



# Retail Storefront | SR-91 | For Lease

**Silver Valley Plaza | Units 4 & 13**

265-297 N. Main Street, Munroe Falls, OH 44262



## PROPERTY SUMMARY

Silver Valley Center is an established neighborhood shopping center on SR-91 in the heart of Munroe Falls. Unit 13 offers a flexible layout suited for a range of retail and service uses.



## PROPERTY HIGHLIGHTS

- 20' of frontage
- Over 18,000 VPD
- On SR-91 (Main St), a primary north-south corridor through Summit County
- Storefront visibility with consistent daily commuter and local traffic
- Established co-tenancy with healthcare anchors
- 175,000+ residents within a 5-mile radius
- Centrally positioned: Munroe Falls, Stow, Tallmadge, and Cuyahoga Falls
- Near Summit County Fairgrounds and Brust Park, regional destinations drawing 500,000+ visitors annually

|                    |                     |
|--------------------|---------------------|
| <b>Available:</b>  | 1,200 SF - 1,800 SF |
| <b>Lease Rate:</b> | \$12.00 SF/yr       |
| <b>Lease Type:</b> | NNN                 |
| <b>Parking:</b>    | Shared On-Site      |



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## AVAILABLE SPACES

| SUITE                        | TENANT                         | SIZE (SF) |
|------------------------------|--------------------------------|-----------|
| 297 N. Main Street   1       | Sarah Jane's Bakery            | 4,200 SF  |
| 297 N. Main Street   4       | Available                      | 1,800 SF  |
| 297 N. Main Street   7       | Family Care Plug               | 2,400 SF  |
| 297 N. Main Street   9       | Studio 9                       | 3,600 SF  |
| 265 N. Main Street   10      | DaVita Dialysis                | 6,000 SF  |
| 265 N. Main Street   13      | Available                      | 1,200 SF  |
| 265 N. Main Street   14      | Ballet Theatre of Ohio         | 3,600 SF  |
| 265 N. Main Street   Unit 15 | Meneer School of Dance         | 9,600 SF  |
| 265 N. Main Street   17      | Dr. Gayleen P. Kolaczewski, MD | 1,200 SF  |



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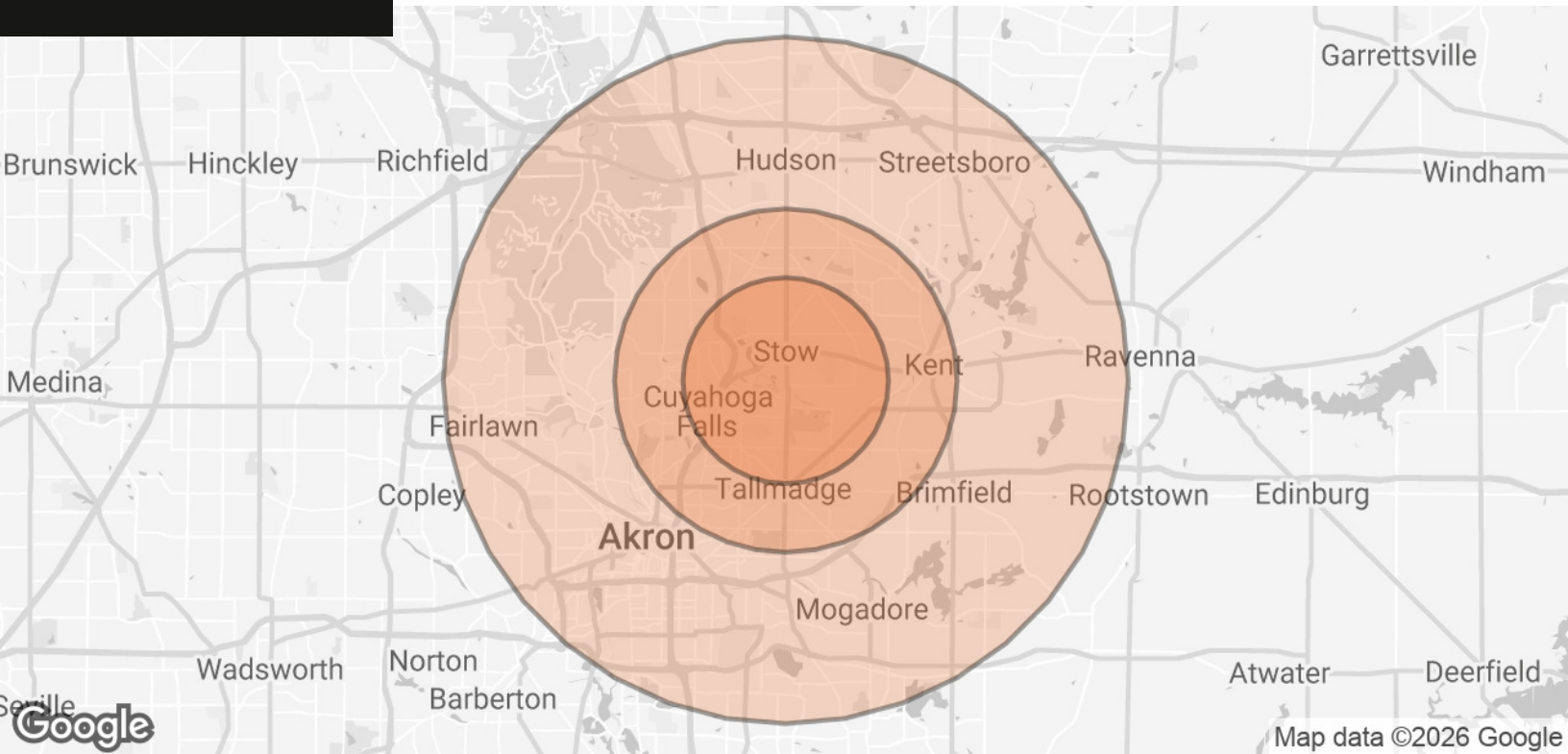




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| POPULATION                  | 3 MILES | 5 MILES | 10 MILES |
|-----------------------------|---------|---------|----------|
| <b>TOTAL POPULATION</b>     | 67,867  | 163,376 | 428,247  |
| <b>AVERAGE AGE</b>          | 43      | 41      | 41       |
| <b>AVERAGE AGE (MALE)</b>   | 42      | 40      | 40       |
| <b>AVERAGE AGE (FEMALE)</b> | 44      | 43      | 42       |

| HOUSEHOLDS & INCOME        | 3 MILES   | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| <b>TOTAL HOUSEHOLDS</b>    | 30,538    | 70,850    | 184,088   |
| <b># OF PERSONS PER HH</b> | 2.2       | 2.3       | 2.3       |
| <b>AVERAGE HH INCOME</b>   | \$94,963  | \$91,070  | \$88,114  |
| <b>AVERAGE HOUSE VALUE</b> | \$218,528 | \$218,761 | \$215,965 |

2020 American Community Survey (ACS)



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