

## 2.79 Acres with Frontage on State Road



**3596 State Rd.**  
Cuyahoga Falls, OH 44223

**REDUCED PRICE!**

### Property Features

- **REDUCED PRICE:** ~~\$495,000~~ **\$379,000**
- Acreage: 2.79 acres
  - House 900 SF
  - Double Garage
  - Kennels 1,452 SF
- Parcels: 3501192, 3501193, 3500930
- Land is approximately 660' x 180'
- Frontage on State Road is ~180'
- Well Water & Sewer
  - (City Water available, need to tie-in)
- Zoned E-1 (Employment District)
- Formerly a Dog Kennel
- Taxes: \$5,895.52/year



*\*property lines and measurements are approximate*

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3596 State Rd.  
Cuyahoga Falls, OH 44223

**FOR SALE**  
FLEX PROPERTY



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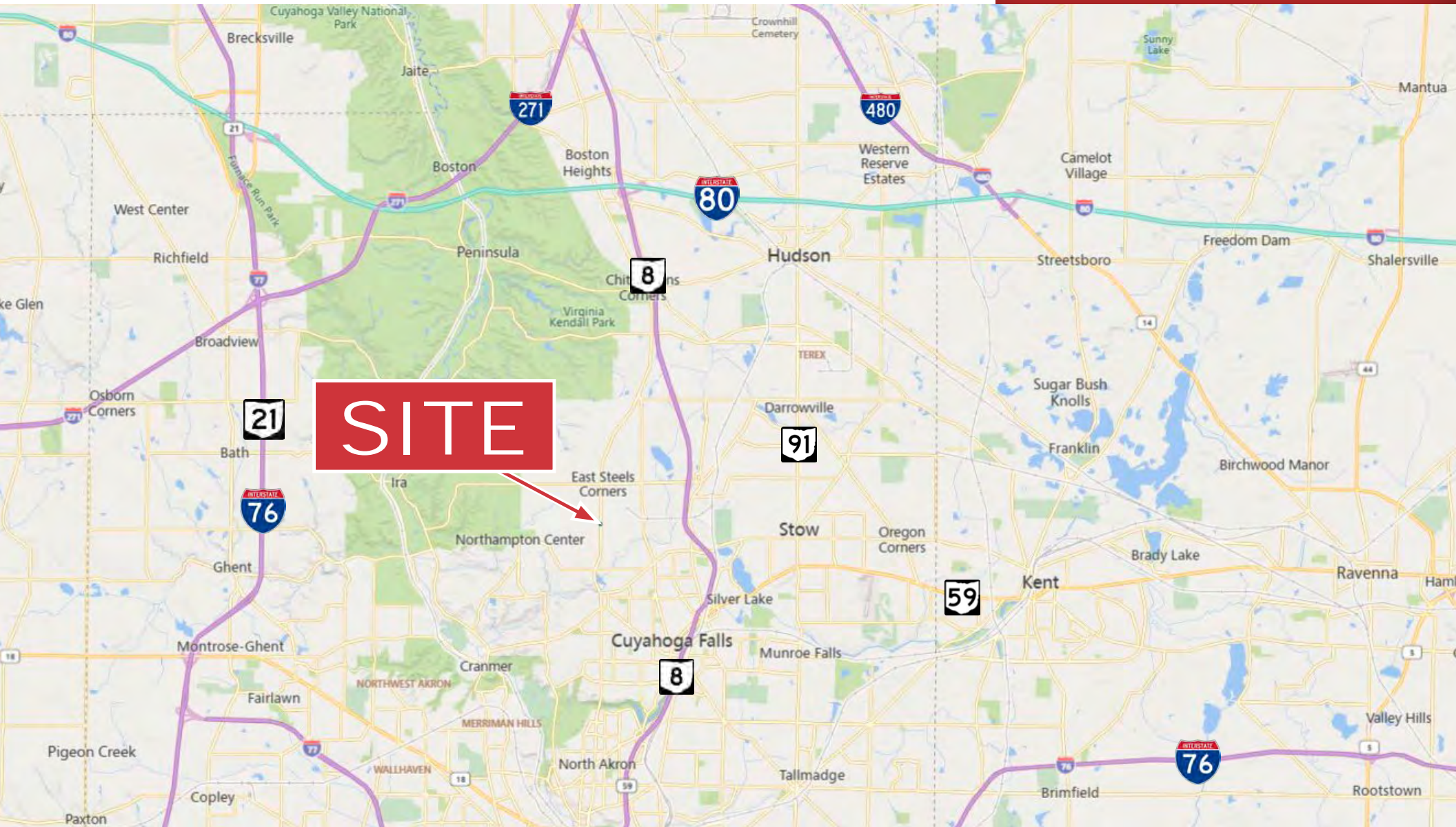
**NAIPleasant Valley**  
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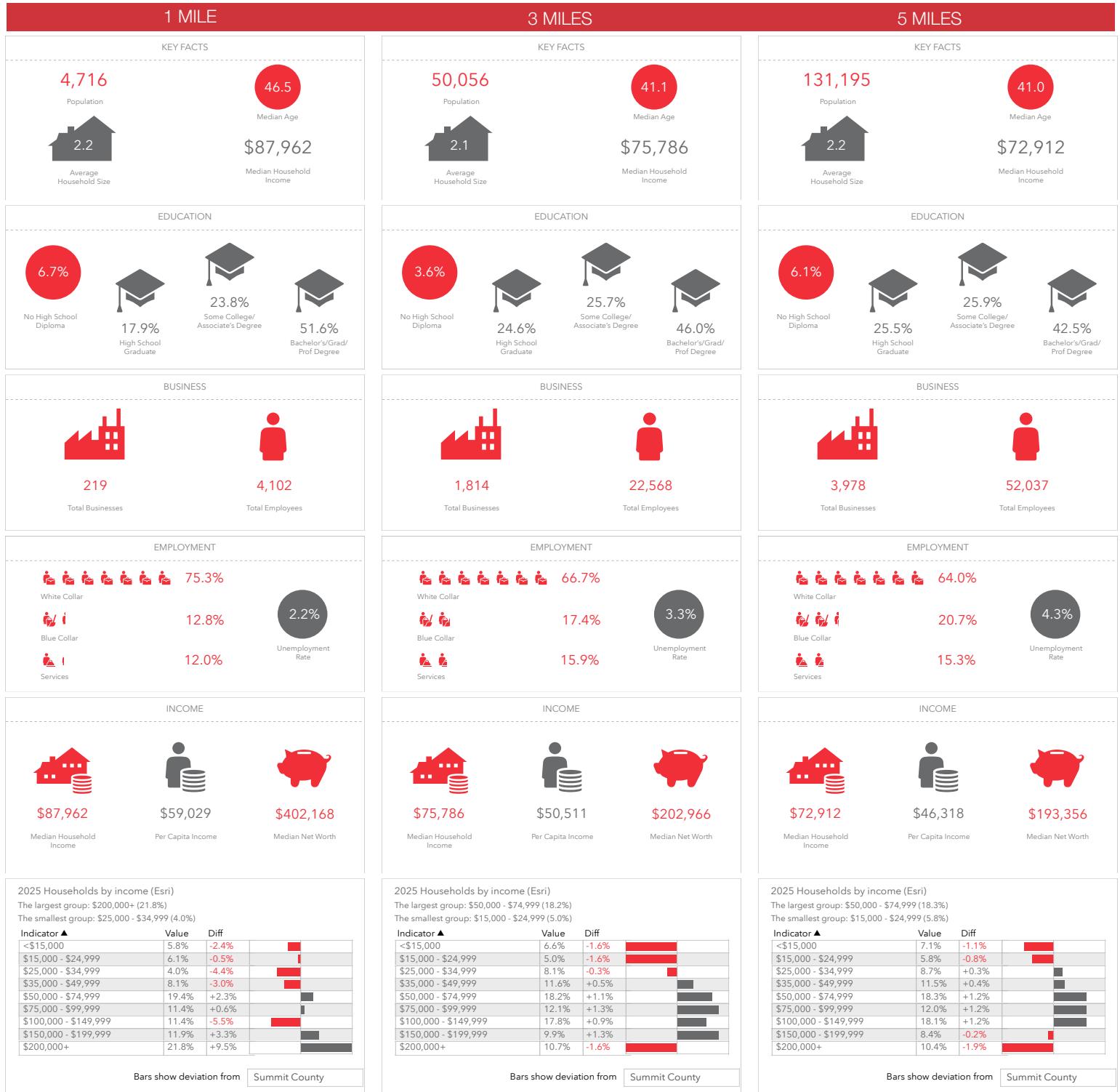
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# 3596 State Rd.

## Cuyahoga Falls, OH 44223

# FOR SALE

## FLEX PROPERTY



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**FOR SALE**  
FLEX PROPERTY

**MOTIVATED SELLER!**

## Property Details

<b>REDUCED PRICE:</b>	<del>\$495,000</del> <b>\$379,000</b>
<b>TAXES:</b>	\$5,895.52/year
<b>LAND AREA:</b>	2.79 acres
	House 900 SF
	Double Garage
	Kennels 1,452 SF
<b>FRONTAGE:</b>	State Road: approx. 180'
<b>DEPTH:</b>	Approximately 660'
<b>PARCELS:</b>	3501192, 3501193, 3500930
<b>ZONING:</b>	E-1 (Employment District)
<b>WATER / SEWER</b>	Well Water & Sewer (city water available, need to tie-in)
<b>PREVIOUS USE:</b>	Dog Kennel

## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population:</b>	4,571	50,056	131,195
<b>Households:</b>	1,911	23,450	59,068
<b>Median Age:</b>	46.9	41.1	41
<b>Average HH Income:</b>	\$136,309	\$107,523	\$102,940
<b>Traffic Count:</b>	14,199 VPD on State Road		

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