



**FOR SALE**

**1471 Main Street**

**CUYAHOGA FALLS, OH 44221**

**PRESENTED BY:**

**BRIAN FOSTER**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$325,000
<b>LOT SIZE:</b>	0.344 Acres
<b>BUILDING SIZE:</b>	5,385 SF
<b>YEAR BUILT:</b>	1950/2002
<b>ZONING:</b>	E-1
<b>APN:</b>	0214121

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### PROPERTY DESCRIPTION

First story light manufacturing space with retail counter, office, and warehouse. Second story office with conference room, and private office. Originally built in 1950 with exterior of block of with approx. 1,517 square feet. An addition to the building was built in 2002 of 2,368 square feet of warehouse, and second story office of approx. 1,500 square feet of office.

### PROPERTY HIGHLIGHTS

- Proximity to SR-8.
- 1 Overhead Door
- 12 parking spaces.
- One 5 Ton and four 2 Ton air condition units.

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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS



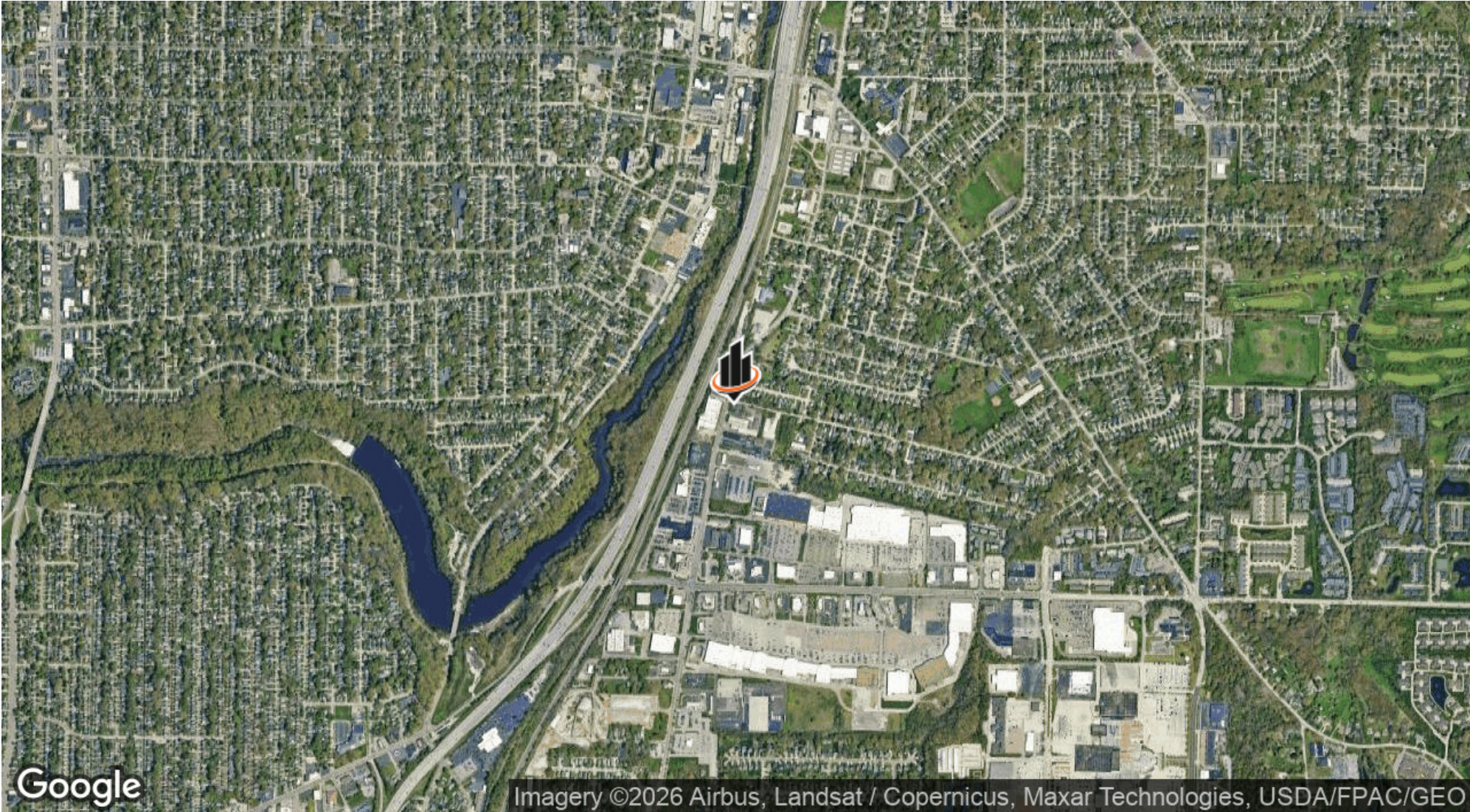
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

### 3 MILES 5 MILES 7 MILES

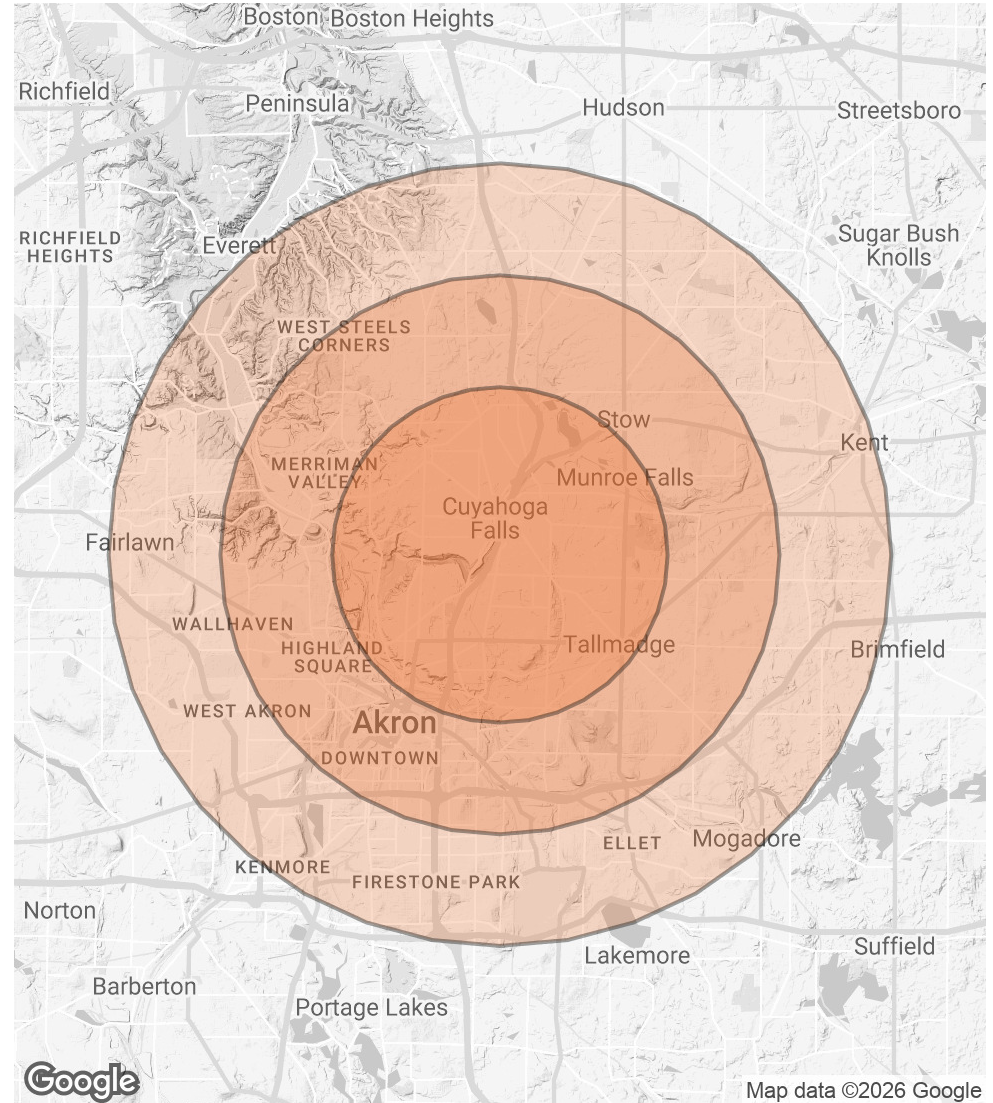
	3 MILES	5 MILES	7 MILES
<b>TOTAL POPULATION</b>	87,256	196,892	316,970
<b>AVERAGE AGE</b>	39.2	39.5	39.7
<b>AVERAGE AGE (MALE)</b>	38.6	38.7	38.5
<b>AVERAGE AGE (FEMALE)</b>	41.0	40.7	41.2

## HOUSEHOLDS & INCOME

### 3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
<b>TOTAL HOUSEHOLDS</b>	38,653	85,926	138,408
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$80,965	\$81,906	\$81,044
<b>AVERAGE HOUSE VALUE</b>	\$180,305	\$194,602	\$189,236

2023 American Community Survey (ACS)



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