

## Retail Development Opportunity

- Corner property located near the brand-new Portage Crossing development on State Road & Portage Trail
- 1-story building on the corner of 21<sup>st</sup> Street and Portage Trail with access behind the new Giant Eagle
- Terrific opportunity for an investor or owner-occupant
- Building size: approximately 800 SF
- Traffic Count: 17,660 cars per day
- Lot size: approx 75' x 120'

**Sale Price:** ~~\$235,000~~ **\$215,000**



## RETAIL PROPERTY FOR SALE

# Price Reduced



1808 Portage Trail, Cuyahoga Falls, OH 44221

2013 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	7 Miles
Population	11,610	73,197	168,153	285,371
Households	5227	33,097	73,182	120,718
Median Age	41	38	39	40
Average Household Income	\$56,708	\$58,352	\$59,309	\$58,031

The information herein is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof.



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