



**FOR SALE**  
**111 Stow Ave**  
**CUYAHOGA FALLS, OH 44221**  
Cuyahoga Falls, OH 44221

**PRESENTED BY:**

**GRAYDON FOX**

C: 330.703.5283

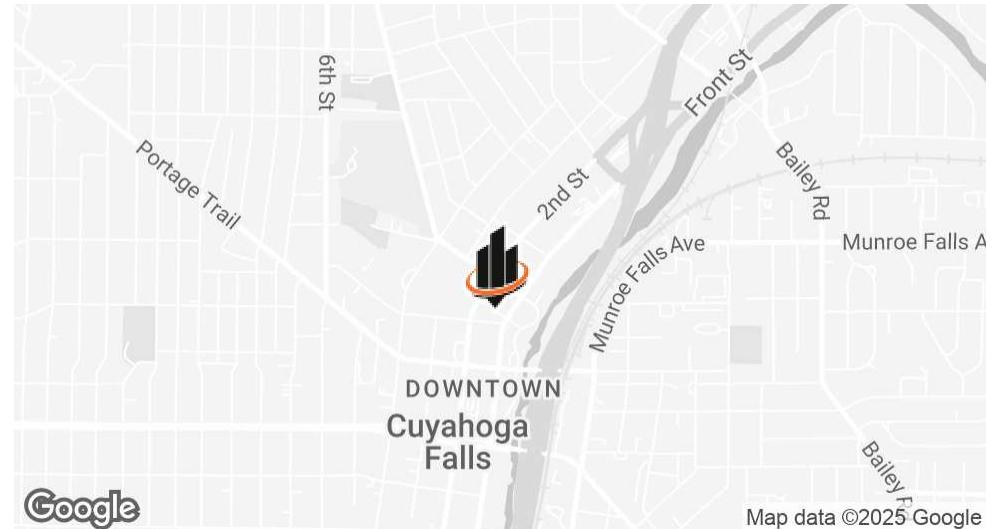
graydon.fox@svn.com

**BRIAN FOSTER**

C: 216.327.1787

brian.foster@svn.com

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	15,842 SF
<b>YEAR BUILT:</b>	1974
<b>PROFORMA NOI:</b>	\$112,217
<b>CAP RATE:</b>	7.50%
<b>PARCEL NUMBER:</b>	0202854

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## AERIAL PHOTO



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## FIRST FLOOR FLOORPLAN



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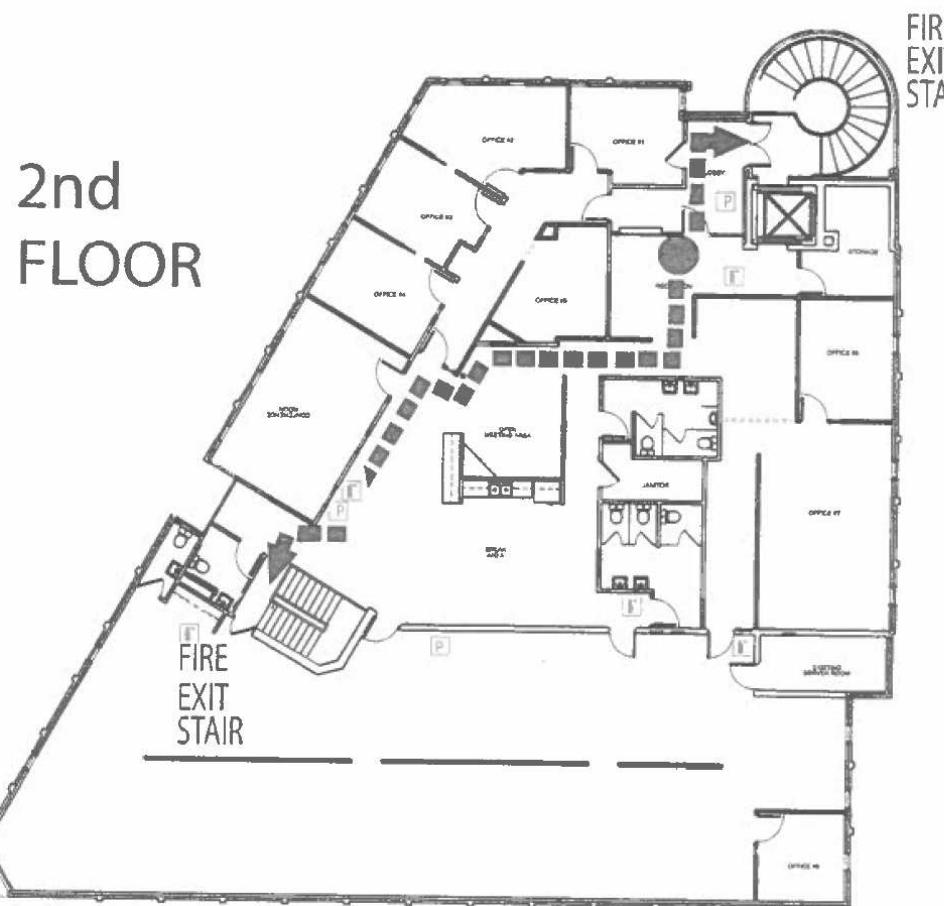
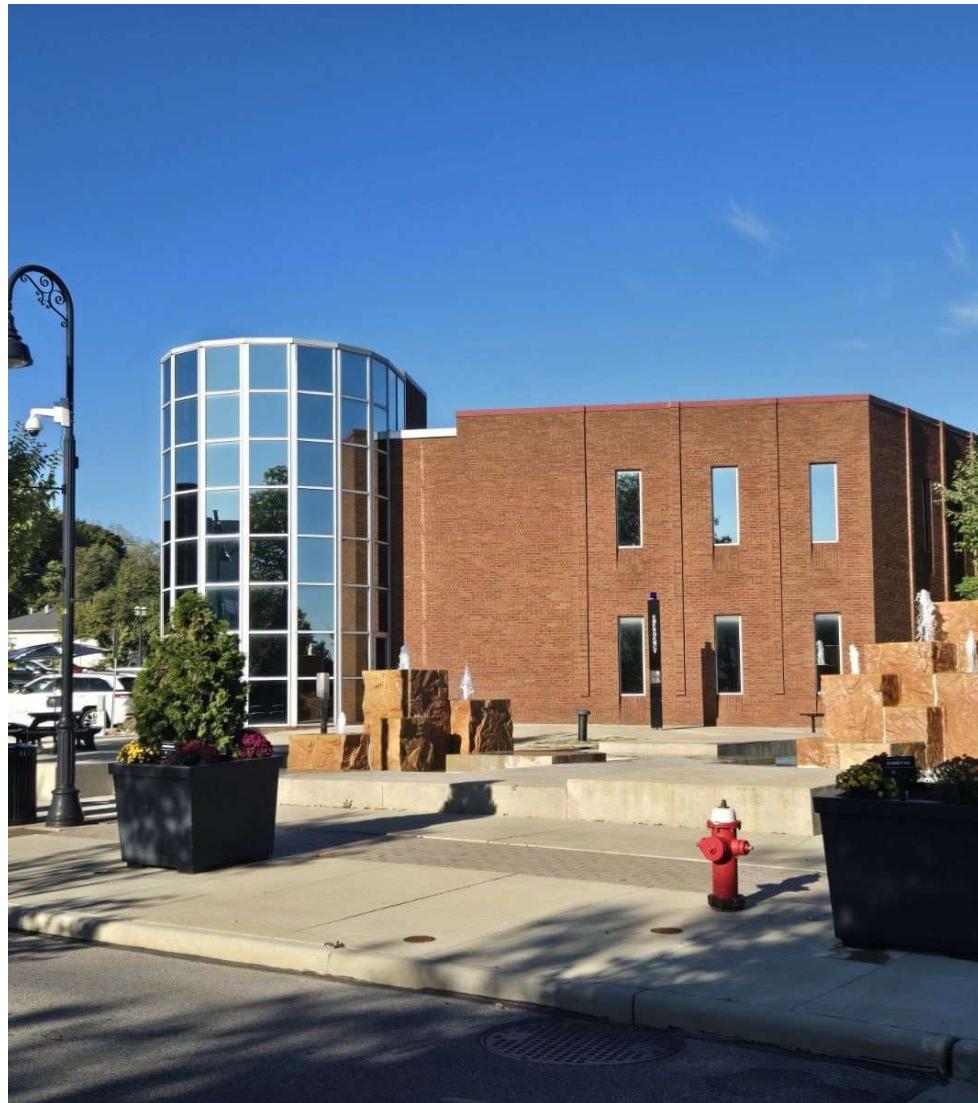
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## SECOND FLOOR FLOORPLAN



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## LOWER LEVEL PHOTOS



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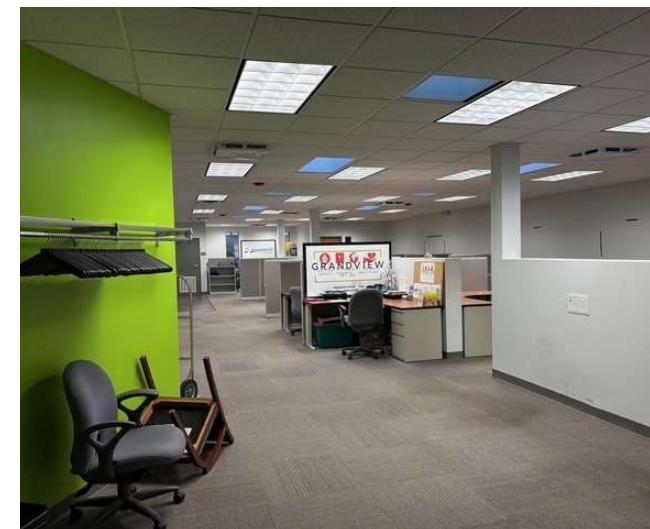
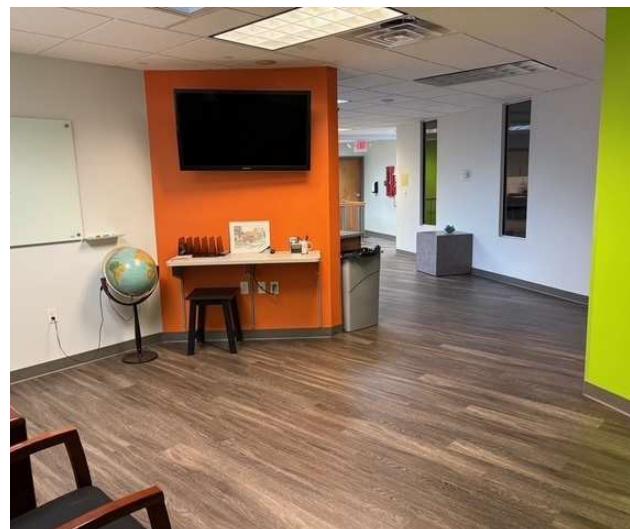
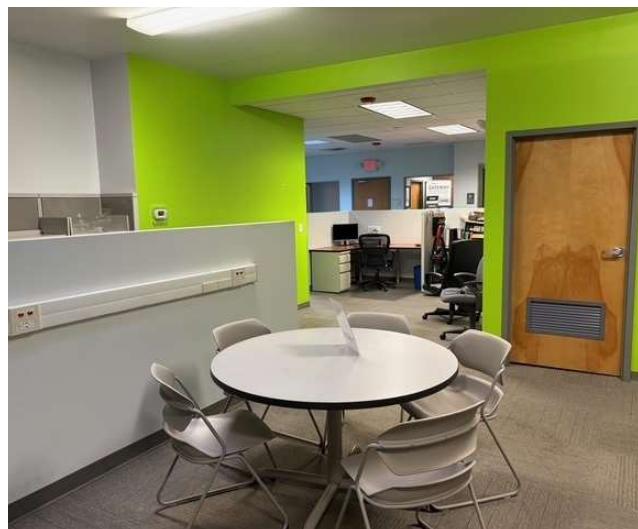
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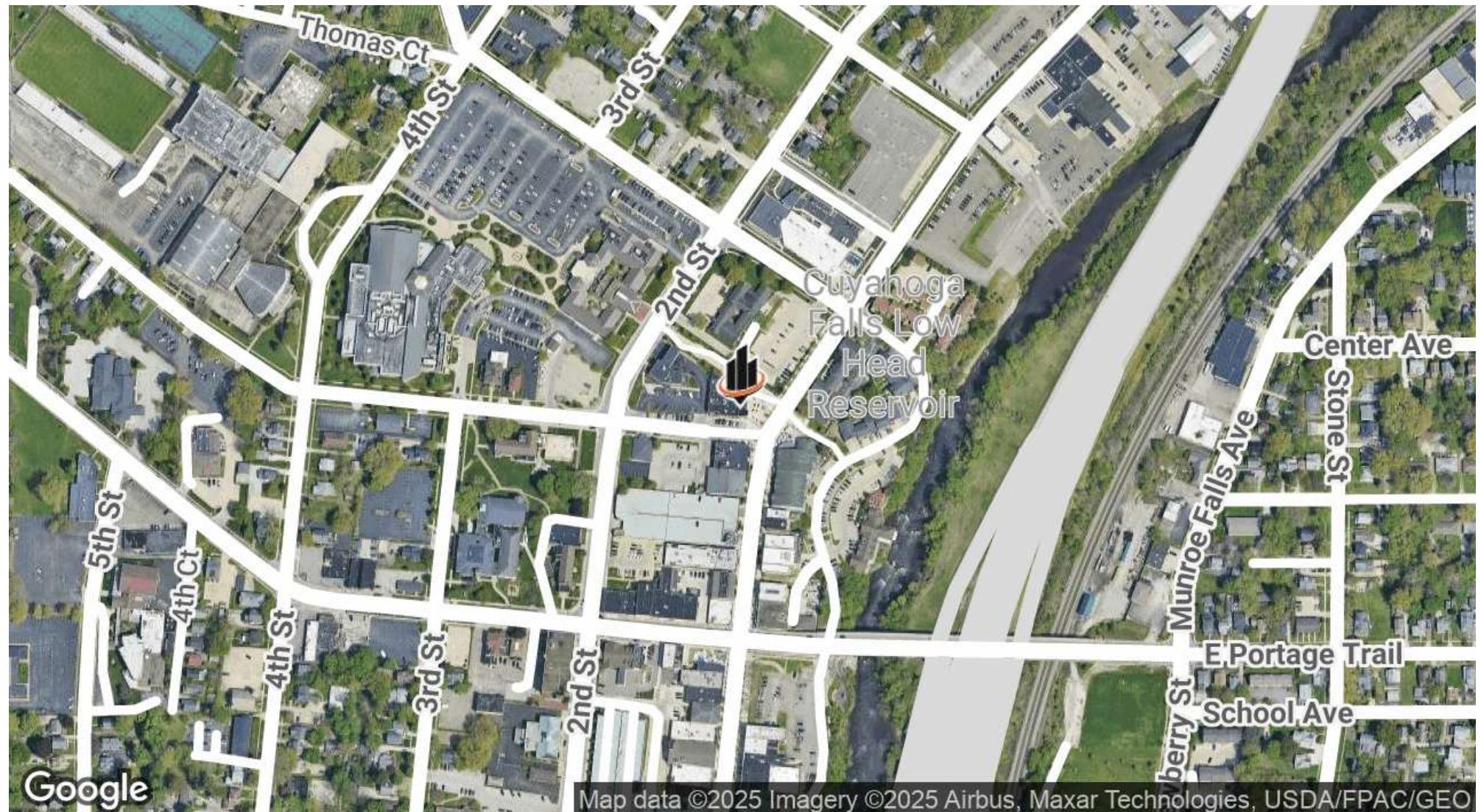
## UPPER LEVEL PHOTOS



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## LOCATION MAP



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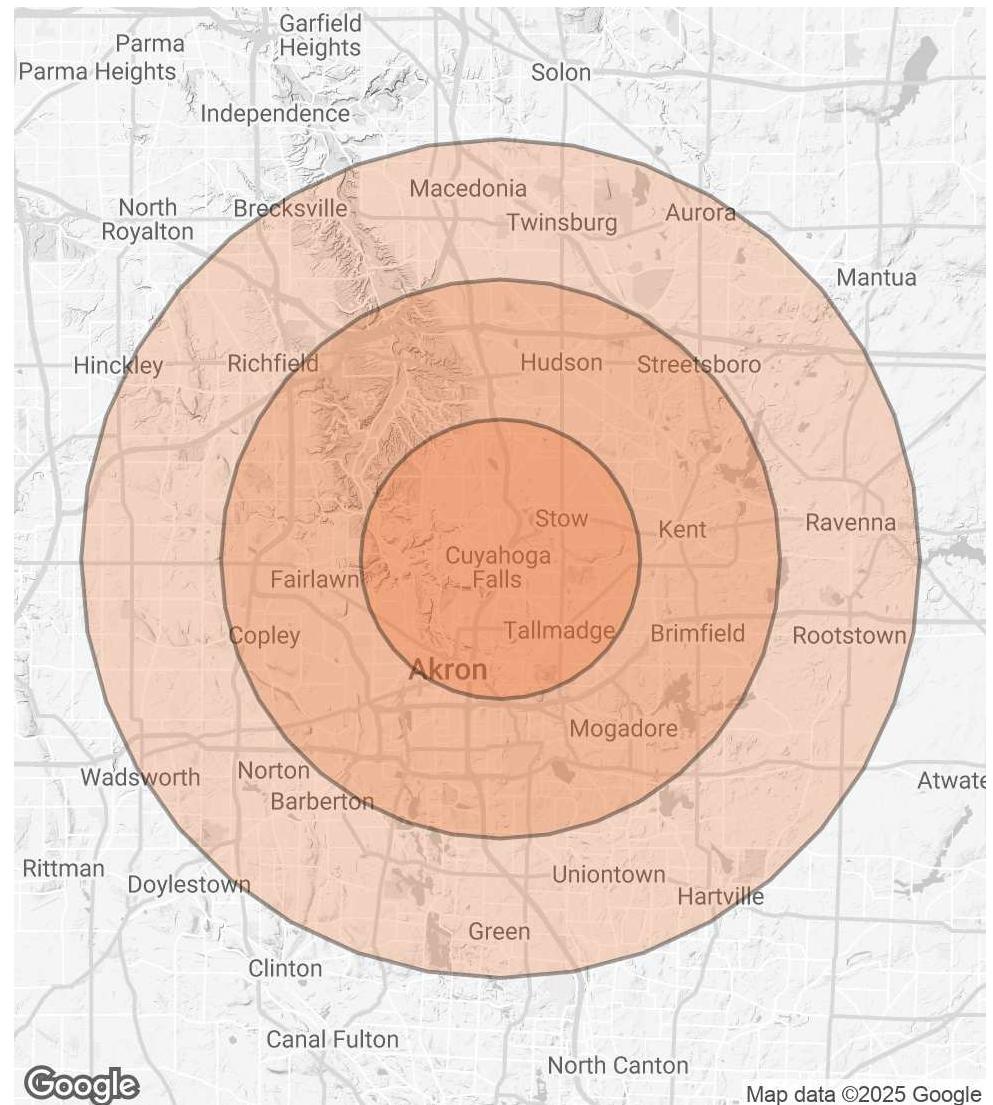
# DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
<b>TOTAL POPULATION</b>	178,476	452,151	718,757
<b>AVERAGE AGE</b>	41	41	42
<b>AVERAGE AGE (MALE)</b>	40	40	41
<b>AVERAGE AGE (FEMALE)</b>	42	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
<b>TOTAL HOUSEHOLDS</b>	78,580	194,745	302,430
<b># OF PERSONS PER HH</b>	2.3	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$83,407	\$88,644	\$100,951
<b>AVERAGE HOUSE VALUE</b>	\$201,838	\$216,131	\$250,955

Demographics data derived from AlphaMap



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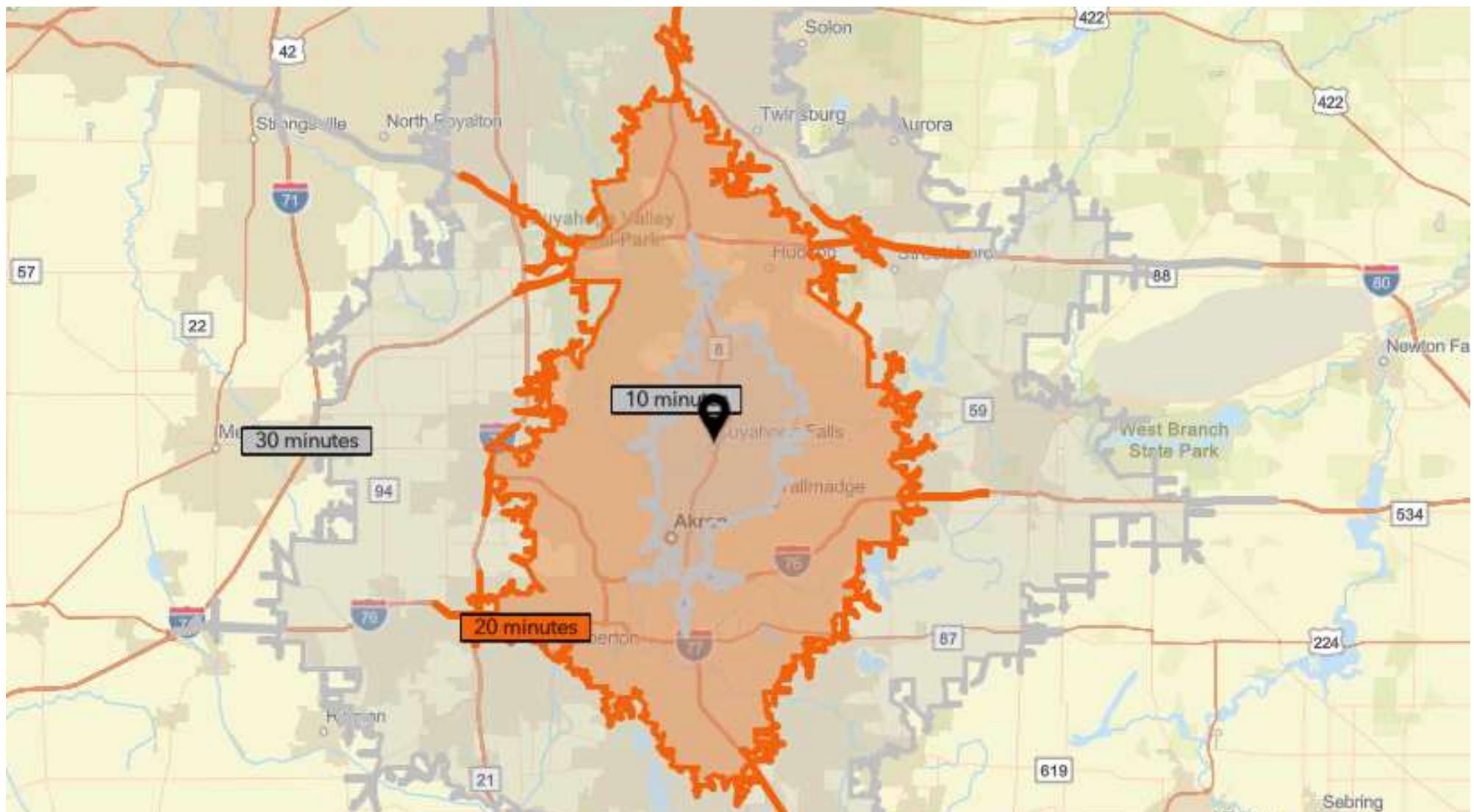
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## DRIVE TIME MAP



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