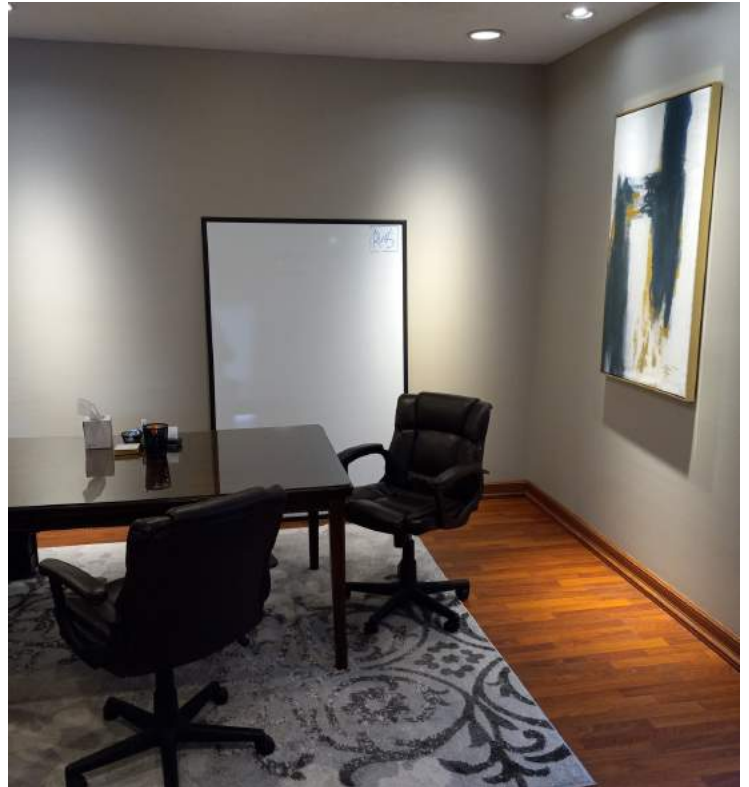
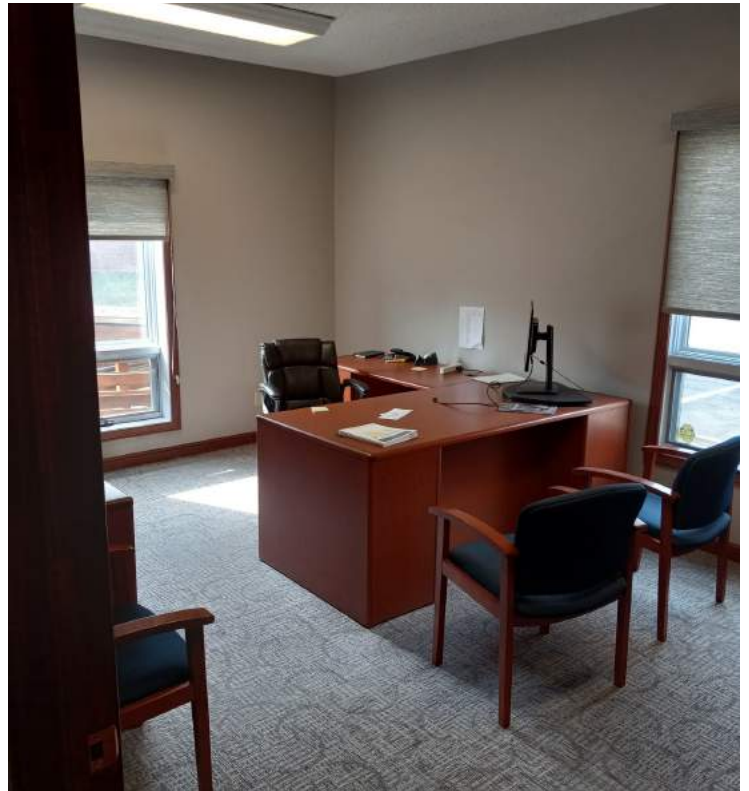
7/8/2021



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REAR BUILDING - RWS



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REAR BUILDING - NAVIGATE COUNSELING



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REAR BUILDING - ROWDY BEANS



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REAR BUILDING - ATTORNEY MITCHELL/STORAGE



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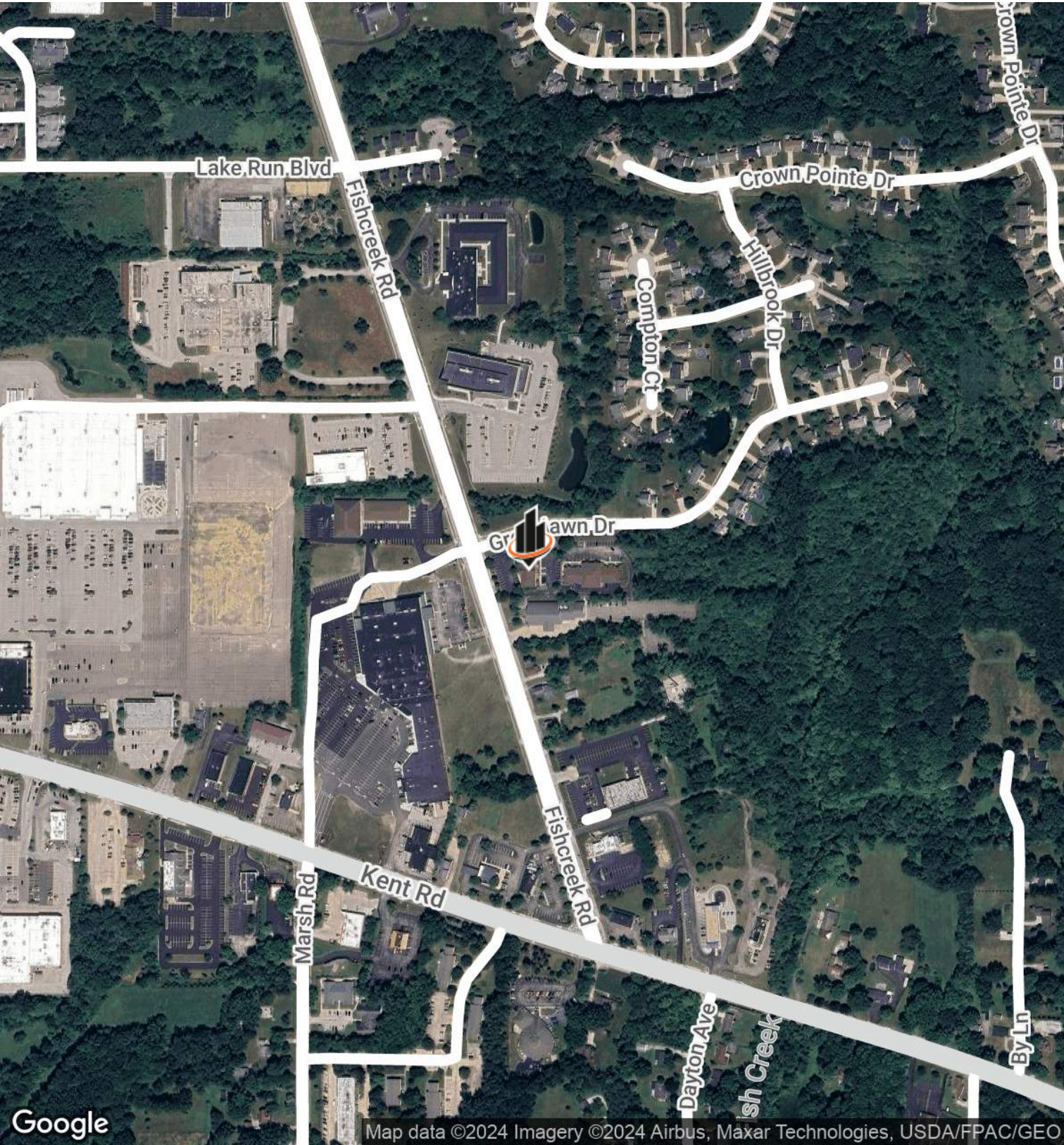
ADDITIONAL PHOTOS



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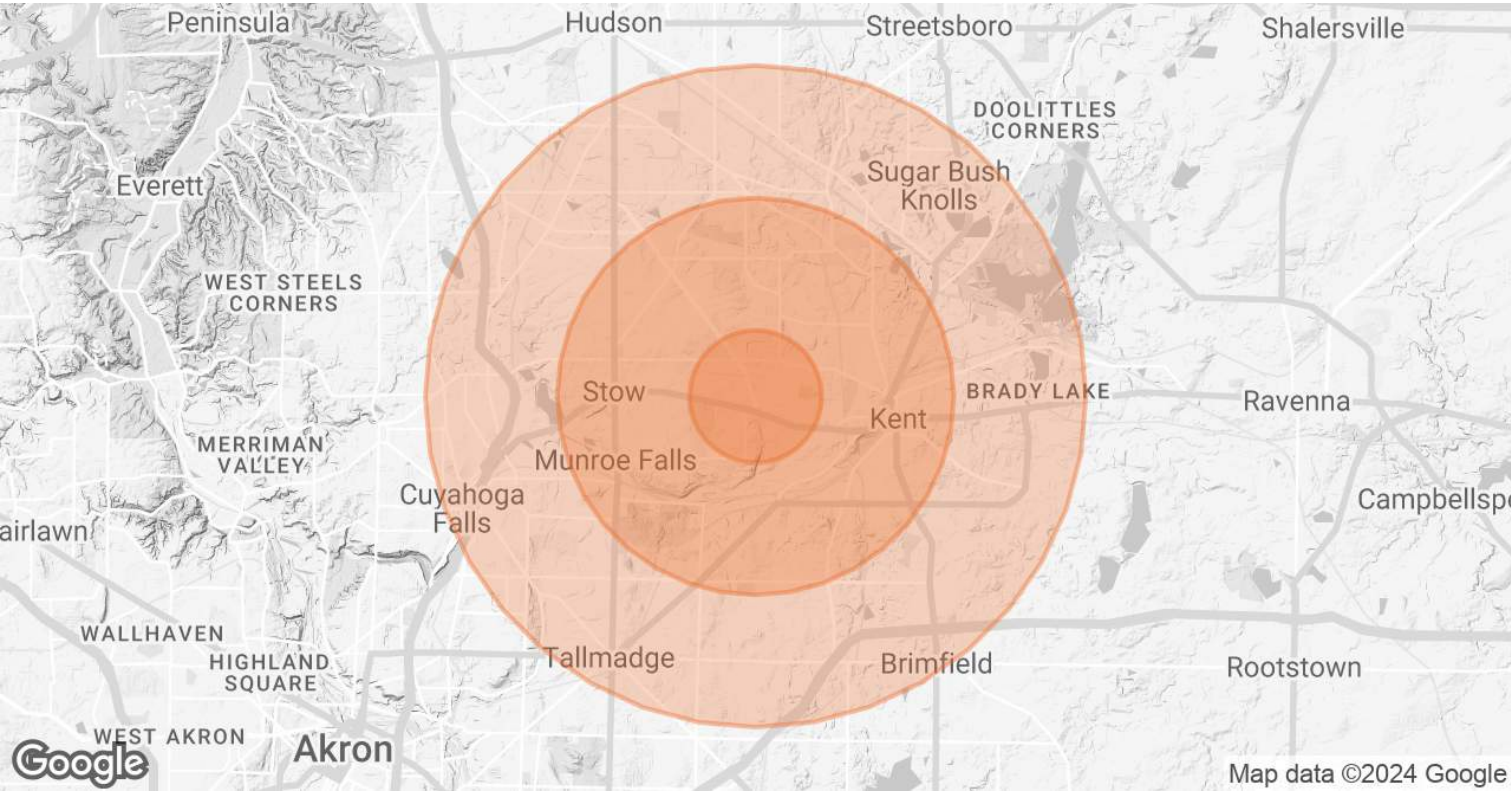
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,589	49,427	124,486
AVERAGE AGE	39.2	38.0	36.4
AVERAGE AGE (MALE)	37.9	37.3	35.7
AVERAGE AGE (FEMALE)	39.6	38.7	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,742	19,878	48,785
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$68,309	\$70,503	\$67,852
AVERAGE HOUSE VALUE	\$196,960	\$178,491	\$195,388

* Demographic data derived from 2020 ACS - US Census

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