



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR SALE

FALLS DISCOUNT & BEVERAGE

\$254,200

344 Tallmadge Road
Cuyahoga Falls, OH 44221

AVAILABLE SPACE
3,065 SF

FEATURES

- No Landlord responsibility!
- 100% Occupied Investment
- The roof was replaced three years ago and has a 15 year warranty on it.
- 11,470 Vehicles Per Day
- 0.2 miles to SR 8/SR 59 interchanges
- 0.5 miles to Falls River Square
- 5 minute drive to Chapel Hill retail district
- 7 minute drive to Portage Crossing



EMMCOREALTYGROUP.COM

OFFICE

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**COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP**
3681 S. Green Road, Suite 201, Beachwood, Ohio 44122
216.292.3700



SALE

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344 Tallmadge Road, Cuyahoga Falls, OH 44221



PROPERTY DESCRIPTION

This STNL investment opportunity includes a new five (5) year lease with three (3) five year options. The monthly rent increases by \$100 each year in the original term as well as in the renewal options. There is a Personal Guaranty on the lease as well. The tenant is Falls Discount & Beverage selling recession proof items such as wine, beer, lottery and tobacco. No Landlord responsibility!

PROPERTY HIGHLIGHTS

- No Landlord responsibility!
- 100% Occupied Investment
- 11,470 Vehicles Per Day
- 0.2 miles to SR 8/SR 59 interchanges
- 0.5 miles to Falls River Square
- 5 minute drive to Chapel Hill retail district
- 7 minute drive to Portage Crossing
- 10 minute drive to Downtown Akron

OFFERING SUMMARY

Sale Price:	\$254,200
Number of Units:	1
Lot Size:	0.288 Acres
Building Size:	3,065 SF
NOI:	\$20,639.71
Cap Rate:	8.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,114	40,908	85,767
Total Population	15,409	93,011	202,881
Average HH Income	\$47,653	\$52,265	\$54,422
Total Businesses	591	2,979	7,113
Total Employees	10,752	41,559	127,189

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