

FOR SALE

111 Stow Ave

CUYAHOGA FALLS, OH 44221

Cuyahoga Falls, OH 44221

PRESENTED BY:

GRAYDON FOX

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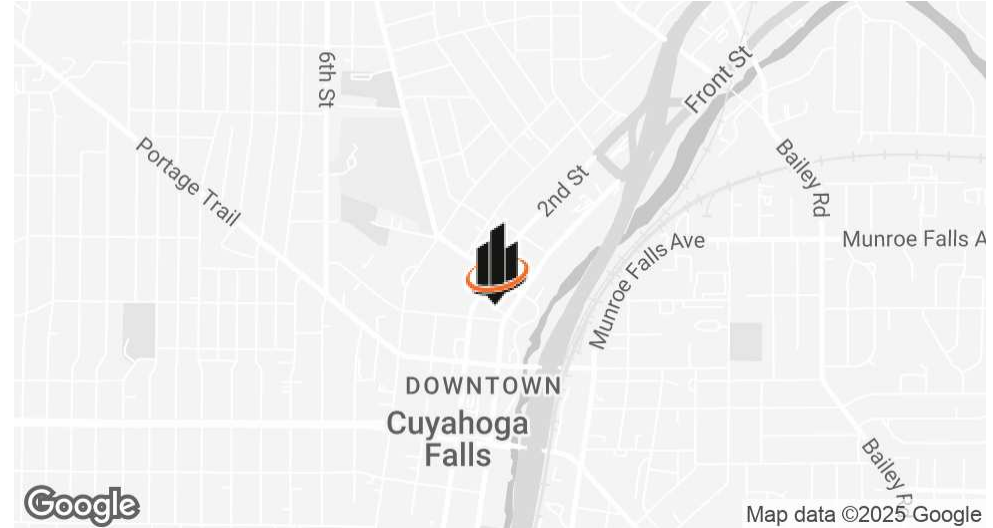
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PROPERTY SUMMARY



OFFERING SUMMARY

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

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PROPERTY DESCRIPTION

The Subject Property is a well maintained 15,842 SF two story office building. The building also includes an elevator and a 3,830 SF basement. The property is located on the newly redeveloped Front Street in Cuyahoga Falls. The property is within minutes of State Route 8 for superior access to the Akron, Canton, and Cleveland marketplaces.

This property is 100% leased with a mix of short and long term tenants. The anchor tenant that occupies half the building, has three years remaining on their term. Currently, the anchor tenant is in the process of investing \$160K-\$180K into their space for a full remodel which includes key fob access for the entire building. The surrounding area includes retail, restaurant amenities, with ample city parking surface lots and decks.

NOTES

- Lease type - Modified gross.
- NOI based on PROFORMA 2025 financials.
- Located in an Opportunity Zone.

AERIAL PHOTO



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FIRST FLOOR FLOORPLAN



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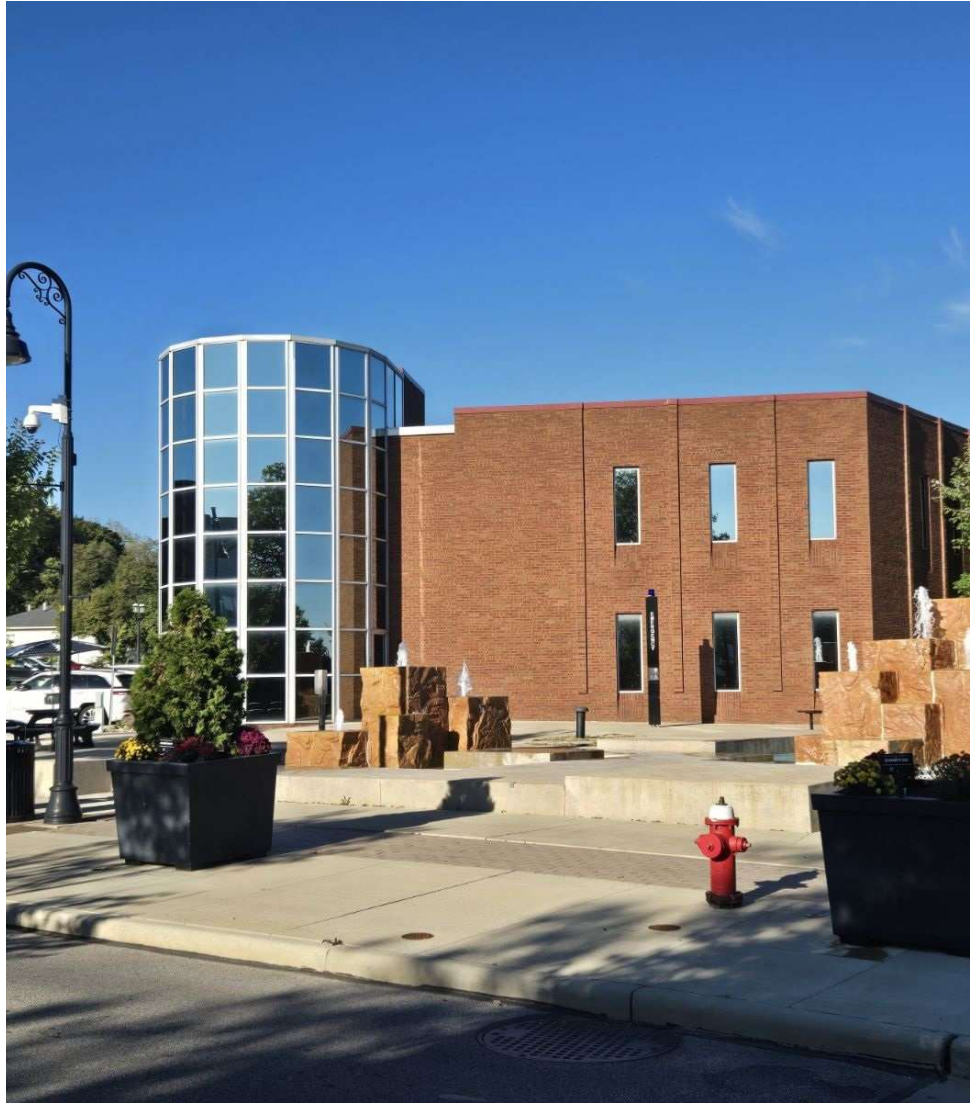
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SECOND FLOOR FLOORPLAN



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LOWER LEVEL PHOTOS



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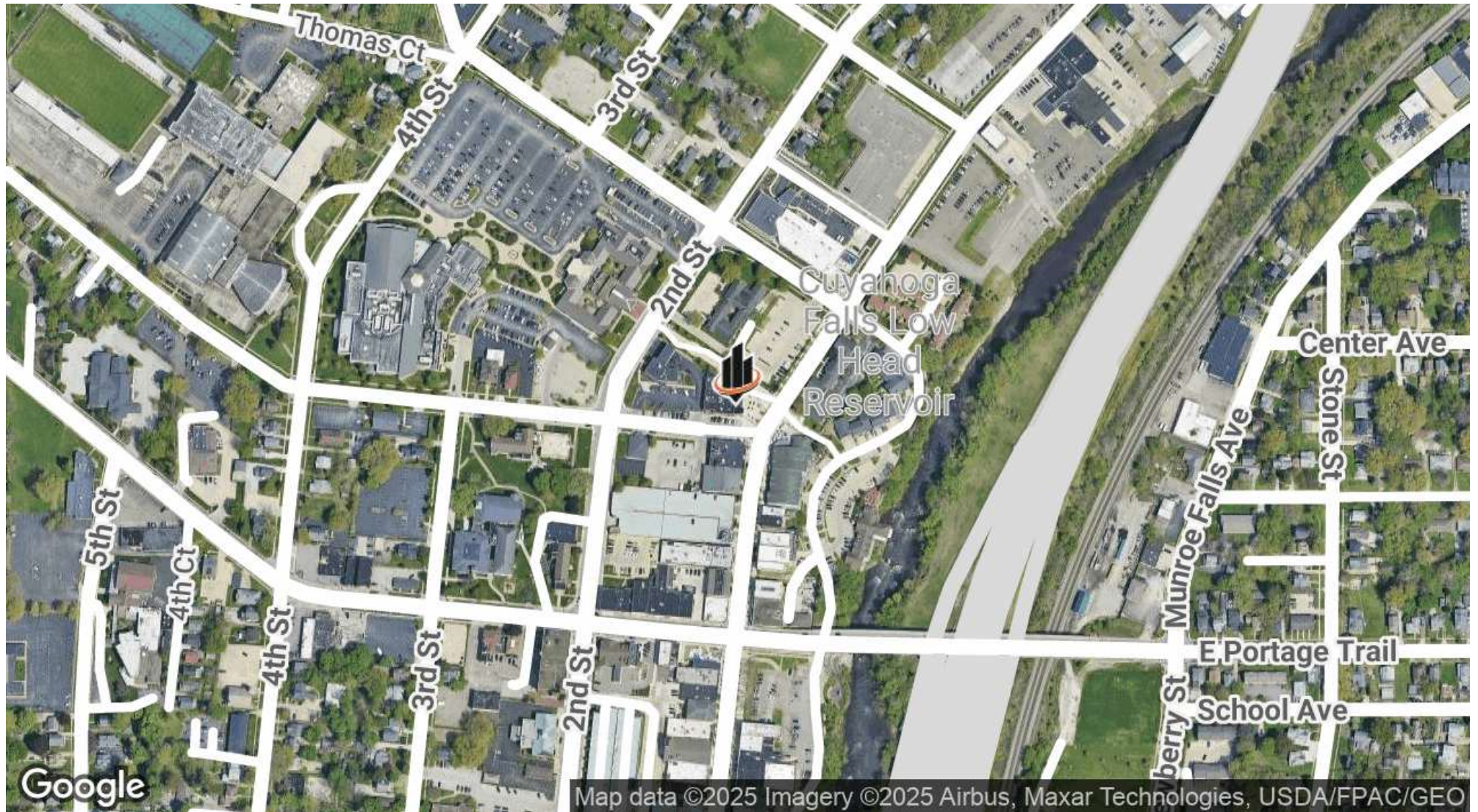
UPPER LEVEL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

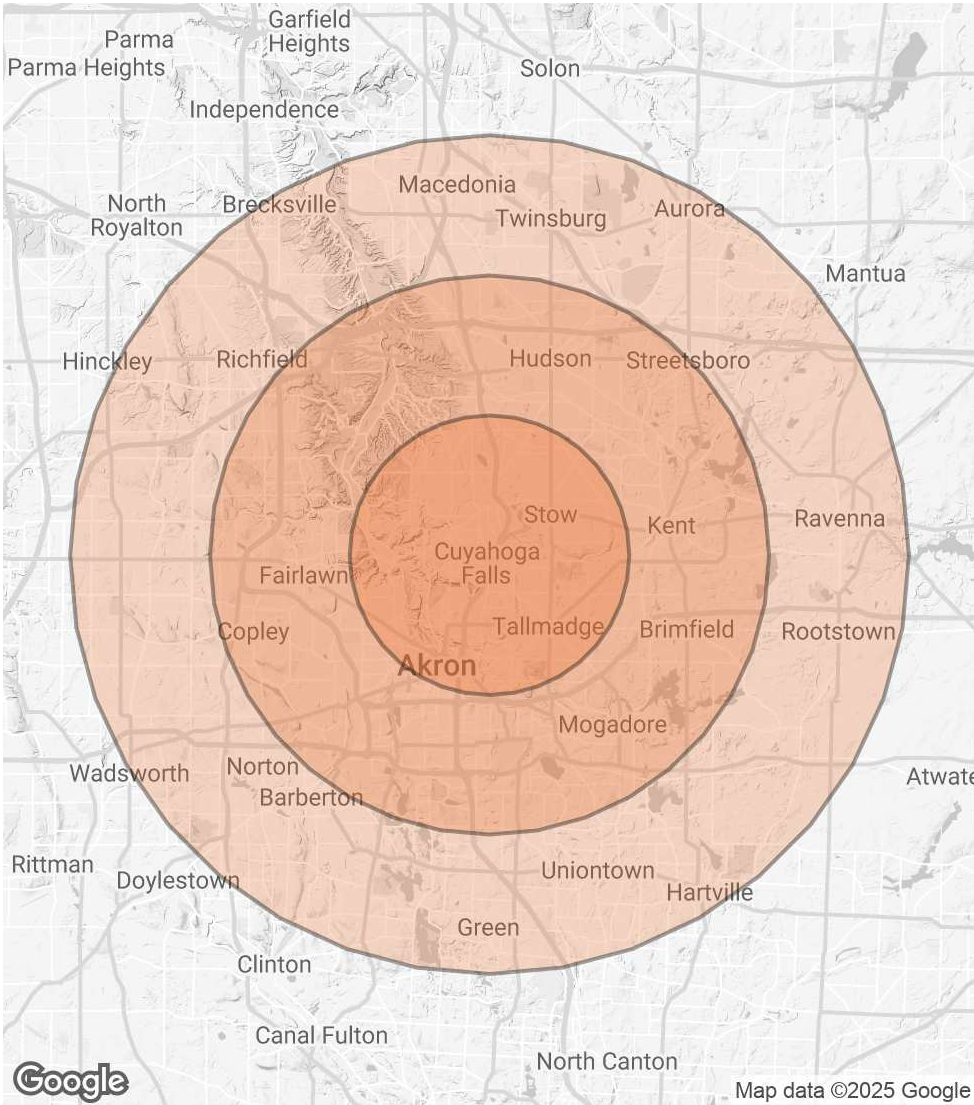
POPULATION

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

HOUSEHOLDS & INCOME

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

Demographics data derived from AlphaMap



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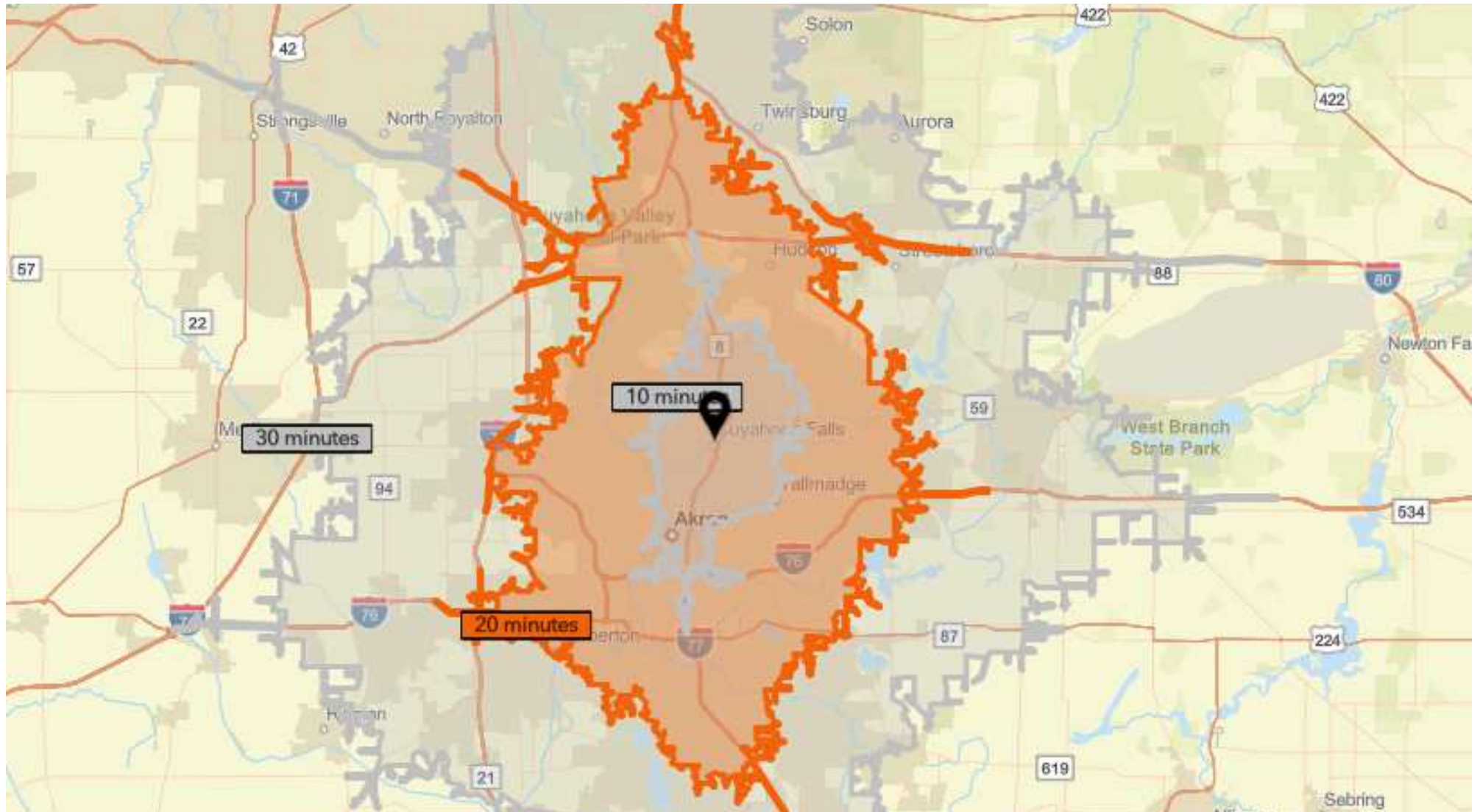
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DRIVE TIME MAP



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