

RETAIL/INVESTMENT PROPERTY IN CUYAHOGA FALLS IS NOW FOR SALE!

- This property is a great opportunity for an investor or an owner-occupant! With a high traffic count, corner access from two streets, good signage and strong demographics this plaza should be easy to keep leased making it a great investment long into the future.
- This commercial-retail plaza is located on a busy section of Graham Road, just West of Route 8 between Bailey and Wyoga Lake Roads. Visibility and access from Lloyd Street and Graham Road (with traffic of 20,590 cars per day) is excellent.
- The buildings are 6,410 square feet in total and can accommodate up to 7 tenants. The land is .7489 of an acre with 151' of frontage on Graham Road and an average depth of approximately 204'. There's on-site parking for 45 vehicles. A marquee sign on Graham Road along with building signage provides great exposure for all of the tenants.

Call today for more details or to schedule a tour!

Retail/Investment Property FOR SALE!



**Cuyahoga Falls Retail Plaza
For Sale!**
Great opportunity for an
Investor or Owner-Occupant.



Traffic Count is over 20,000 cars/day!



Demographics

	1 Mile	3 Miles	5 Miles
Population	8,362	71,944	142,407
No. of HH's	3,733	31,434	60,775
Ave HH Inc.	\$71,522	\$70,407	\$72,079

For Sale at \$450,000

710 - 722 Graham Road, Cuyahoga Falls, Ohio

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

for more information, please contact:

Eric D. McGrew, President

330.374.5414 office

330.283.6363 mobile

eric@ericmcgrew.com

or visit us on the web @

www.capstonecommercial.us



119 Ghent Road, Fairlawn, OH 44333