

OFFICE/RETAIL SPACE FOR LEASE

1166-1168 Tallmadge Road, Cuyahoga Falls, OH 44221



OVERVIEW

Two office/retail spaces available in Falls Plaza near Barney's Busy Corners for lease. The two office/retail spaces (approximately 1,300 SF and 800 SF) are contiguous and total to approximately 2,100 SF. They can be leased together or separately. This property is located minutes from SR 8 and has parking right outside the entrance to the suites.

Suite:	Available SF:	Lease Rate:
1166	800 SF	\$11.00 SF/YR (NNN)
1168	1,300 SF	\$11.00 SF/YR (NNN)

HIGHLIGHTS

- Well-Traveled Street
- Many Different Retail and Office Uses
- Great Signage
- Potential Build-To-Suit Opportunity



Lease Rate:

\$11.00 SF/YR (NNN)



Available SF:

800 - 2,100 SF



Zoning:

R-5 Mixed Density Residential



Lot Size:

2.82 Acres

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Ed Jesson

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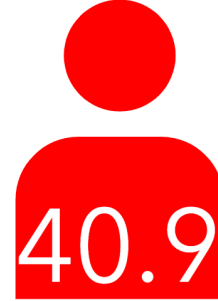
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DEMOGRAPHICS



87,604
Population



40.9
Median Age



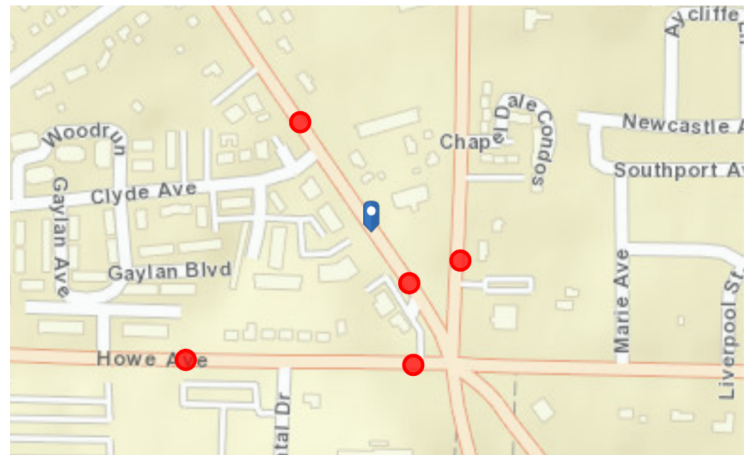
2.3
Average
Household Size



\$49,973
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Bailey Rd	10,570	0.0
Tallmadge Rd	6,690	0.1
Clyde Ave	11,695	0.1
Continental Dr	15,750	0.1
Continental Dr	13,090	0.1



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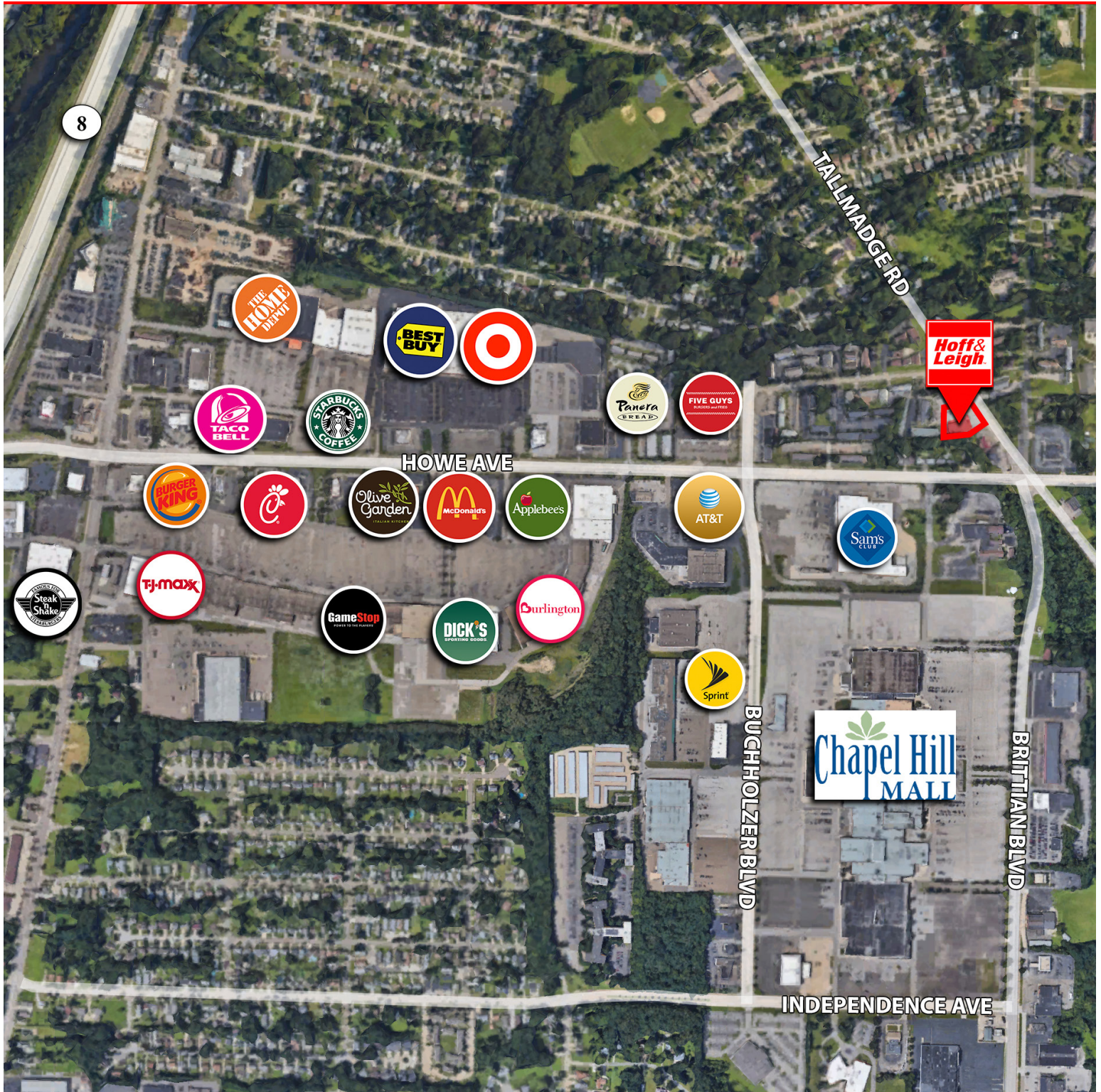
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