

Front St
Stow Ave

111 STOW AVE.



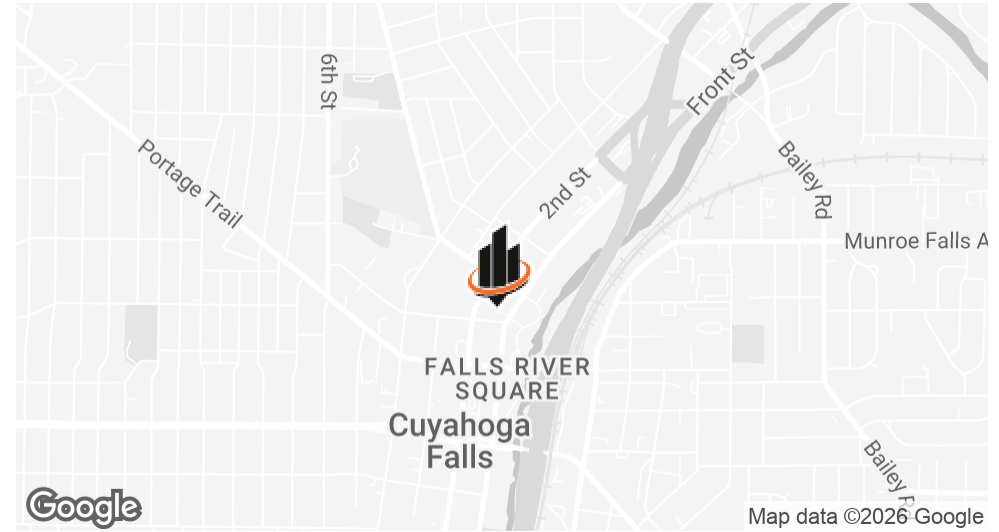
FOR SALE
111 Stow Ave
CUYAHOGA FALLS, OH 44221

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	0.21 Acres
BUILDING SIZE:	15,842 SF
YEAR BUILT:	1974
PROFORMA NOI:	\$115,408
CAP RATE:	7.69%
PARCEL NUMBER:	0202854

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PROPERTY DESCRIPTION

The Subject Property is a well maintained 15,842 SF two story office building. The building also includes an elevator and a 3,830 SF basement. The property is located on the newly redeveloped Front Street in Cuyahoga Falls. The property is within minutes of State Route 8 for superior access to the Akron, Canton, and Cleveland marketplaces.

This property is 100% leased with a mix of short and long term tenants. The anchor tenant that occupies half the building, just completed a renovation of over \$100,000 to convert the upper level into Class A office space which includes key fob access for the entire building. The surrounding area includes retail, restaurant amenities, with ample city parking surface lots and decks.

NOTES

- Lease type - Modified gross.
- NOI based on 2025 financials.
- Located in an Opportunity Zone.

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UPPER LEVEL PHOTOS (NEWLY RENOVATED)



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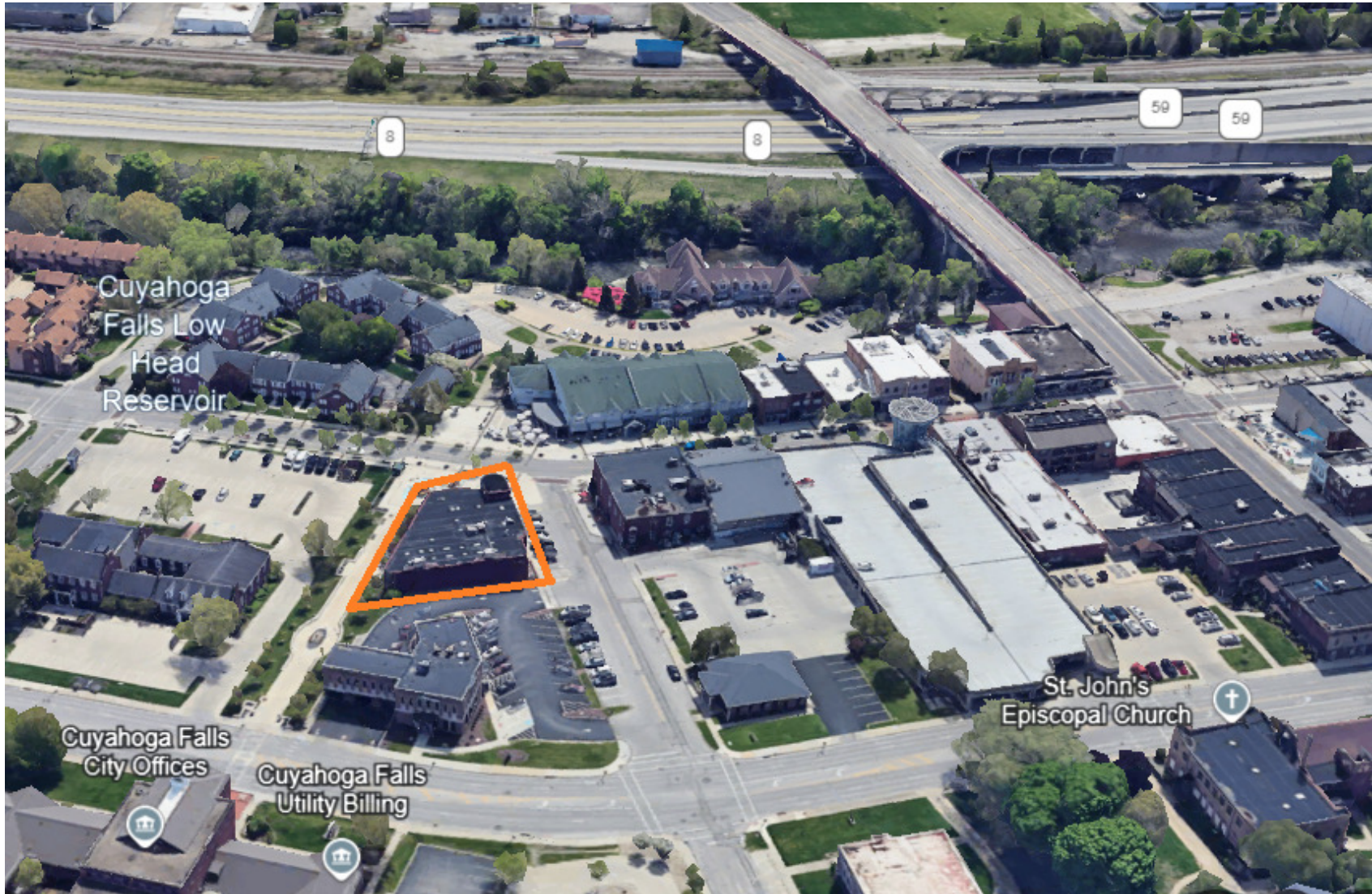
LOWER LEVEL PHOTOS



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AERIAL PHOTO



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FIRST FLOOR FLOORPLAN



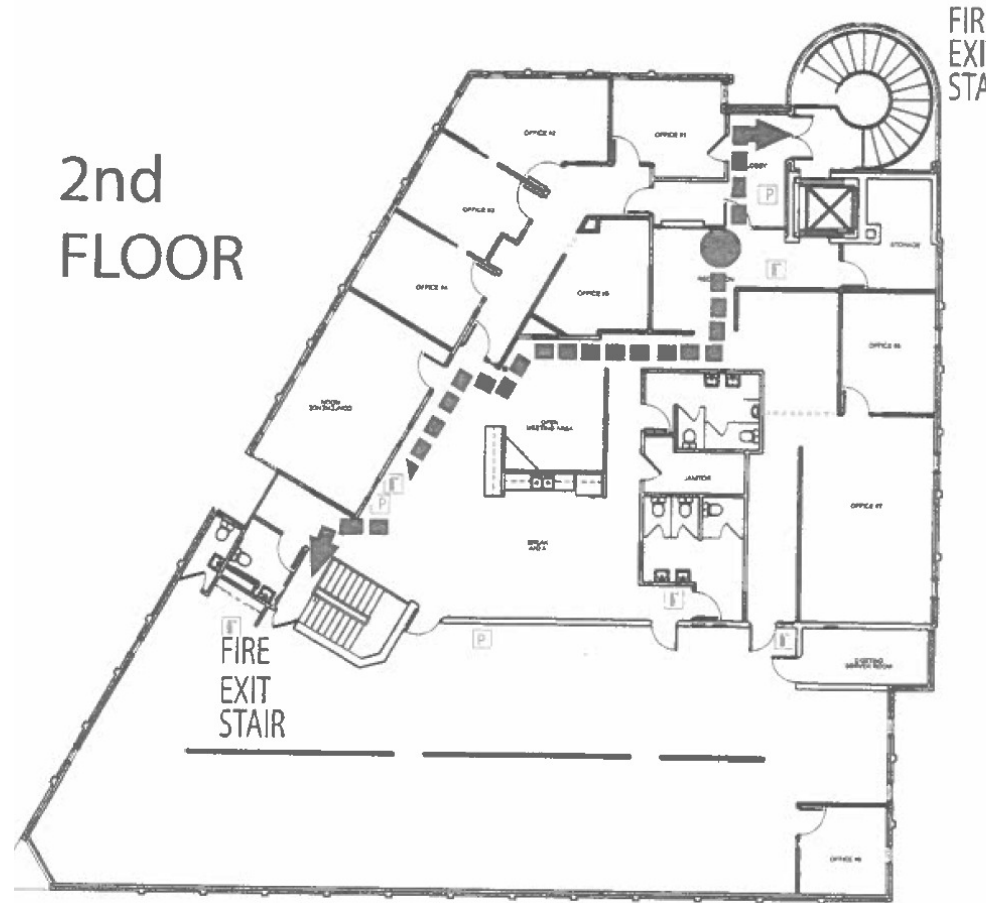
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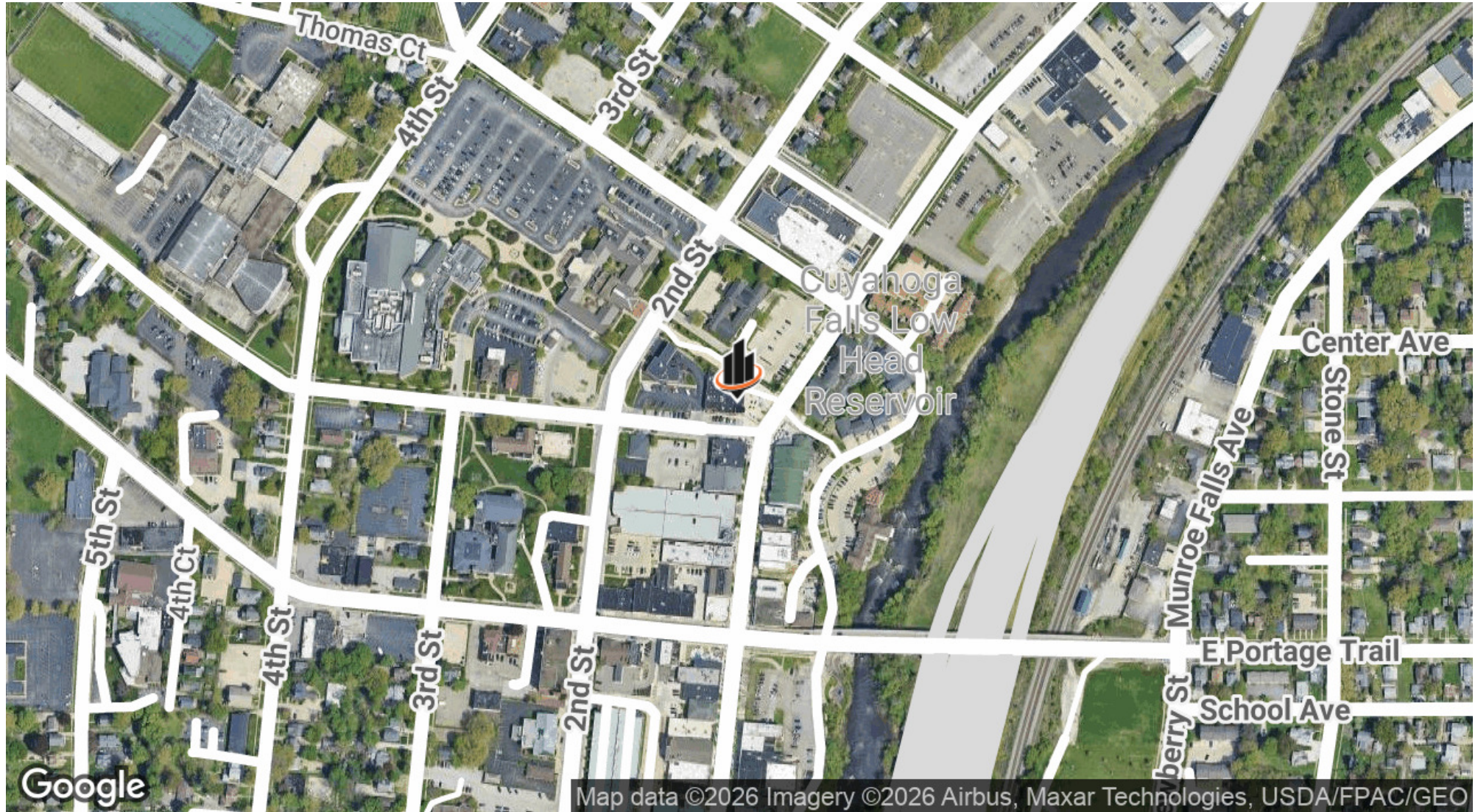
SECOND FLOOR FLOORPLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

5 MILES 10 MILES 15 MILES

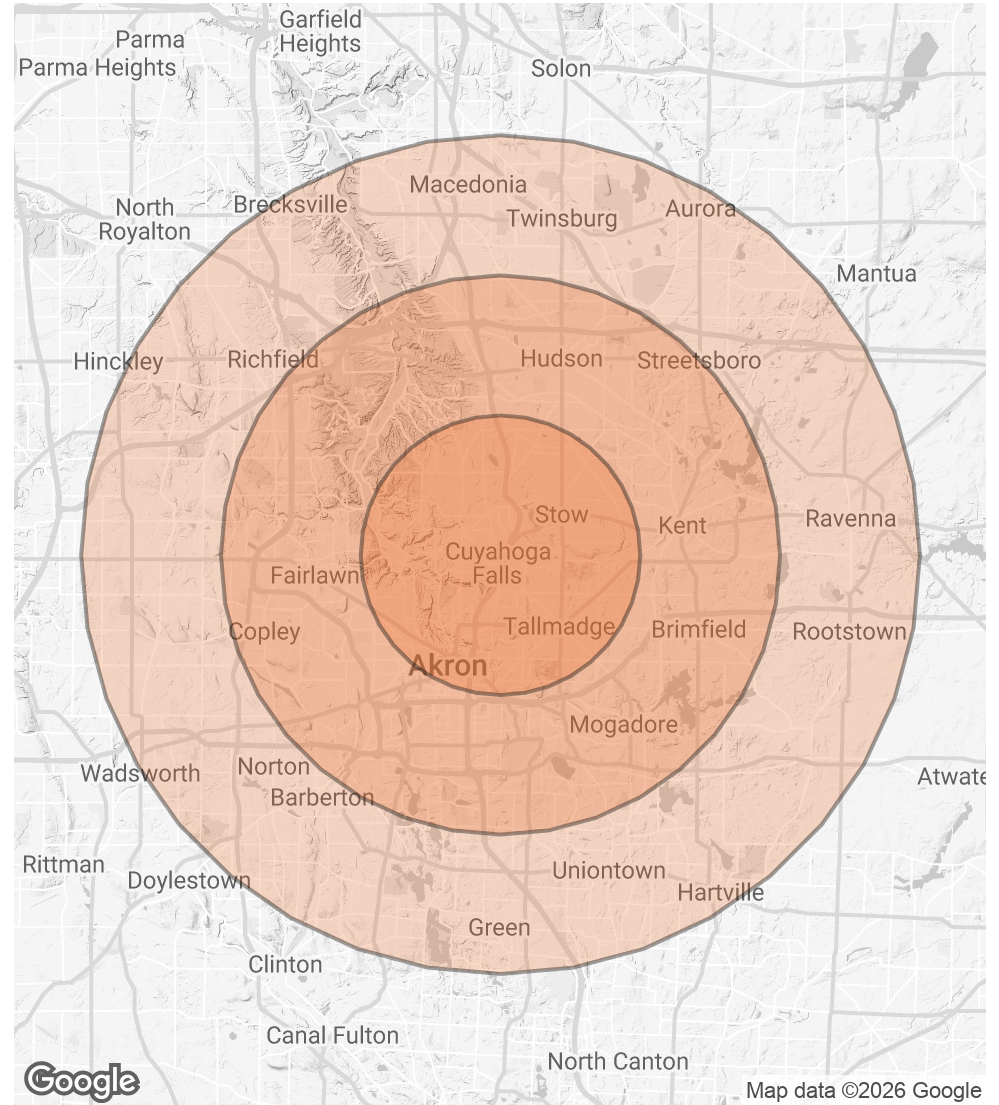
	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	178,476	452,151	718,757
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	42	43

HOUSEHOLDS & INCOME

5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	78,580	194,745	302,430
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$83,407	\$88,644	\$100,951
AVERAGE HOUSE VALUE	\$201,838	\$216,131	\$250,955

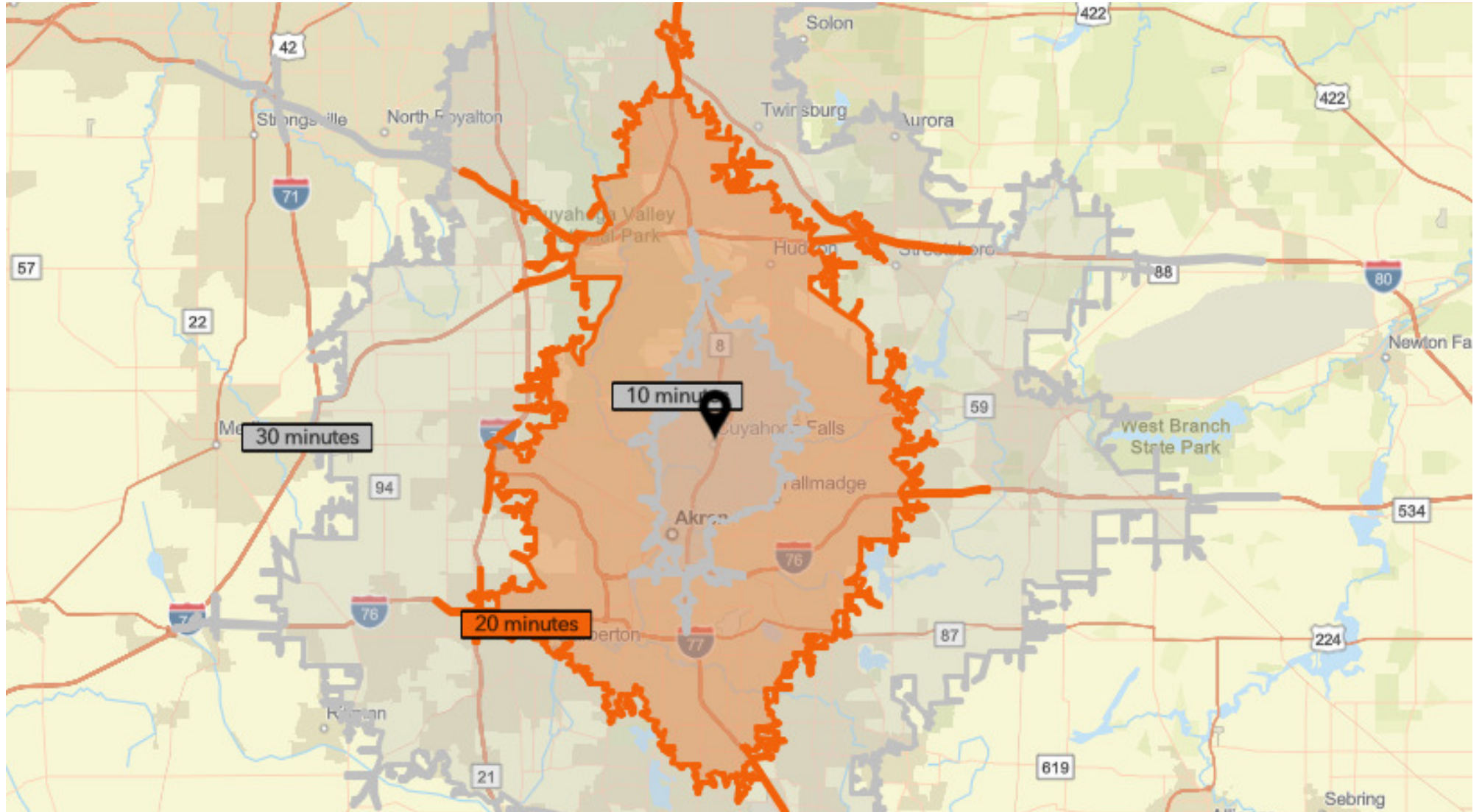
2020 American Community Survey (ACS)



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DRIVE TIME MAP



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