

LEASE

Munroe Falls Center SR-91 & Munroe Falls Ave

9 S. MAIN STREET

Munroe Falls, OH 44262

PRESENTED BY:

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LEASING SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17-19 SF/yr
UNIT 400:	2,123 SF
LEASE TYPE:	NNN
CONDITON:	Raw Unfinished
BUILDING SIZE:	9,000 SF
LOT SIZE:	1 Acre
YEAR BUILT:	2022

MUNROE FALLS CENTER SUMMARY

One unit remaining in the new Munroe Falls Center located at the signalized intersection of SR-91 and Munroe Falls Ave.

HIGHLIGHTS

- One unit left
- Generous TI allowance available to qualified tenants
- Nearly 20,000 VPD on SR-91 (Main Street)
- Over 175,000 residents within 5 miles
- Excellent visibility (hard corner; signalized intersection)
- Monument signage
- Near Summit County Fair Grounds, which hosts over 500,000 visitors annually
- Steps from Brust Park - a regional destination, entrance for the Bike N Hike Trail, "Float the River", kayak launch point/tours, farmer's markets and other events

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SITE PLAN & AVAILABILITY

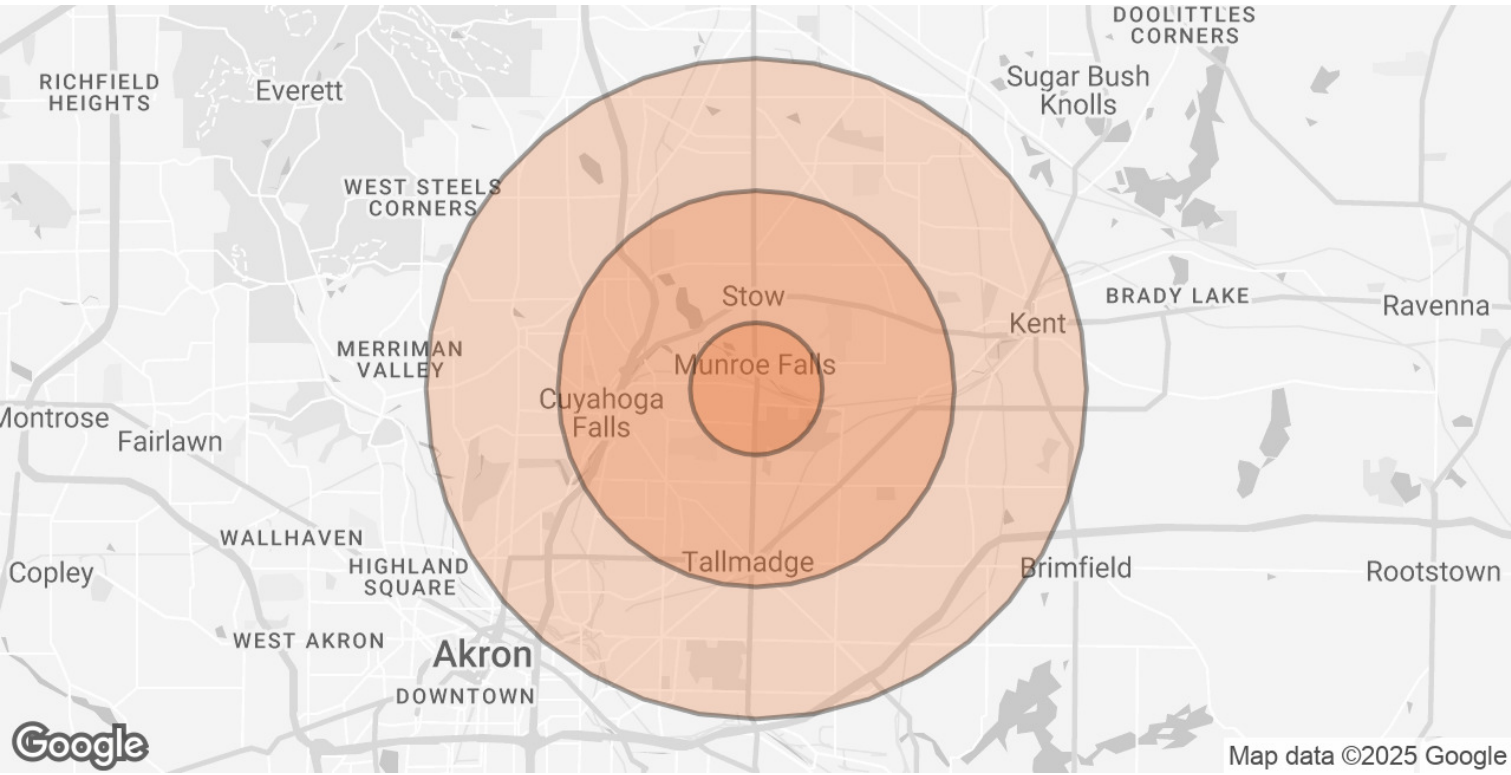


It turns out, you don't have any Site Plans!
(be sure to tag an image "Site Plan" in the [Media Tab](#))

AVAILABLE SPACES			
SUITE	TENANT	SIZE (SF)	LEASE RATE
100	Intra-National Pharmacy	2,250 SF	Undisclosed
200	Amanda Ellis Photography	1,450 SF	Undisclosed
300	Duck Duck Games	1,350 SF	Undisclosed
400	Available	2,123 SF	\$17.00 - \$19.00 SF/yr
500	DeCheco's Pizza	1,631 SF	\$20.00 SF/yr

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,497	62,020	177,476
AVERAGE AGE	41.9	40.6	38.7
AVERAGE AGE (MALE)	41.6	38.5	37.6
AVERAGE AGE (FEMALE)	42.8	42.8	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,745	26,493	74,735
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$73,899	\$63,038	\$60,488
AVERAGE HOUSE VALUE	\$206,925	\$173,187	\$153,604

** Demographic data derived from 2020 ACS - US Census*

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