

## Great Retail / Office Opportunity



2735 Front St.  
Cuyahoga Falls, OH 44221

### Property Details

- Prime Front St. Location in Cuyahoga Falls
- 2,980 SF Unit
- Below Market Rate  
\$9.00 psf / \$2,235 per month
- Rate is inclusive of utilities
- Located 0.25 mile from SR-8
- Available December 1, 2024



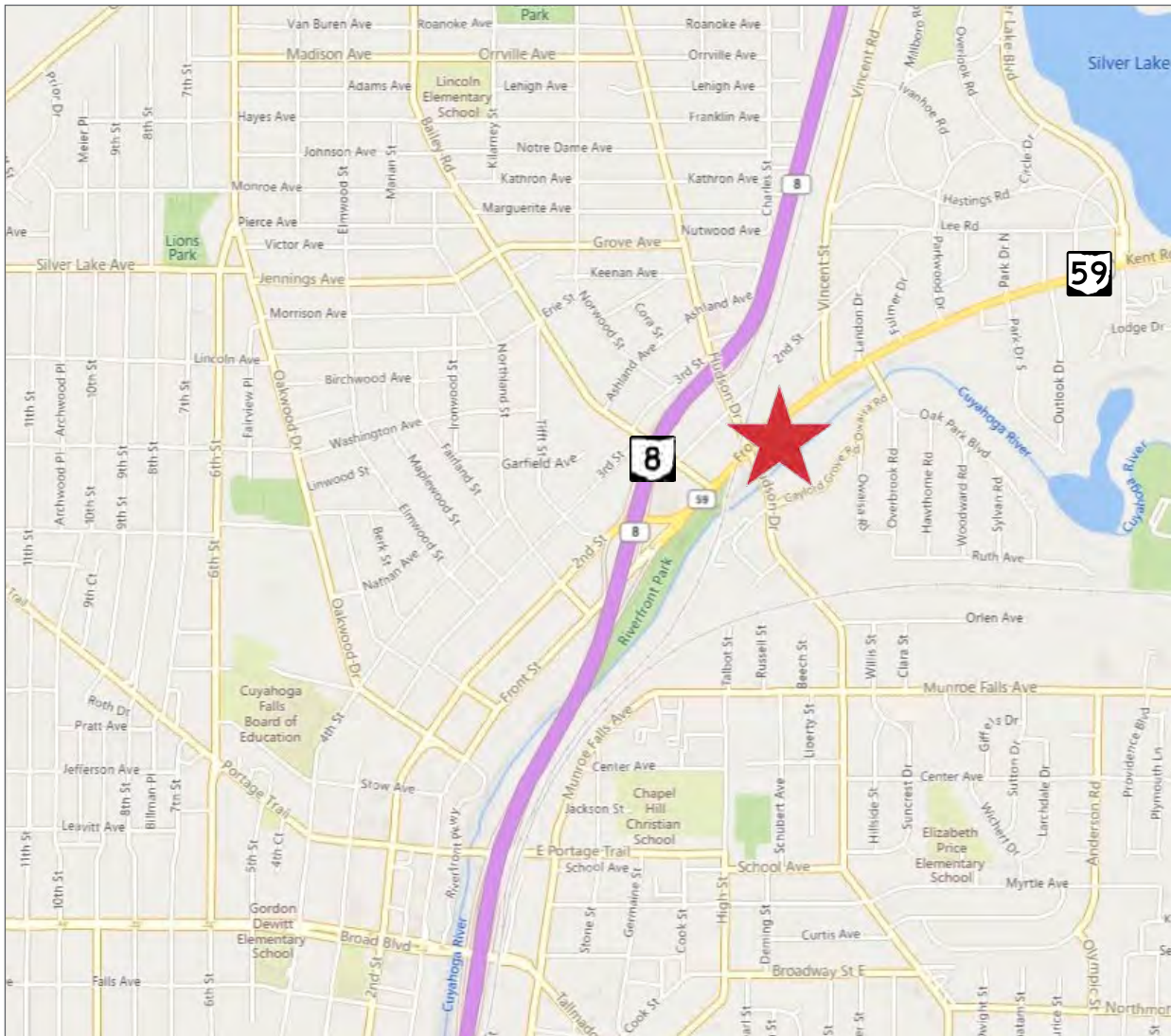
**Bob Raskow, SIOR**  
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# FOR LEASE



Demographics	1 Mile	3 Miles	5 Miles
Population:	13,576	79,508	163,278
Households:	6,333	36,144	71,720
Median Age:	39.5	41.2	40.4
Average HH Income:	\$106,307	\$105,823	\$106,759

For more information:

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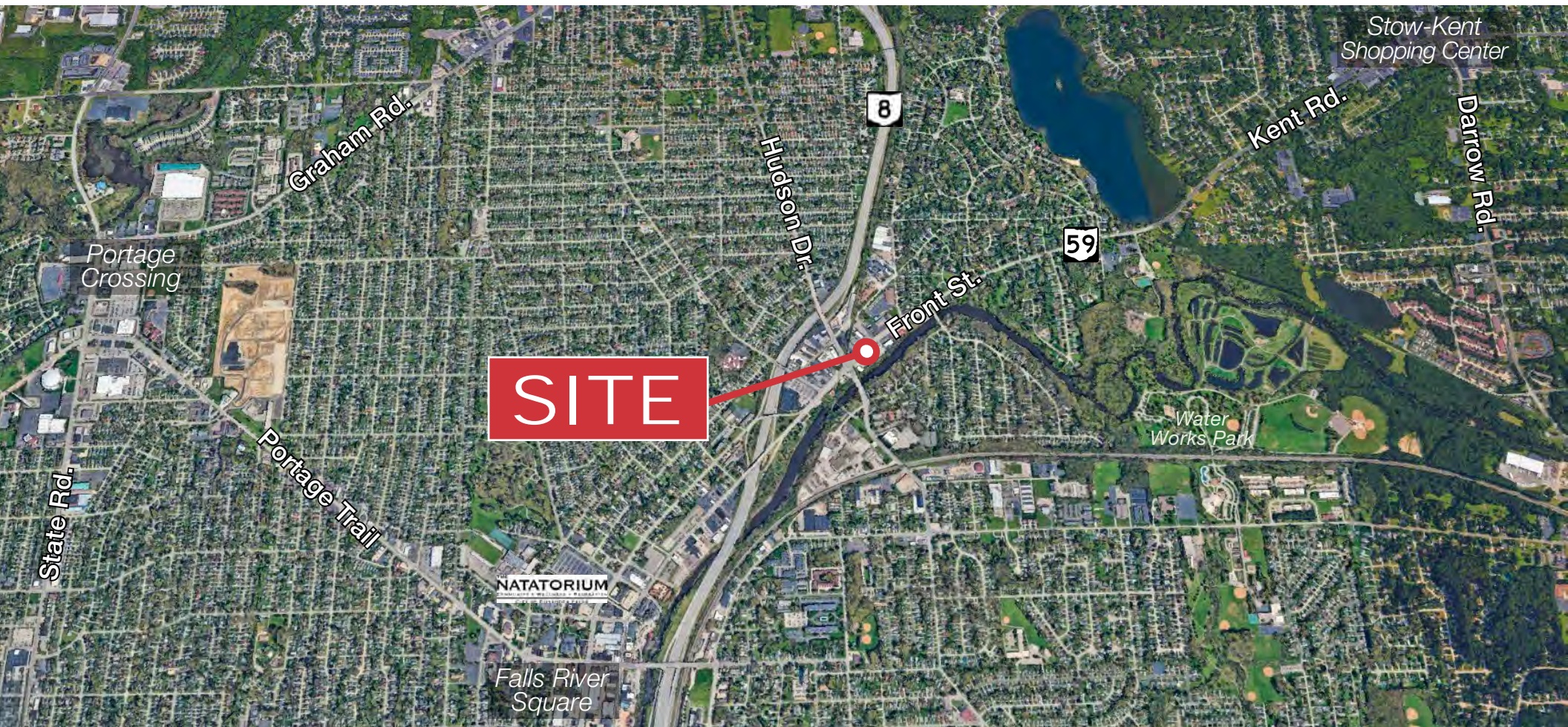


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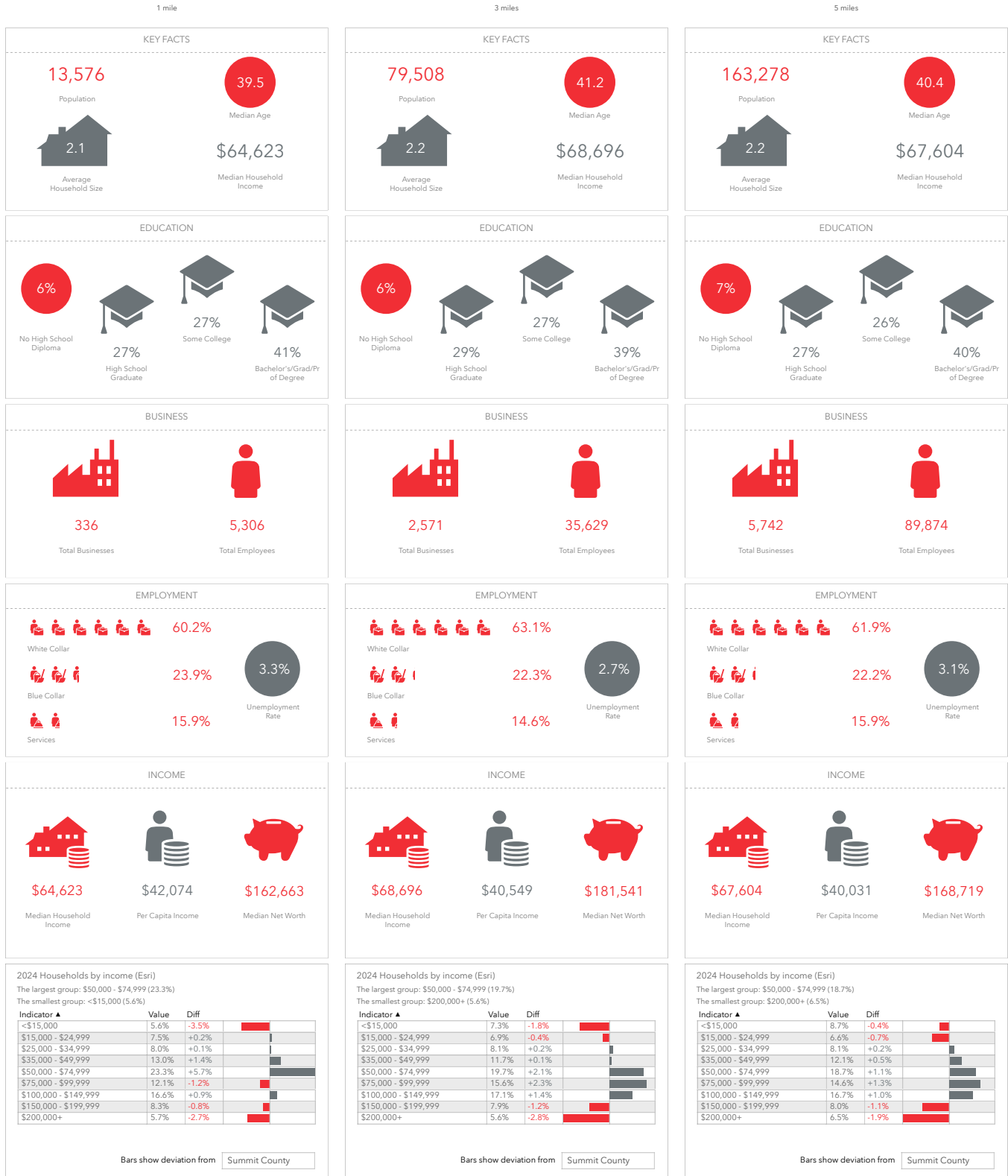
**NAI Pleasant Valley**

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### Property Details

BUILDING SIZE:	4,354 SF
AVAILABLE SPACE:	2,980 SF
PROPERTY TYPE:	Retail / Office
BUILDING TYPE:	Multi-tenant
YEAR BUILT:	1962
FLOORS:	1
PARKING SPACES:	25

### Price Details

LEASE RATE:	\$9.00 PSF
LEASE TYPE:	MG

### Location Details

INTERCHANGE:	SR-8
DISTANCE:	0.25 miles

### Notes

2,980 SF Unit in prime location - Front Street in Cuyahoga Falls. The below market rate of \$9.00/sf is inclusive of utilities. Unit is available December 2024.

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**NAIPleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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