

## CUYAHOGA FALLS RETAIL INVESTMENT PROPERTY



2110 State Road  
Cuyahoga Falls, OH 44223

### Property Details

- National Tenant: Domino's Franchise
- Corner Lot Location with Excellent Visibility
- Over 16,000 VPD
- NFA Letter Available for Past UST
- Experienced Franchisee Tenant
- Drive-Thru and Building Facade Signage
- Rare Sale of a Long Term Investment
- **Sale Price: \$725,000, \$695,000**



Marissa Rufe  
330.204.3873  
marissa.rufe@naipvc.com

G.F. "Geoff" Coyle III, SIOR  
330.328.8150  
gcoyle@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



For more information:

**Marissa Rufe**

330.204.3873

[marissa.rufe@naipvc.com](mailto:marissa.rufe@naipvc.com)

**G.F. "Geoff" Coyle III, SIOR**

330.328.8150

[gcoyle@naipvc.com](mailto:gcoyle@naipvc.com)

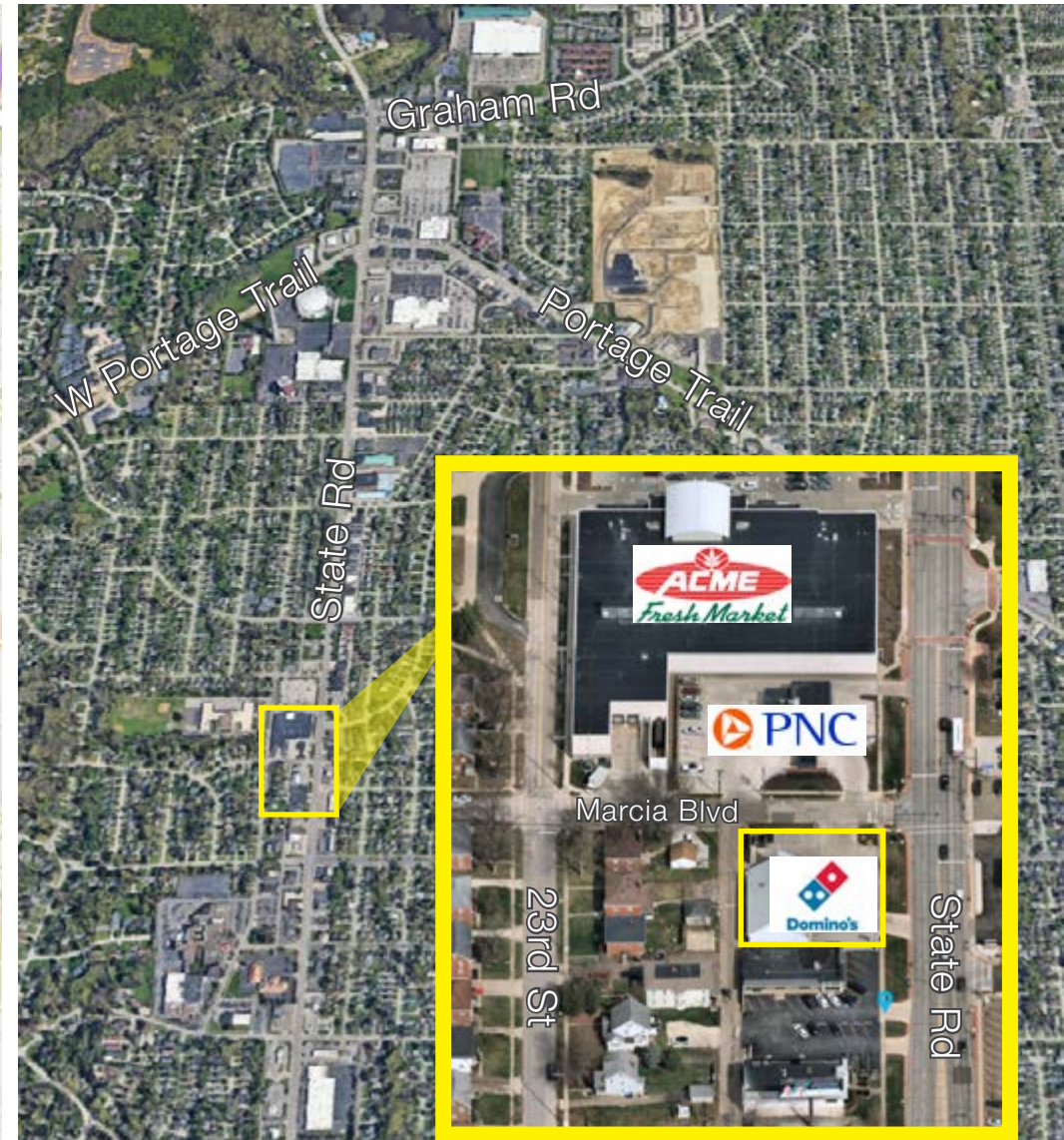
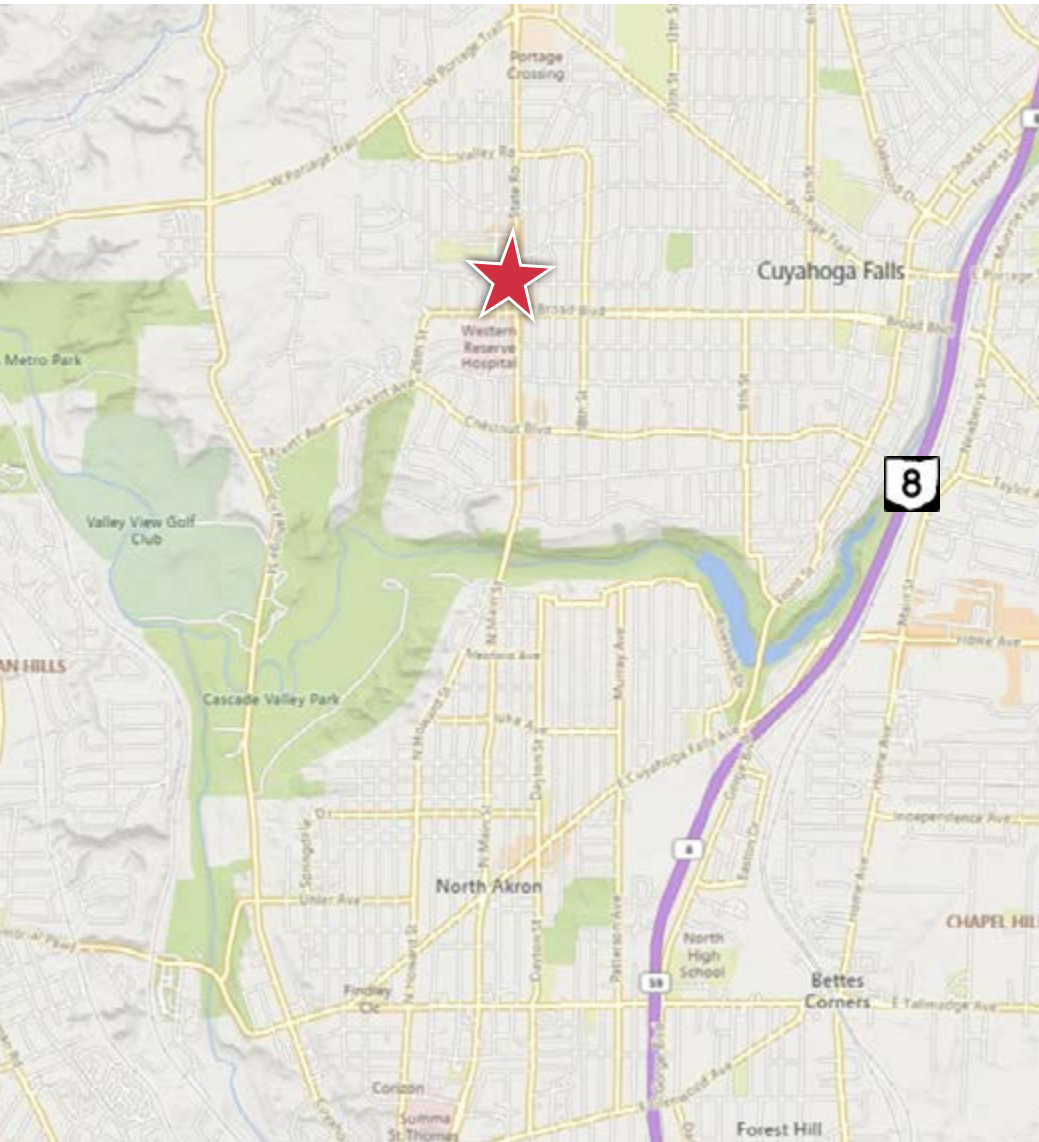
540 White Pond Drive | Suite A

Akron, Ohio 44320

330 535 2661

[naipvc.com](http://naipvc.com)



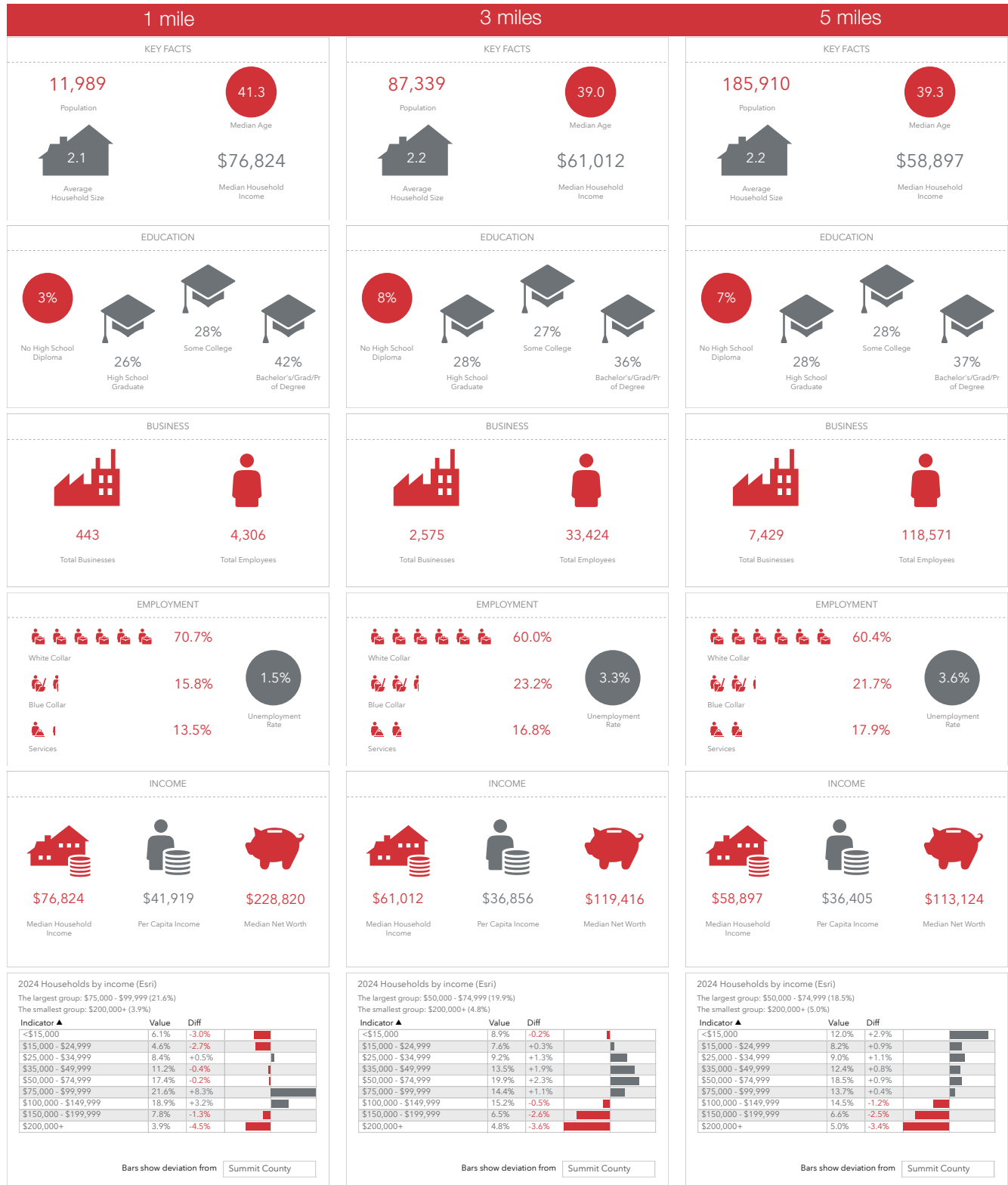


For more information:

**Marissa Rufe**  
330.204.3873  
marissa.rufe@naipvc.com

**G.F. "Geoff" Coyle III, SIOR**  
330.328.8150  
gcoyle@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



For more information:

Marissa Rufe  
330.204.3873  
marissa.rufe@naipvc.com

G.F. "Geoff" Coyle III, SIOR  
330.328.8150  
gcoyle@naipvc.com

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

## Property Details

|                 |   |
|-----------------|---|
| PROPERTY TYPE:  | Retail Investment                                       |
| BUILDING SIZE:  | 3,131 SF  |
| FLOORS:         | 1   |
| PARKING:        | 15+ spaces  |
| YEAR BUILT:     | 1955  |
| YEAR RENOVATED: | 2017  |
| PARCEL NUMBERS: | 0206289, 0206288, 0206286,<br>0206285, 0206290, 0206287 |

## Pricing Details

|                           |                  |
|---------------------------|------------------|
| <b>REDUCED SALE PRICE</b> | <b>\$695,000</b> |
|---------------------------|------------------|

## Location Details

Located on the corner of State Rd. and Marcia Blvd.  
620 ft north of Broad Blvd. and approximately 1 mile  
south of Portage Crossing  
1.5 miles to SR-8

| Demographics |                    | 1 Mile                   | 3 Miles  | 5 Miles  |
|--------------|--------------------|--------------------------|----------|----------|
|              | Population:        | 11,989                   | 87,339   | 185,910  |
|              | Households:        | 5,608                    | 39,140   | 83,193   |
|              | Median Age:        | 41.3                     | 39       | 39.3     |
|              | Average HH Income: | \$104,398                | \$96,507 | \$94,718 |
|              | Traffic Count:     | 16,791 VPD on State Road |          |          |