

FOR SALE

2525

STATE ROAD

Cuyahoga Falls Ohio 44223

Sale Price: \$845,000



This property is located within the City of Cuyahoga Falls, a community of approximately 50,000 residents and the second largest city Summit County. The property is comprised of about 1.47 acres and has a two-story office building of 35,360 SF built in 1957. In 1970, a parking deck was built that connects to the building and can accommodate 105 vehicles. The property is within close proximity to Portage Crossings.

- + Two-story, 35,360 SF building with a finished lower level of 17, 680 SF.
- + Zoned heating throughout building
- + 9 foot ceilings with a sprinkled lower level
- + Elevator in the building
- + ADA access from the parking deck
- + Zoned MU-4 Suburban Corridor
 - Permitted Uses include: general office, neighborhood services, child/adult care, convenience or grocery store and many more
- + Sale Price: \$845,000



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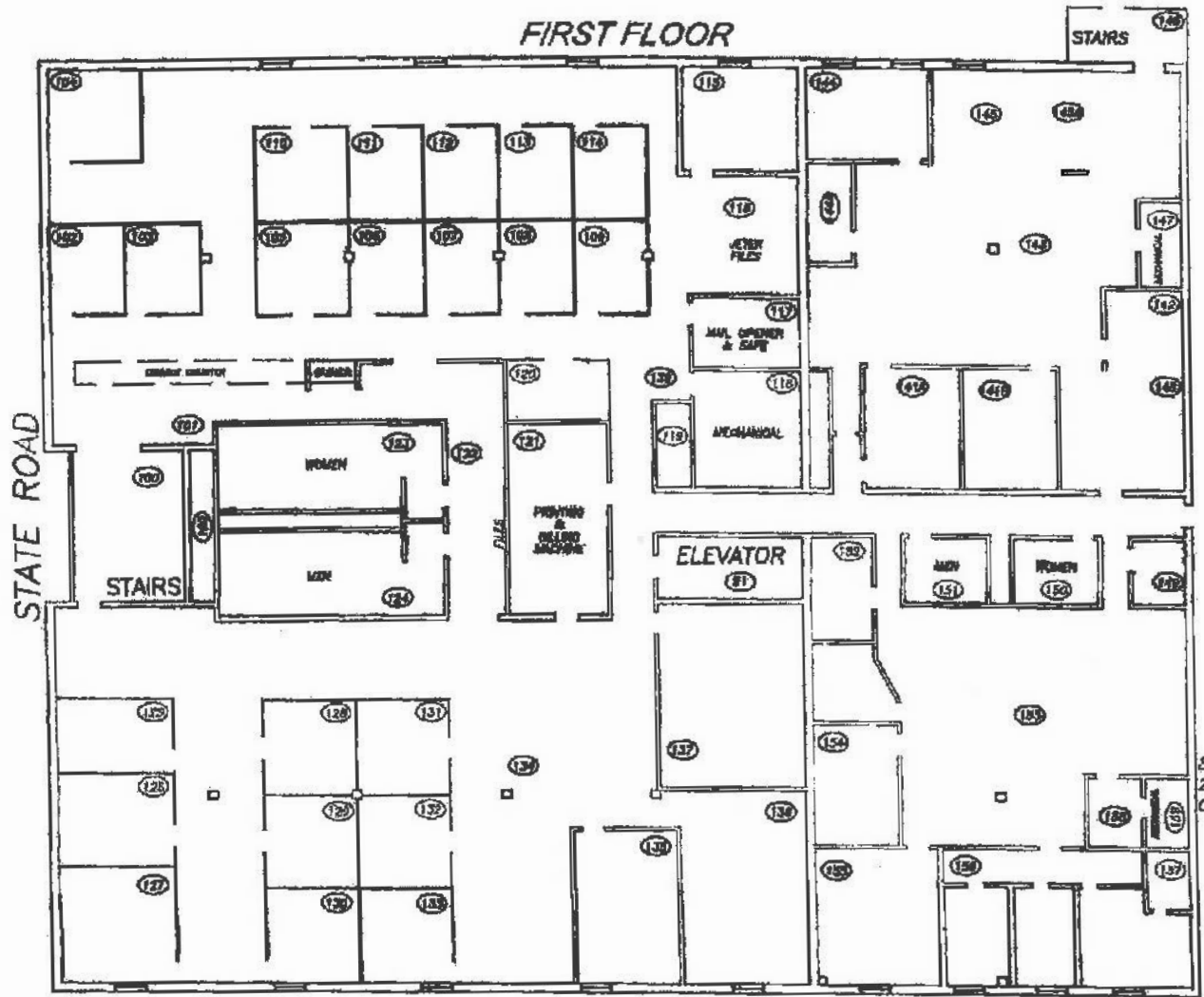
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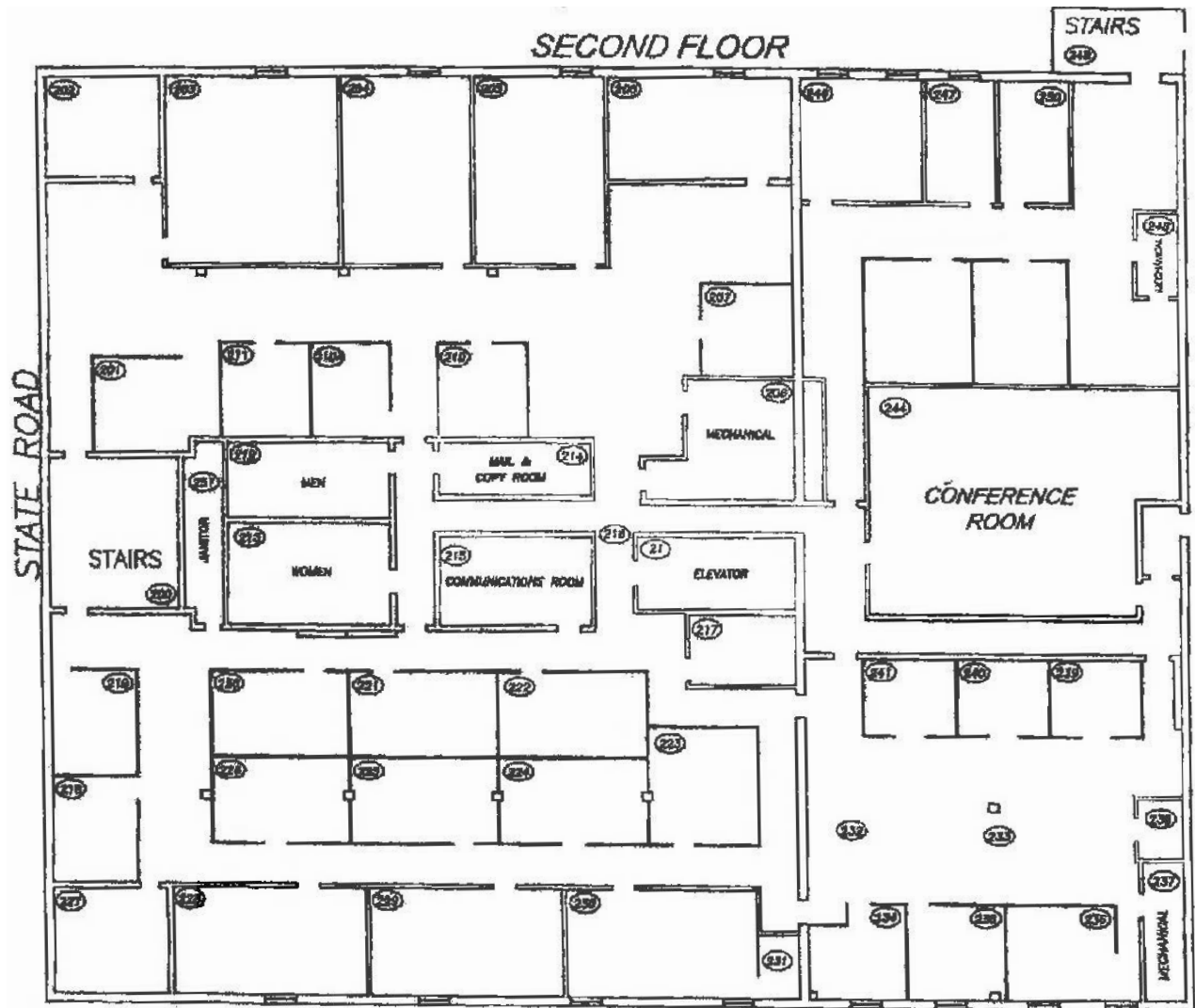


FLOOR PLAN





FLOOR PLAN



Demographics

	1 mile	3 miles	5 miles
Population	13,350	78,572	175,552
Average HH Income	\$69,097	\$67,347	\$66,355
Businesses	433	2,531	6,658
Total Employees	10,312	34,916	46,855

Traffic Counts

State Road	14,588 VPD
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