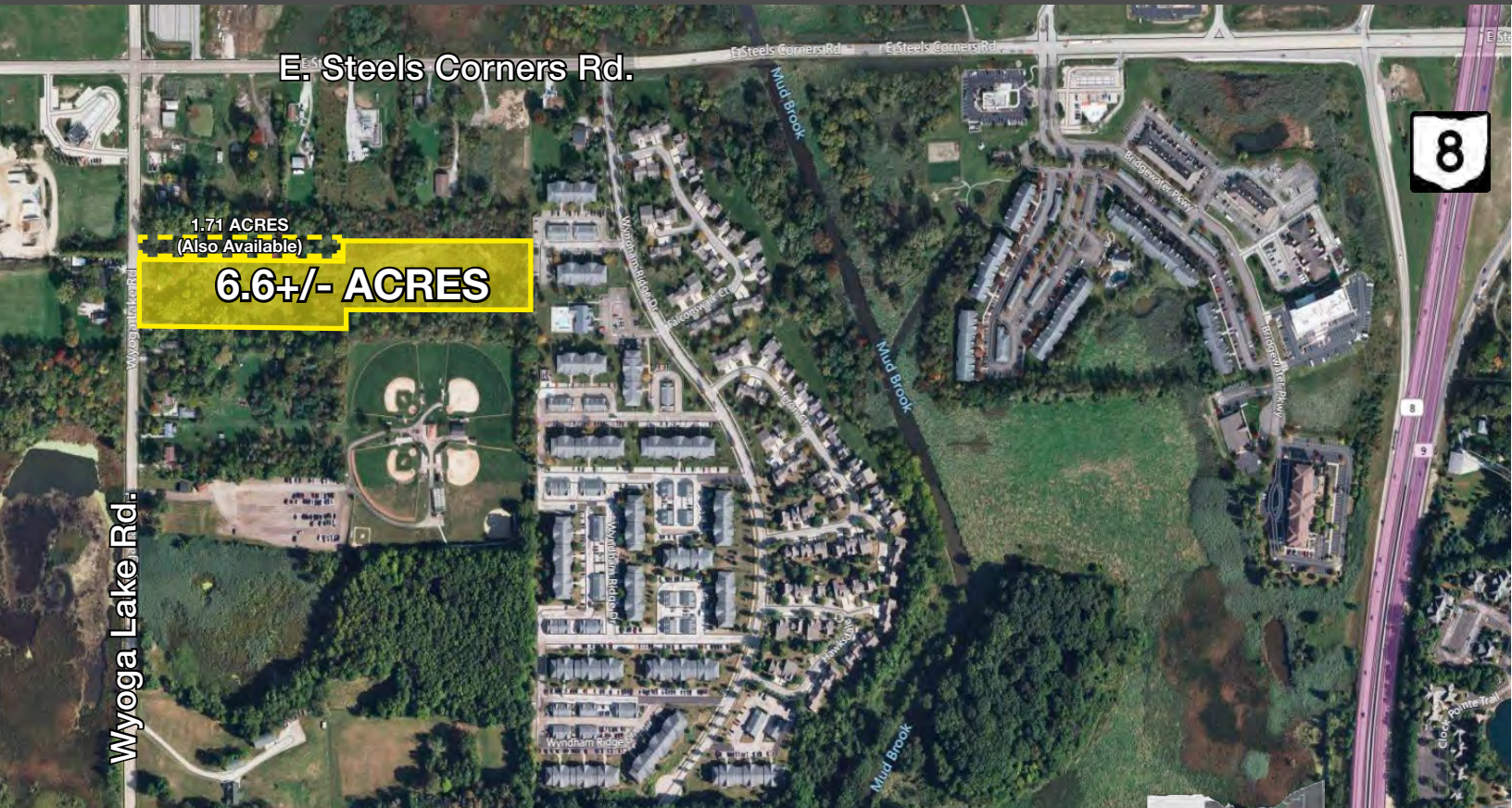


Development Opportunity - Convenient Access to SR-8



Wyoga Lake Rd. - South Parcel
Cuyahoga Falls, OH 44224



**SUMMIT
COUNTY**

Development Opportunity

- Situated Near the Wyoga Lake Rd. / E. Steels Corners Rd. Intersection
- Currently Zoned E-1 (Employment District)
- Water available, Sewer at E. Steels Corners Rd.
- Convenient Access to SR-8
- Parcel is approximately 200' x 1,287'

Quick Look

TOTAL ACRES	6.6+/-
ZONED	E-1 Employment District
PRICE	\$825,000
TAXES	\$4,093.54/year (2023)
FRONTAGE	200' on Wyoga Lake Rd.
DEPTH	1,287'
PARCEL	3501903

David Whyte

330 352 7746

dwhyte@naipvc.com

Karen Whyte

330 351 1757

kwhyte@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

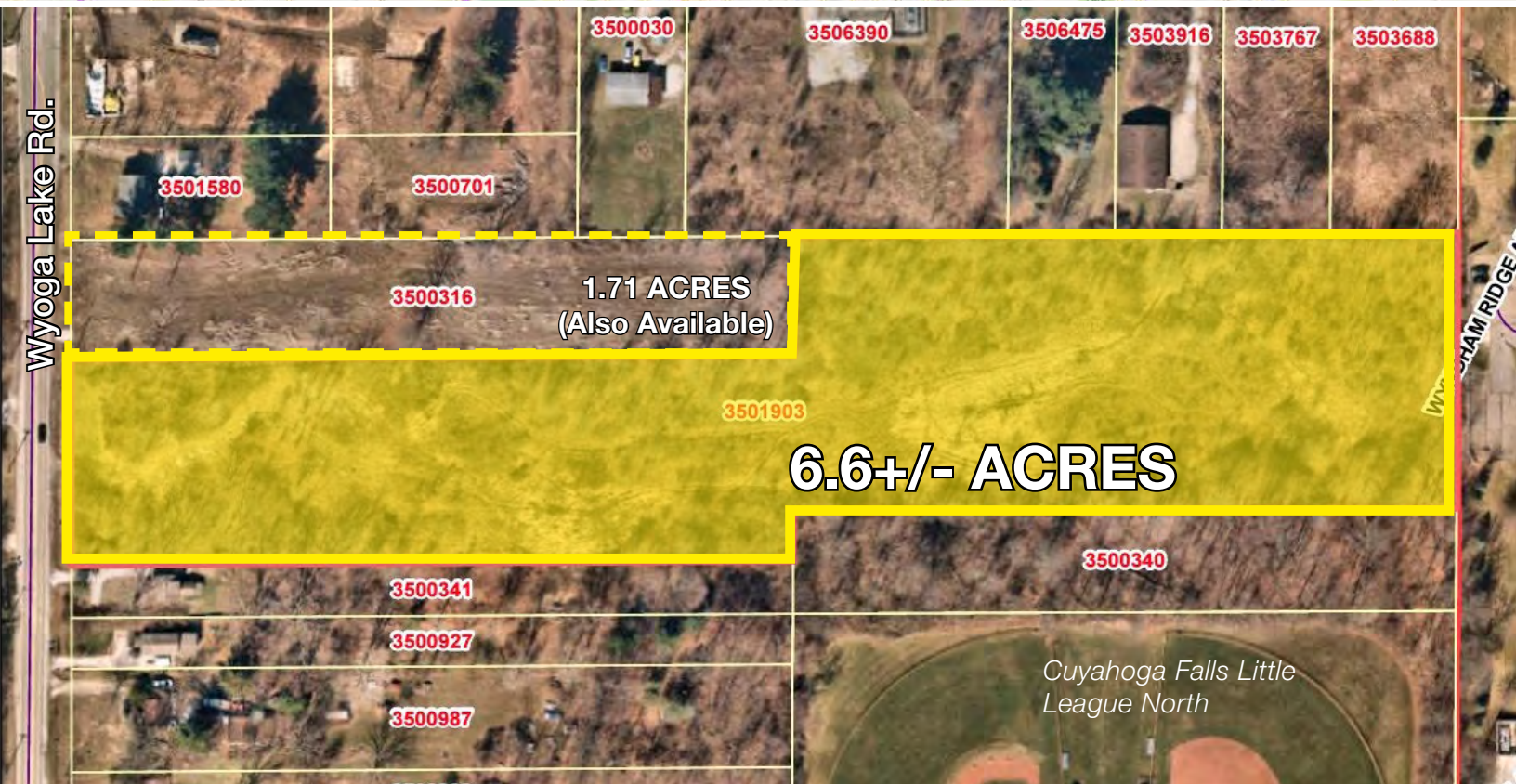
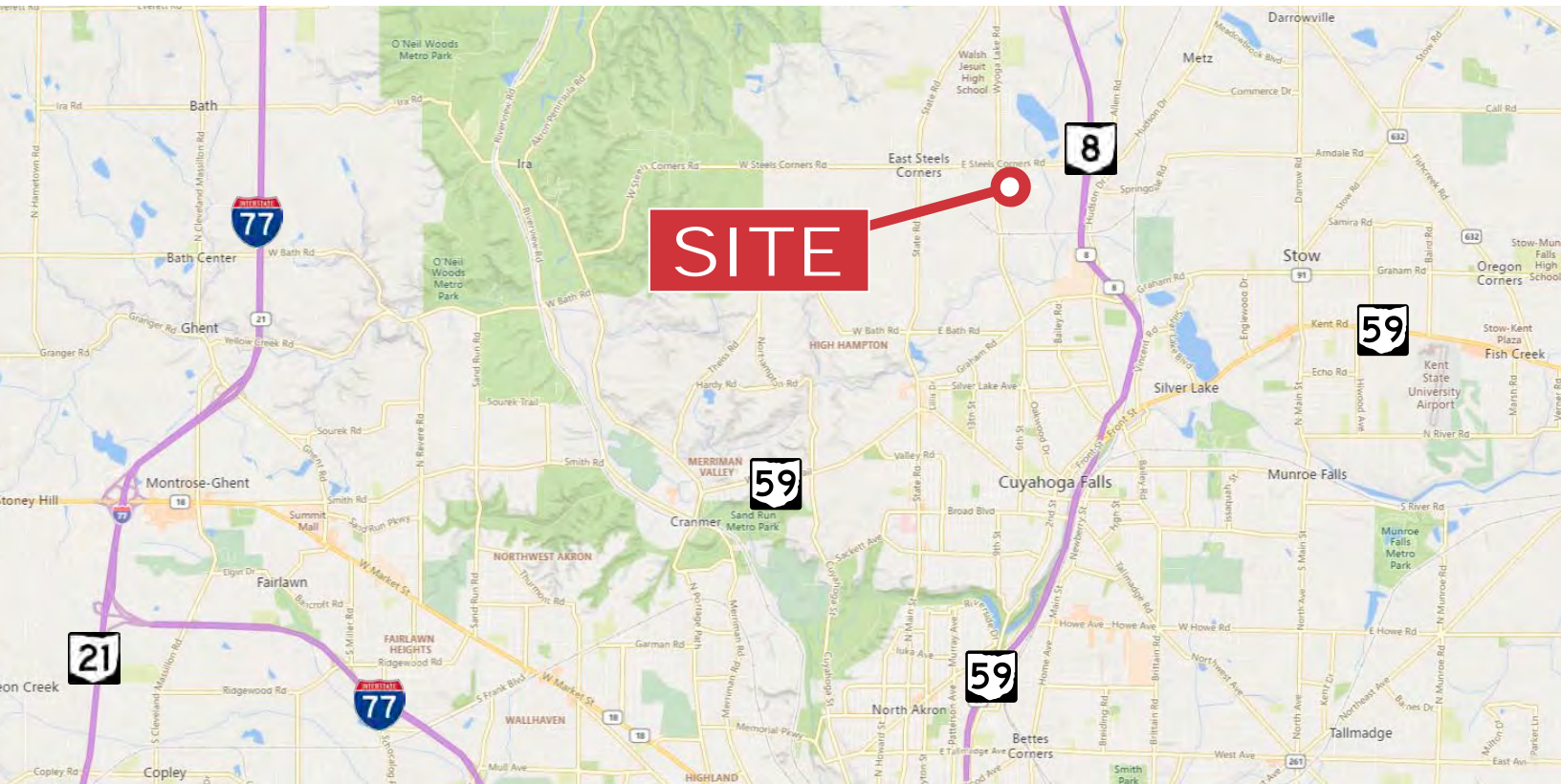
Akron, Ohio, 44320

+1 330 535 2661

naipvc.com

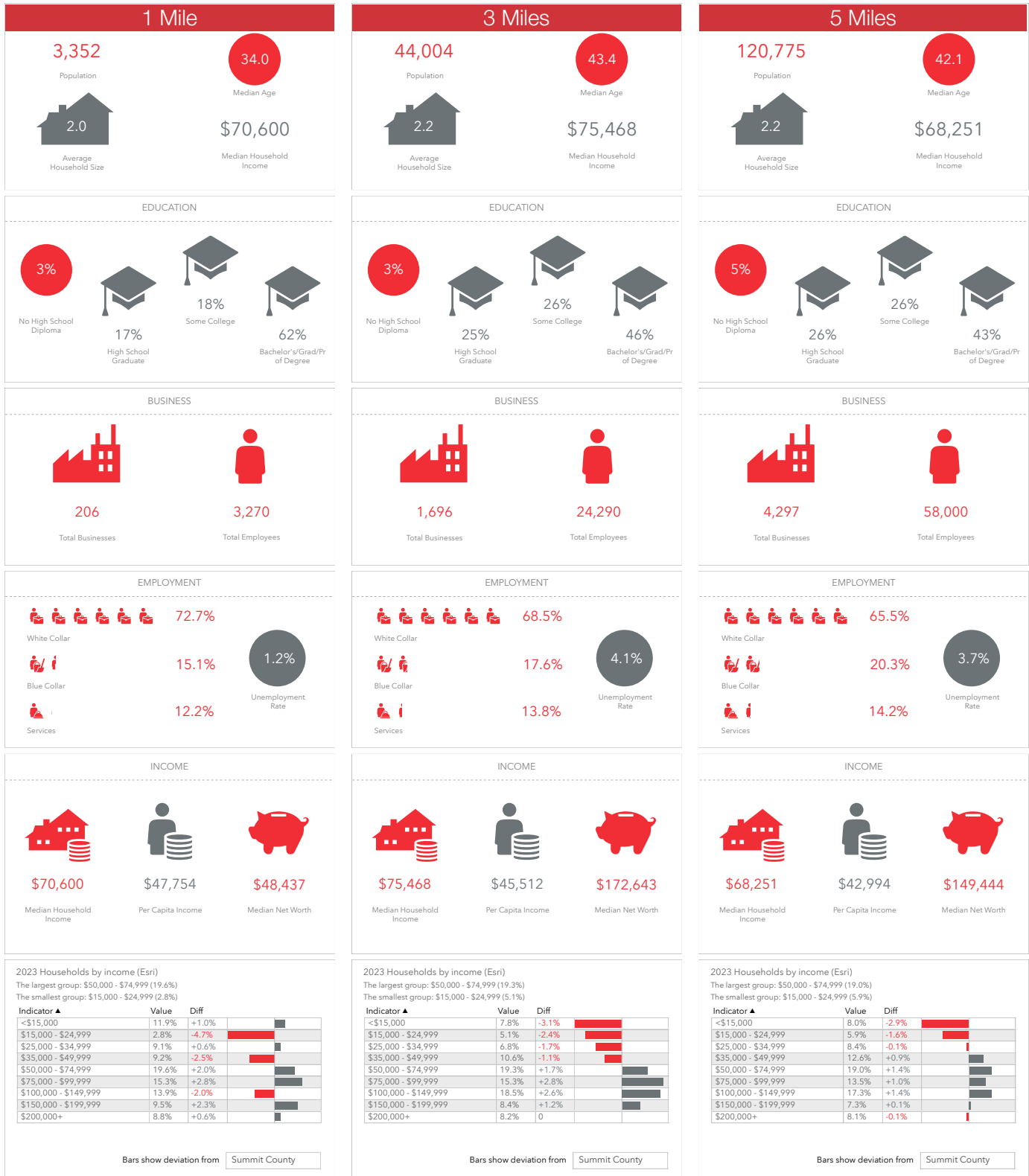
Wyoga Lake Rd. - South Parcel Cuyahoga Falls, OH 44224

FOR SALE



Wyoga Lake Rd. - South Parcel Cuyahoga Falls, OH 44224

FOR SALE



David Whyte 330 352 7746 dwhyte@naipvc.com
 Karen Whyte 330 351 1757 kwhyte@naipvc.com

NAIPleasant Valley
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
 Akron, Ohio, 44320
 +1 330 535 2661
 naipvc.com

Wyoga Lake Rd. - South Parcel
Cuyahoga Falls, OH 44224

FOR SALE

Property Details

ACRES: 6.6+/-

ZONING: E-1 Employment District
*(administrative, office, research, assembly and clean/
light industrial uses that function as employment center)*

UTILITIES: Water available, Sewer at E. Steels Corners Rd.

Price Details

SALE PRICE: \$825,000

TAXES: \$4,093.54/year (2023)

Location Details

INTERCHANGE: SR-8

DISTANCE: 1 mile

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,352	44,004	120,775
Households:	1,633	19,271	53,075
Median Age:	34	43.4	42.1
Average HH Income:	\$116,309	\$117,858	\$112,800
Traffic Count:	5,532 VPD on Wyoga Lake Rd 13,406 VPD on E Steels Corners Rd		

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com