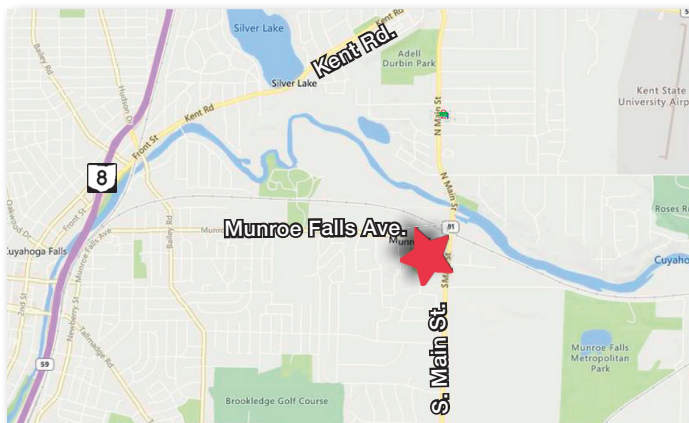




9 S. Main St. + 19 Munroe Falls Ave.
Munroe Falls, Ohio 44262



Property Description

Corner lot available at S. Main St. and Munroe Falls Ave. Site is perfect for retail or office use. Located directly across from McDonalds in the heart of Munroe Falls.

Property Details

- **Reduced Price: \$340,000** (was \$350,000)
- Taxes: \$2,543.12 / year
- Acres: 0.9421
- Frontage: 160' on S. Main St.
250' on Munroe Falls Ave.
- Zoning: T-C Town Center District
- Topography: Level
- Located: corner of S. Main St. and Munroe Falls Ave.

Demographics	1 Mile	3 Miles	5 Miles
Population:	6,083	68,275	172,106
Households:	2,585	30,111	73,234
Median Age:	46.6	43	39.8
Average HH Income:	\$86,887	\$71,272	\$70,021
Traffic Count:	16,999 N. Main St. @ railroad crossing		
	8,362 Munroe Falls Ave @ Prentiss St.		

For more
information:

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

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Aerial



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NAI Pleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

9 S. Main St. + 19 Munroe Falls Ave.

Munroe Falls, OH

For Sale

Vacant Land

Munroe Falls, OH

Property Details

ACRES:	0.9421
FRONTAGE:	160' on S. Main 250' on Munroe Falls Ave.
TOPOGRAPHY:	Level
PARCEL #:	5800403, 5801584, 5801585
HIGHEST & BEST USE	Fast food, retail, or office
ZONING:	TC - Town Center District

Price Details

REDUCED PRICE:	\$340,000 <i>(was \$350,000)</i>
TAXES:	\$2,543.12 / year

Location Details

LOCATION:	Corner of S. Main St. And Munroe Falls Ave.
DAILY TRAFFIC COUNT:	16,999 N. Main St. @ railroad crossing 8,362 Munroe Falls Ave @ Prentiss St.

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