



**FOR SALE**

# 111 Stow Ave

**CUYAHOGA FALLS, OH 44221**

**PRESENTED BY:**

**GRAYDON FOX**

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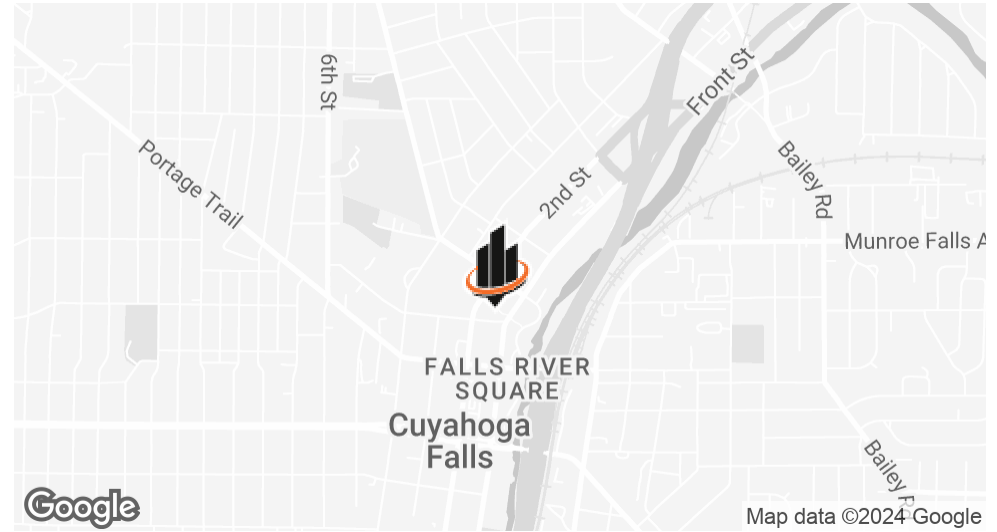
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	15,842 SF
<b>YEAR BUILT:</b>	1974
<b>PROFORMA NOI:</b>	\$129,801
<b>CAP RATE:</b>	8.11%
<b>PARCEL NUMBER:</b>	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 \$50-\$75K into their space including remote security. The surrounding area includes retail, restaurant amenities, with ample city parking surface lots and decks.

## NOTES

- Lease type - Modified gross.
- Proforma NOI based on YTD 6/30/2024 current financials.
- Located in an Opportunity Zone.
- Offering Memorandum available on request with rent roll with signed NDA.

**AERIAL PHOTO**



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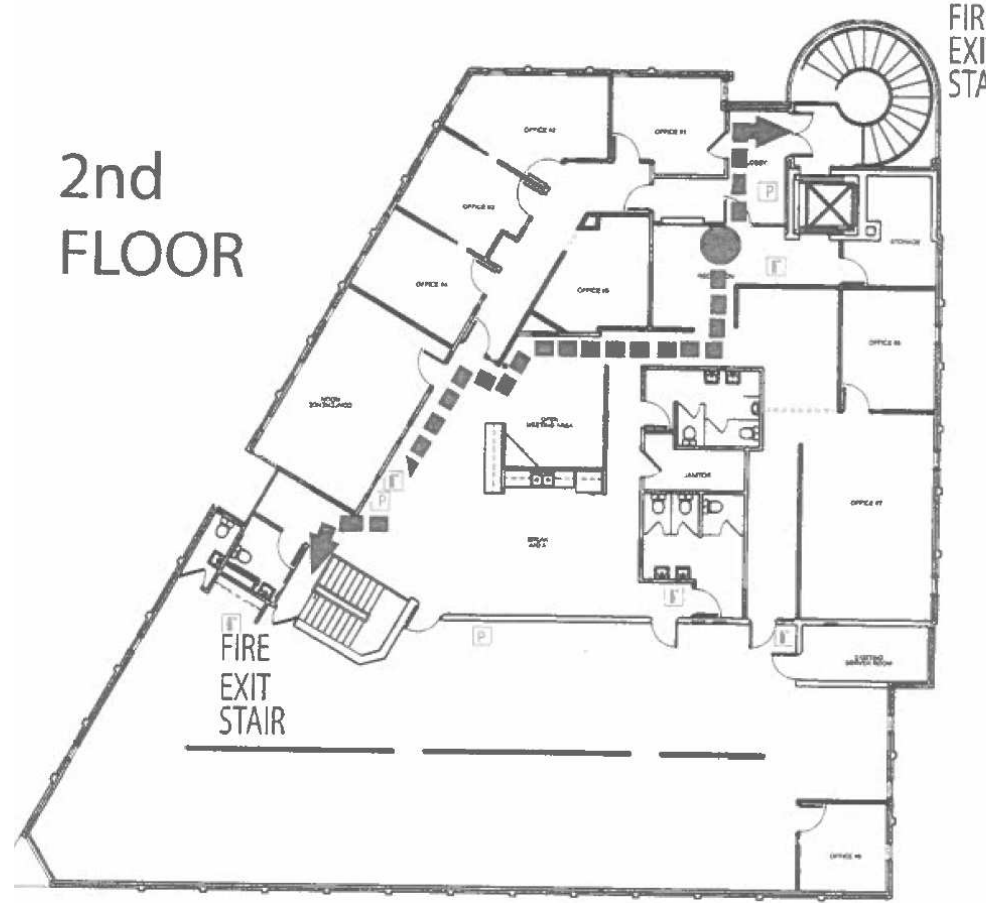
# FIRST FLOOR FLOORPLAN



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# SECOND FLOOR FLOORPLAN



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**LOWER LEVEL PHOTOS**



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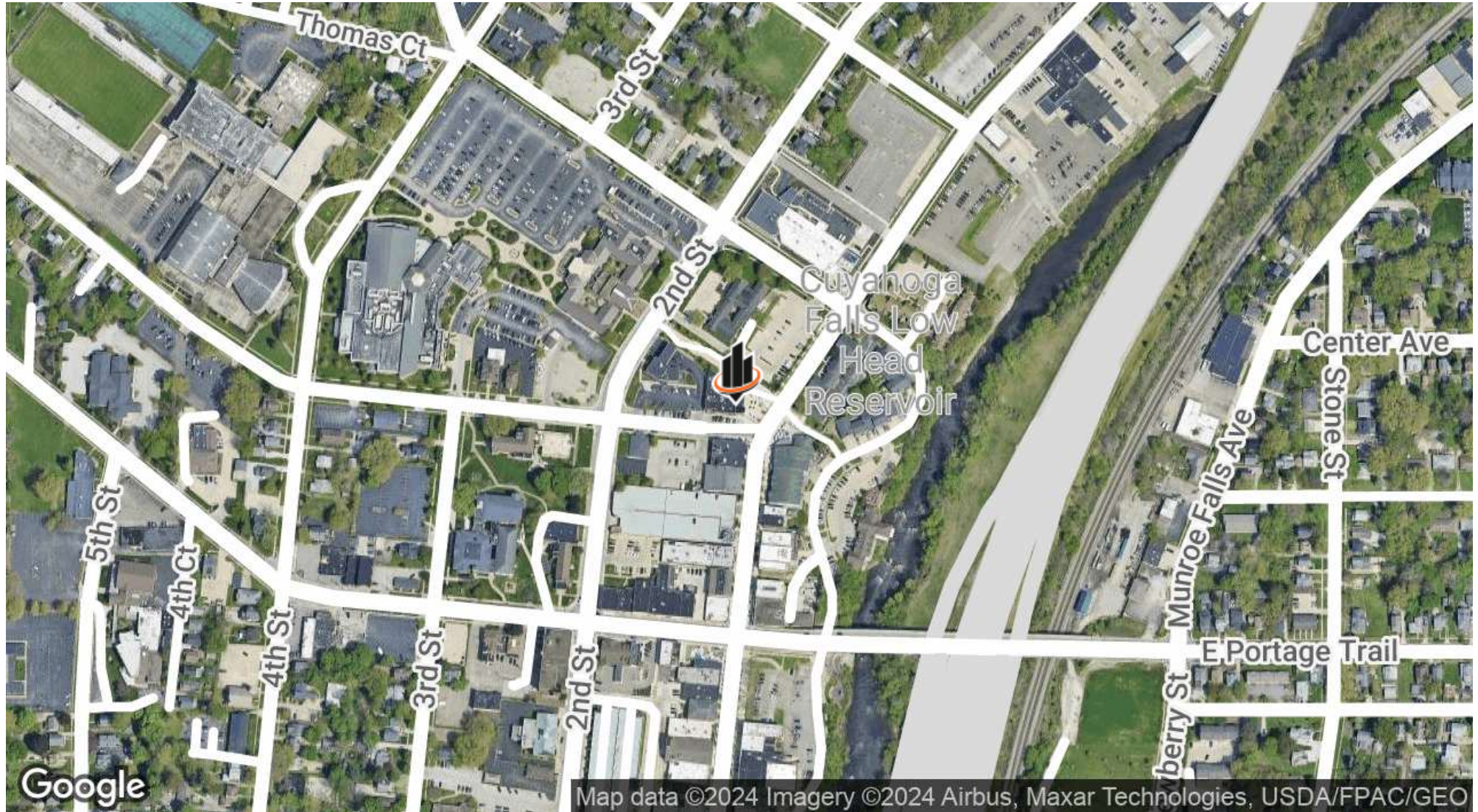
## UPPER LEVEL PHOTOS



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

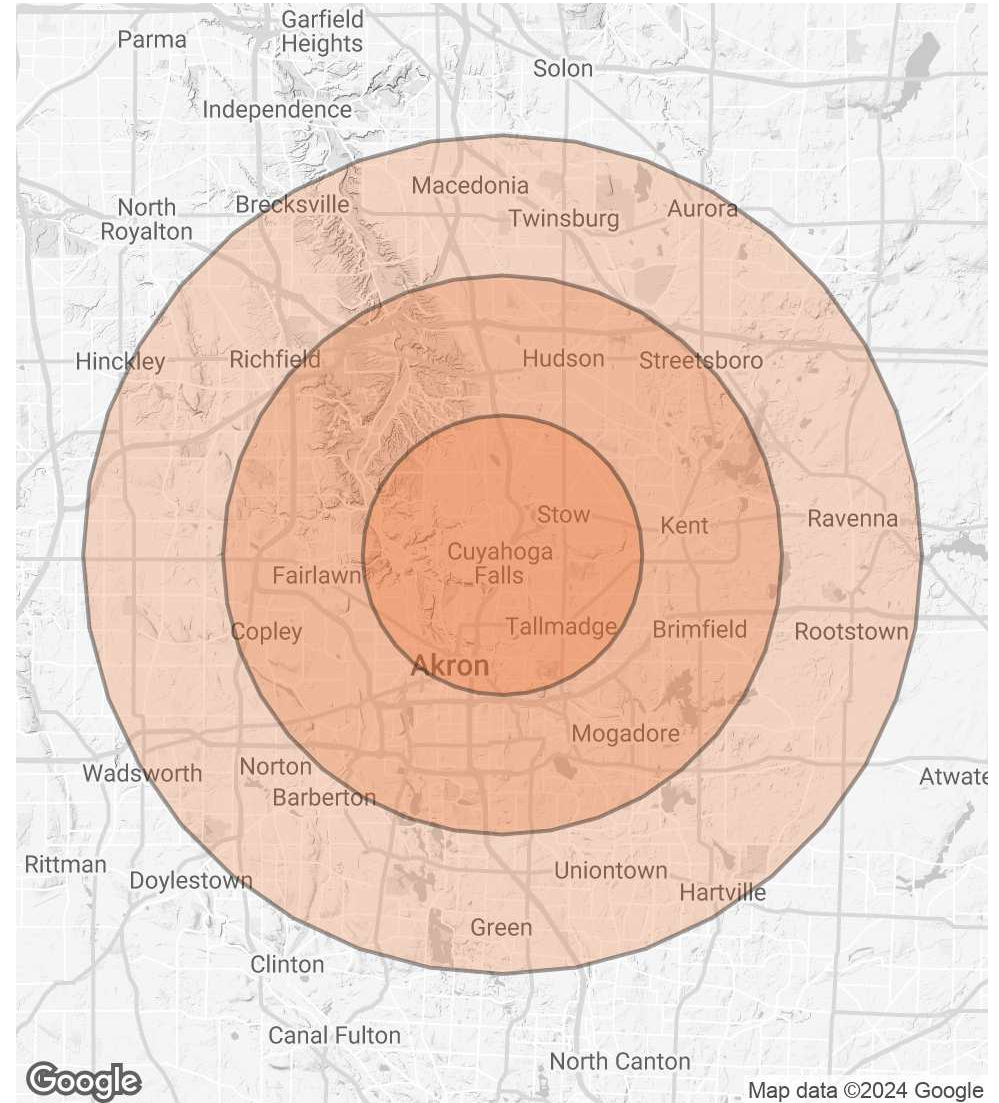
### 5 MILES 10 MILES 15 MILES

	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

	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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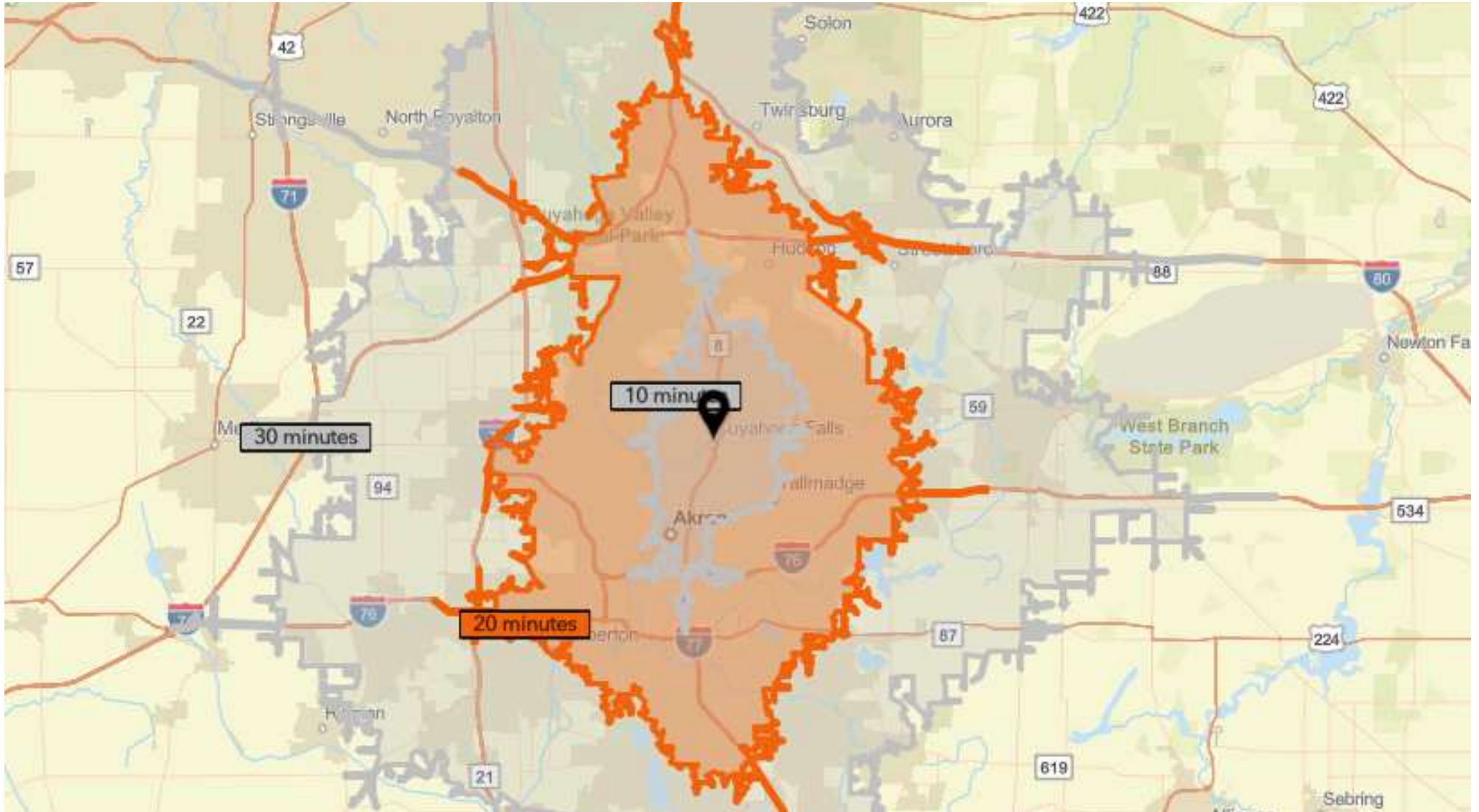
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## DRIVE TIME MAP



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