

FOR SALE



4466 Darrow Rd Ste 7

Stow, OH 44224



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FOR SALE

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Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity at 4466 Darrow Rd Ste 7, Stow, OH, 44224. This prime property boasts a 1,070 SF building, ideal for office or executive suites, and is meticulously maintained. Built in 1986, this modern space is strategically located in the heart of Stow and is zoned C-6, offering versatile usage options. Featuring a functional layout and ample parking, this property presents an enticing prospect for investors seeking a high-potential commercial asset in a thriving area. Don't miss out on this rare chance to elevate your investment portfolio or it can be an owner/user property. This space has been completely remodeled and is ready to move in.

PROPERTY HIGHLIGHTS

- 1,070 SF modern office building
- Built in 1986 with contemporary design
- Zoned C-6 for versatile usage options
- Strategically located in Stow
- Functional layout and ample parking

OFFERING SUMMARY

Sale Price:	\$87,000
Building Size:	1,070 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	699	3,066
Total Population	366	1,720	7,594
Average HH Income	\$102,114	\$103,508	\$104,388

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Property Description

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LOCATION DESCRIPTION

Located in the heart of Stow, Ohio, this bustling area offers an ideal blend of suburban charm and modern convenience. The surrounding neighborhood features a variety of dining options, from casual eateries to upscale restaurants, providing a range of culinary experiences for professionals. Nearby parks and green spaces offer a tranquil escape from the daily hustle, creating an inviting atmosphere for tenants to enjoy during breaks or after work. With easy access to retail centers and entertainment venues, the area provides a perfect balance of work and leisure, making it an attractive destination for office tenants seeking a vibrant and dynamic location for their business.

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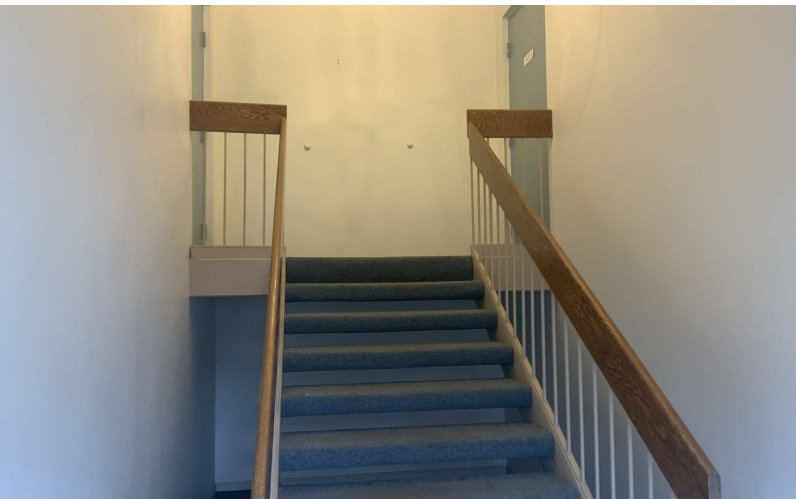
Complete Highlights

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PROPERTY HIGHLIGHTS

- 1,070 SF modern office building
- Built in 1986 with contemporary design
- Zoned C-6 for versatile usage options
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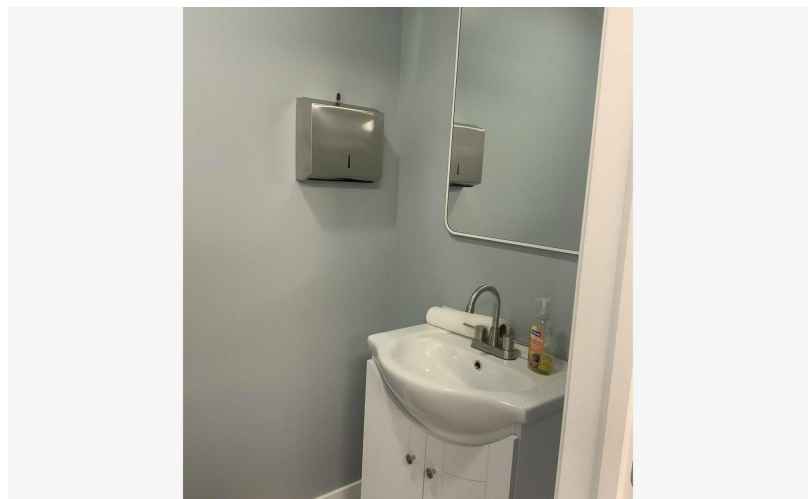
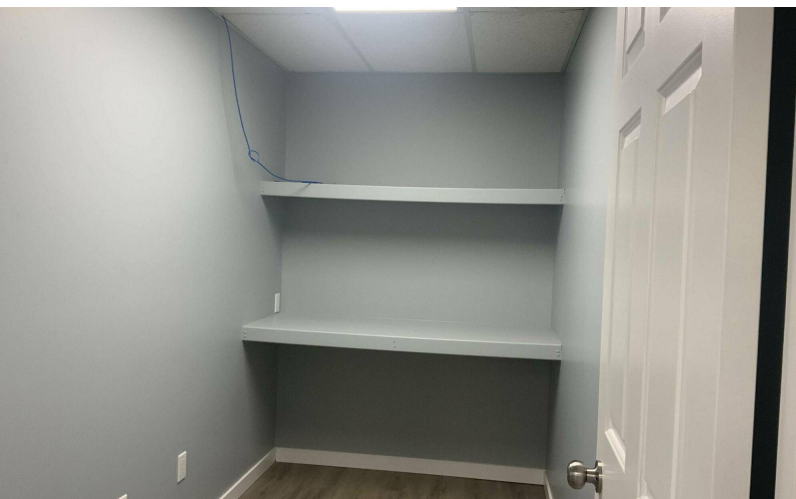
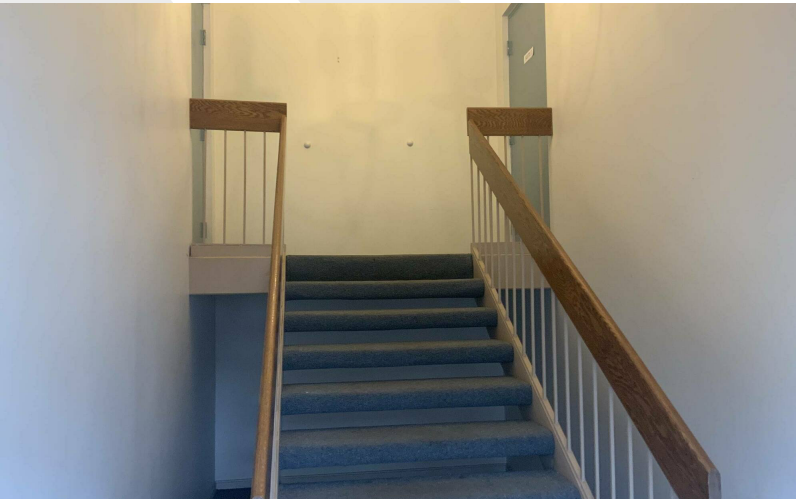
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Additional Photos

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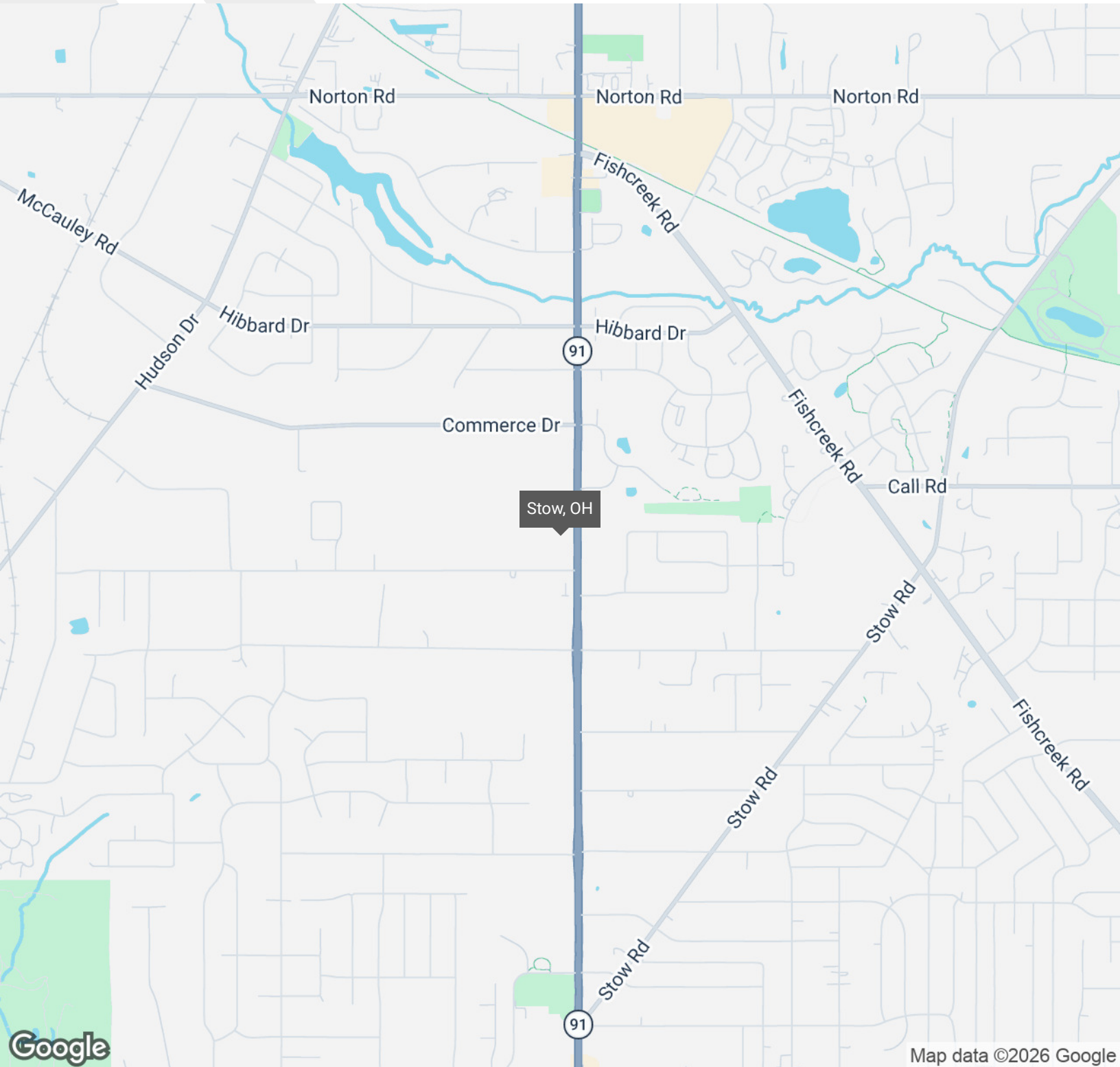


Section 2

Location Information

Regional Map

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Location Map

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Section 3

Financial Analysis

Financial Summary

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INVESTMENT OVERVIEW

Price	\$87,000
Price per SF	\$81

OPERATING DATA

FINANCING DATA

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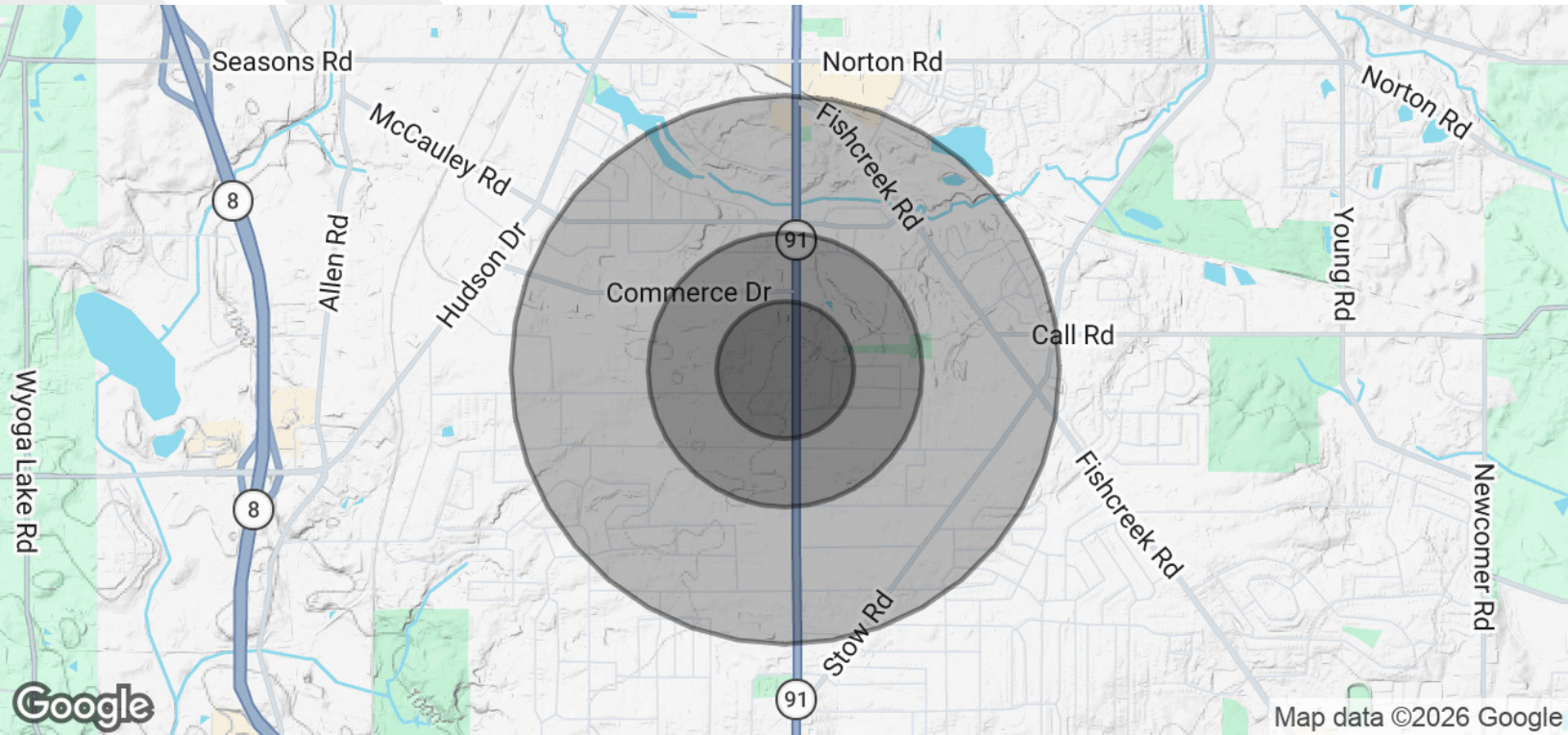


Section 4

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	366	1,720	7,594
Average Age	40.5	39.5	38.4
Average Age (Male)	39.5	38.2	36.9
Average Age (Female)	41.1	40.7	40.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	152	699	3,066
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$102,114	\$103,508	\$104,388
Average House Value	\$268,861	\$274,422	\$264,903

2023 American Community Survey (ACS)

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