



FOR SALE

Creekside Centre

3747-3781 FISHCREEK RD,

Stow, OH 44224



PRESENTED BY:

GRAYDON FOX

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OH #SAL2019006700

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OH #2021008191



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
TOTAL SQUARE FOOTAGE:	21,738 SF
LOT SIZE:	4.55 Acres
PRICE / SF:	\$89.70
CAP RATE:	7.06%
YEAR BUILT:	1989
ZONING:	C-6 Office & I1 - Limited Industrial
APN:	5618997

PROPERTY OVERVIEW

The Subject Property is an investment opportunity that includes a 9,540 SF single tenant 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. This is a perfect opportunity for an investor looking to purchase a property in good condition with strong tenants. An offering memorandum can be provided upon request.

- Value-add opportunity
- 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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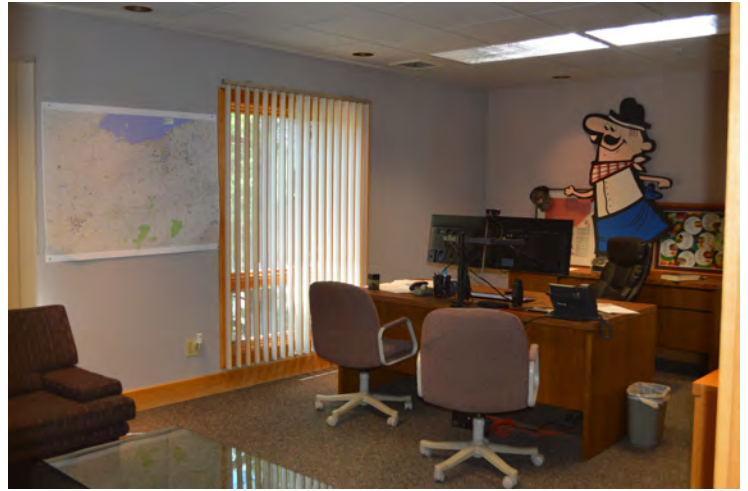
AERIAL PHOTOS



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FRONT BUILDING PHOTOS



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FRONT BUILDING PHOTOS



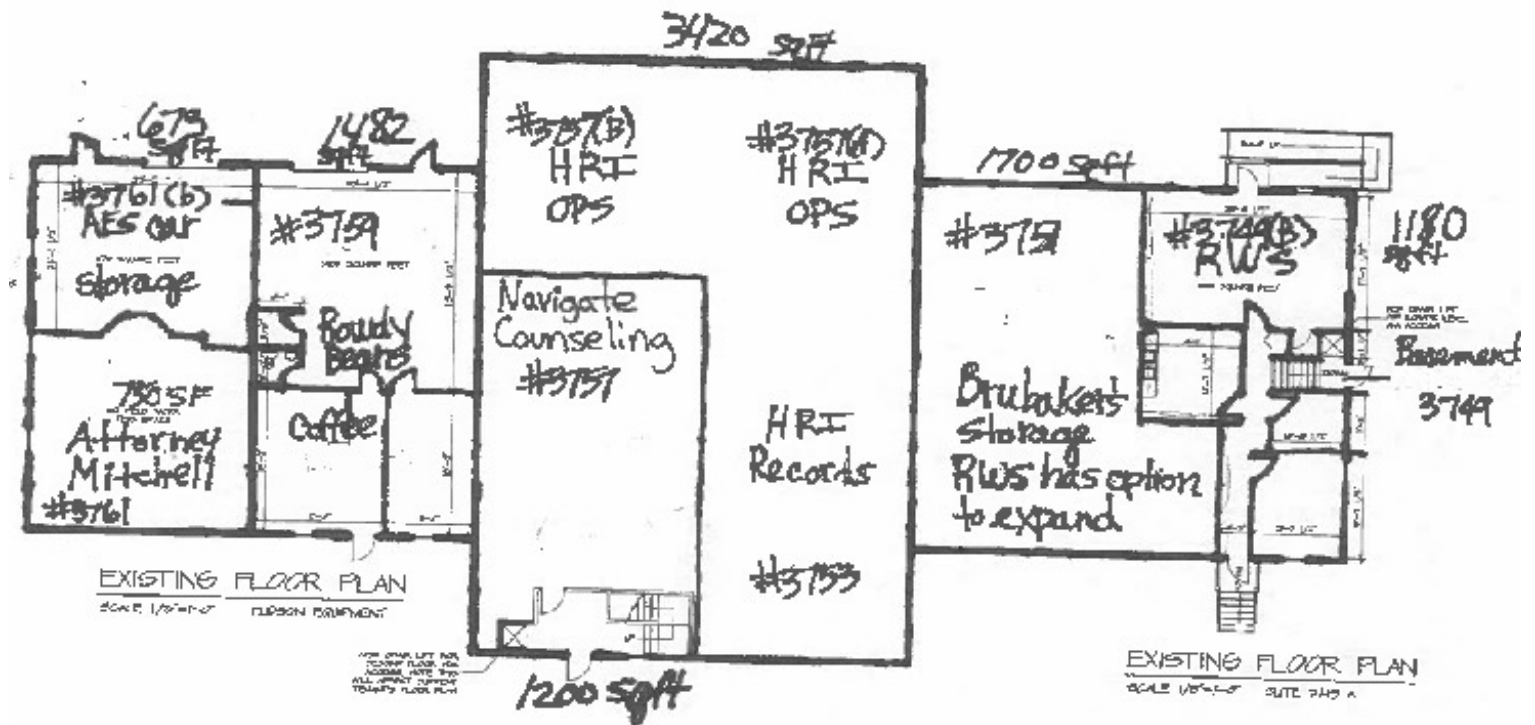
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REAR BUILDING FLOORPLAN

Creekside Centre

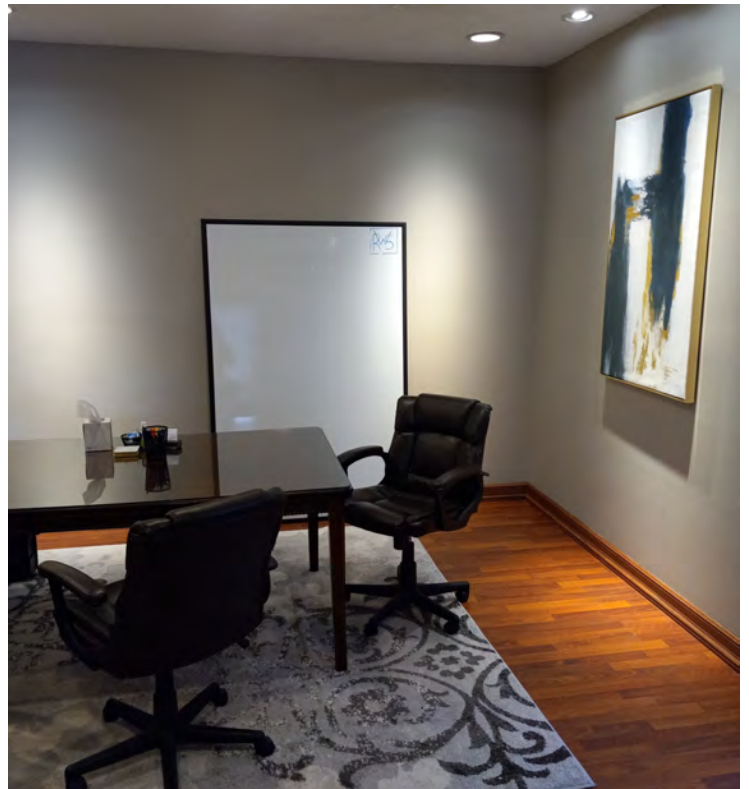
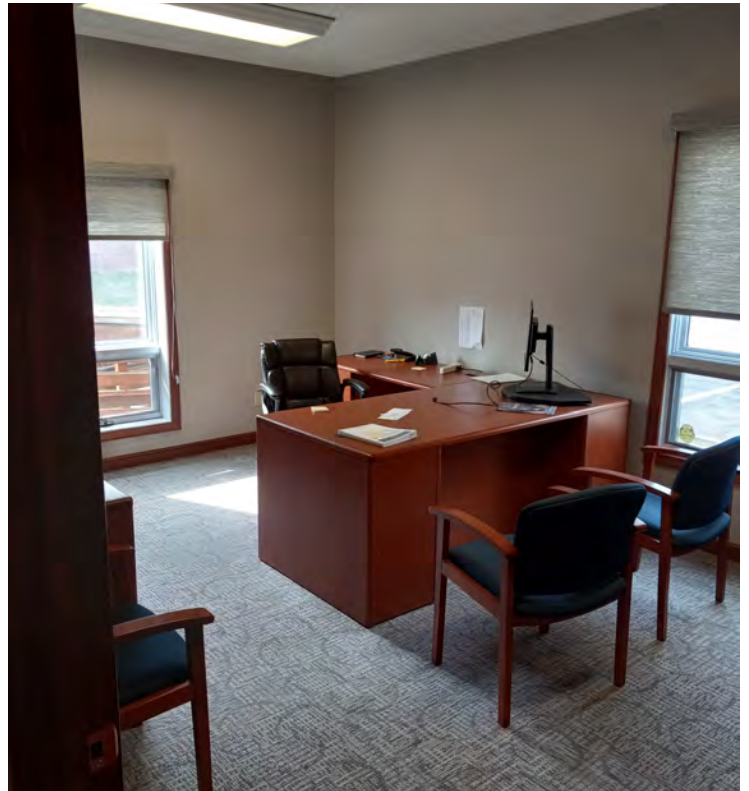
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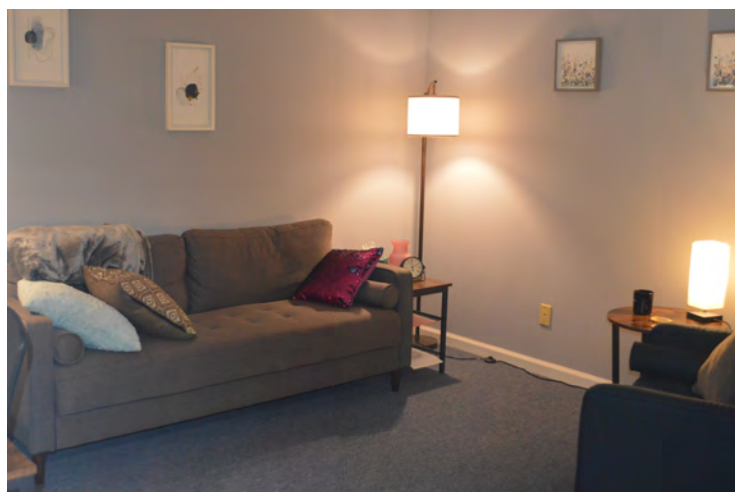
REAR BUILDING - RWS



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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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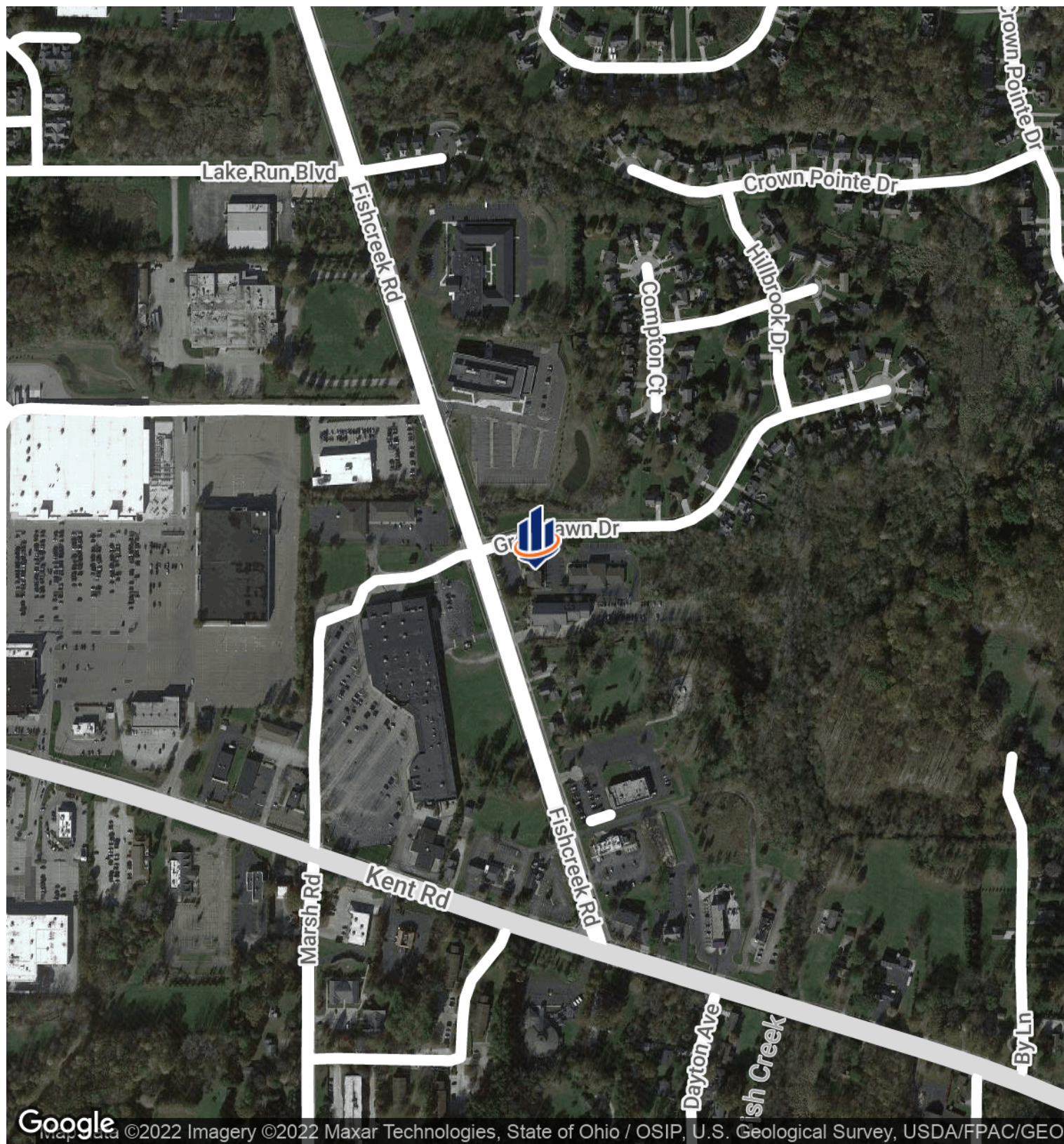
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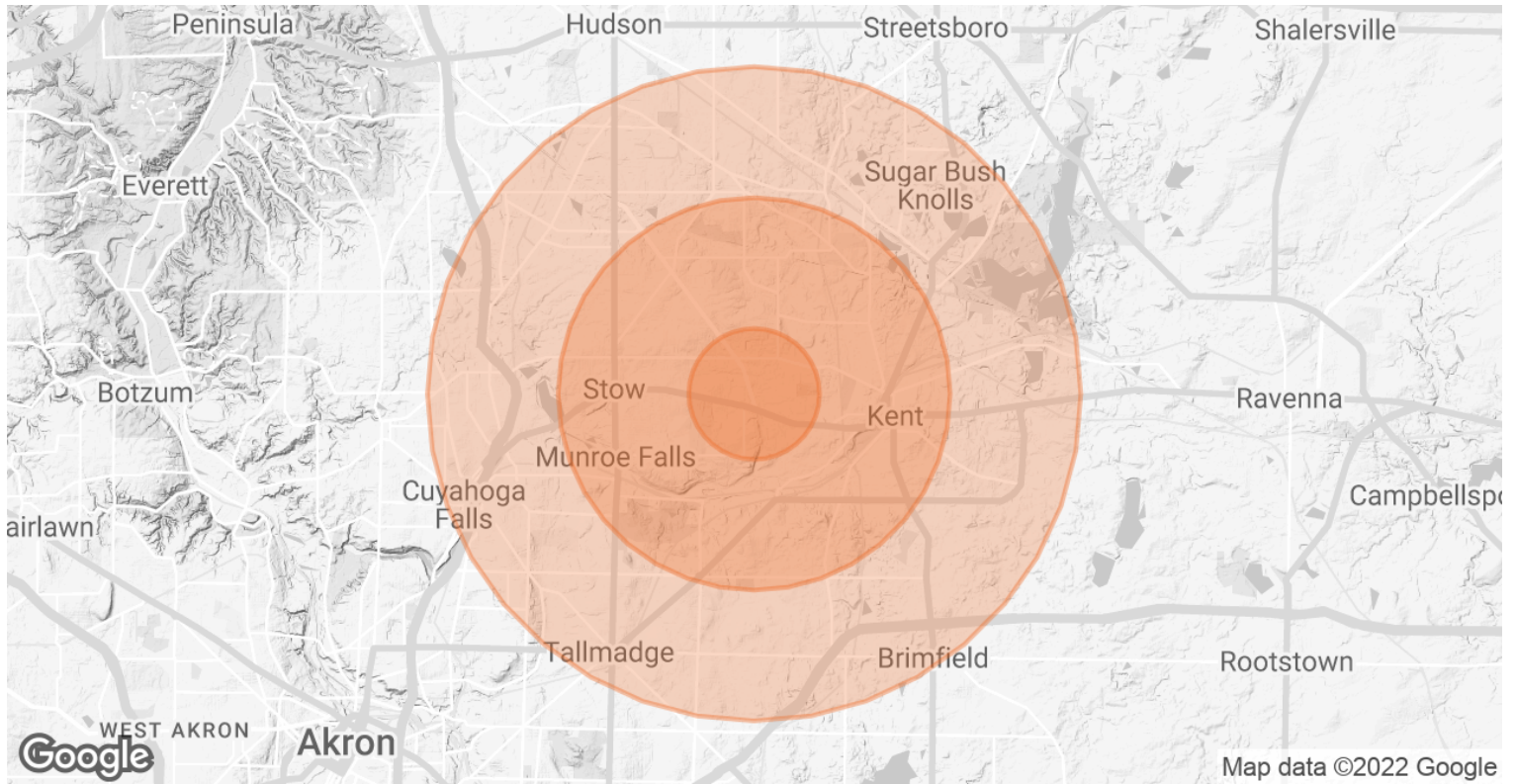
LOCATION MAP



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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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