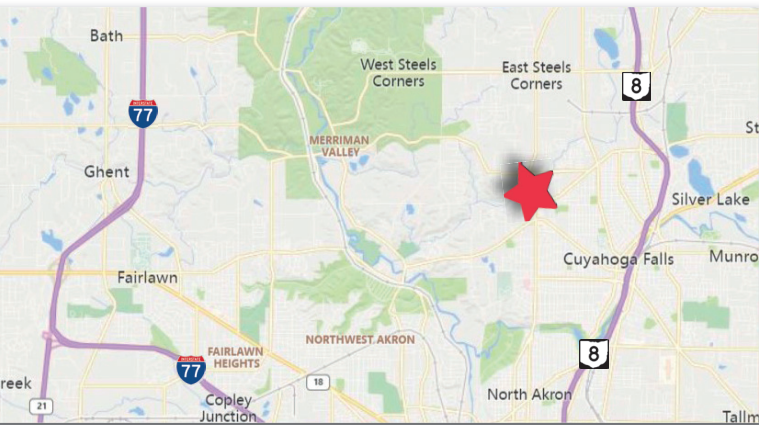


For Sale  
Vacant Land  
Cuyahoga Falls, OH



**3031 State Road**  
Cuyahoga Falls, Ohio 44223



## Property Description

Excellent opportunity for development near new Menards. 4.18 acres available across from Unity Health facility. Many uses including professional offices, retail center, and more. Contact agents for details.

## Property Details

- Sale Price: \$599,000
- Taxes: \$6,839.88 / 2018
- Acres: 4.18
- Frontage: 350' on State Rd.
- Depth: 620'
- Zoning: MU-3 Sub-Urban Center
- Interchange / Distance: SR-8 / 2 miles

Demographics	1 Mile	3 Miles	5 Miles
<b>Population:</b>	9,566	65,390	153,998
<b>Households:</b>	4,475	29,228	67,999
<b>Median Age:</b>	44.8	39.9	41.1
<b>Average HH Income:</b>	\$70,398	\$70,158	\$70,387
<b>Traffic Count:</b>	14,905 on State Rd. @ Cox Dr.		
	10,584 on State Rd. @ Graham Rd.		

For more  
information:

**Bob Raskow, SIOR**  
330 697 6818 • braskow@naipvc.com

**Scott Raskow**  
330 608 5172 • sraskow@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

789 White Pond Dr., Suite C  
Akron, Ohio 44320  
330 535 2661  
[naipvc.com](http://naipvc.com)

# 3031 State Road

Cuyahoga Falls, OH

Aerial



**NAI Pleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

789 White Pond Drive • Suite C  
Akron, Ohio 44320  
330 535 2661  
[naipvc.com](http://naipvc.com)

# 3031 State Road

Cuyahoga Falls, OH

For Sale  
Vacant Land  
Cuyahoga Falls, OH

## Property Details

ACRES:	4.18
FRONTAGE:	350' on State Rd.
DEPTH:	620'
PARCEL #:	3503544
ZONING:	MU-3 Sub-Urban Center
GAS:	Dominion
ELECTRIC:	Cuyahoga Falls
PHONE:	AT&T
CABLE:	Spectrum

## Price Details

SALE PRICE:	\$599,000
TAXES:	\$6,839.88 / 2018
PRICE PER ACRE:	\$143,301.44

## Location Details

LOCATION:	Across from the Unity Health facility and less than 1/4 mile from the new Menards.
INTERCHANGE / DISTANCE:	SR-8 / 2 miles
DAILY TRAFFIC COUNT:	14,905 on State Rd. @ Cox Dr. 10,584 on State Rd. @ Graham Rd.

For more information: **Bob Raskow, SIOR**  
330 697 6818 • braskow@naipvc.com

**Scott Raskow**  
330 608 5172 • sraskow@naipvc.com

789 White Pond Dr., Suite C  
Akron, Ohio 44320  
330 535 2661

[naipvc.com](http://naipvc.com)