



Major Price Reduction!!

3031 State Road

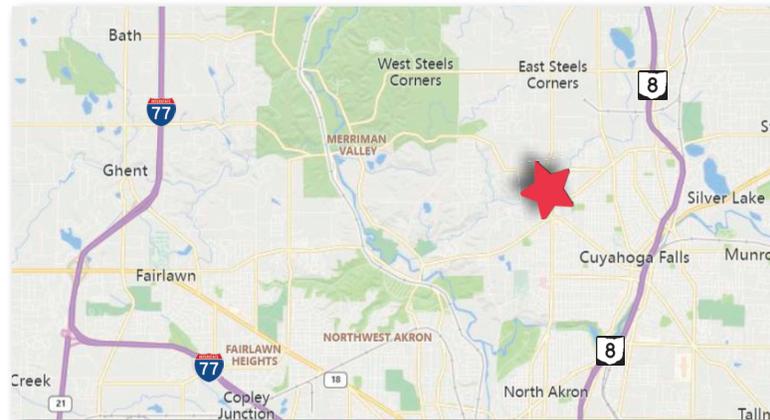
Cuyahoga Falls, Ohio 44223

Property Details

- **REDUCED Price: \$525,000** (was \$599,000)
- Taxes: \$6,699.24 / 2019
- Acres: 4.18
- Frontage: 350' on State Rd.
- Depth: 620'
- Zoning: MU-3 Sub-Urban Center
- Interchange / Distance: SR-8 / 2 miles

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.



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

Bob Raskow, SIOR

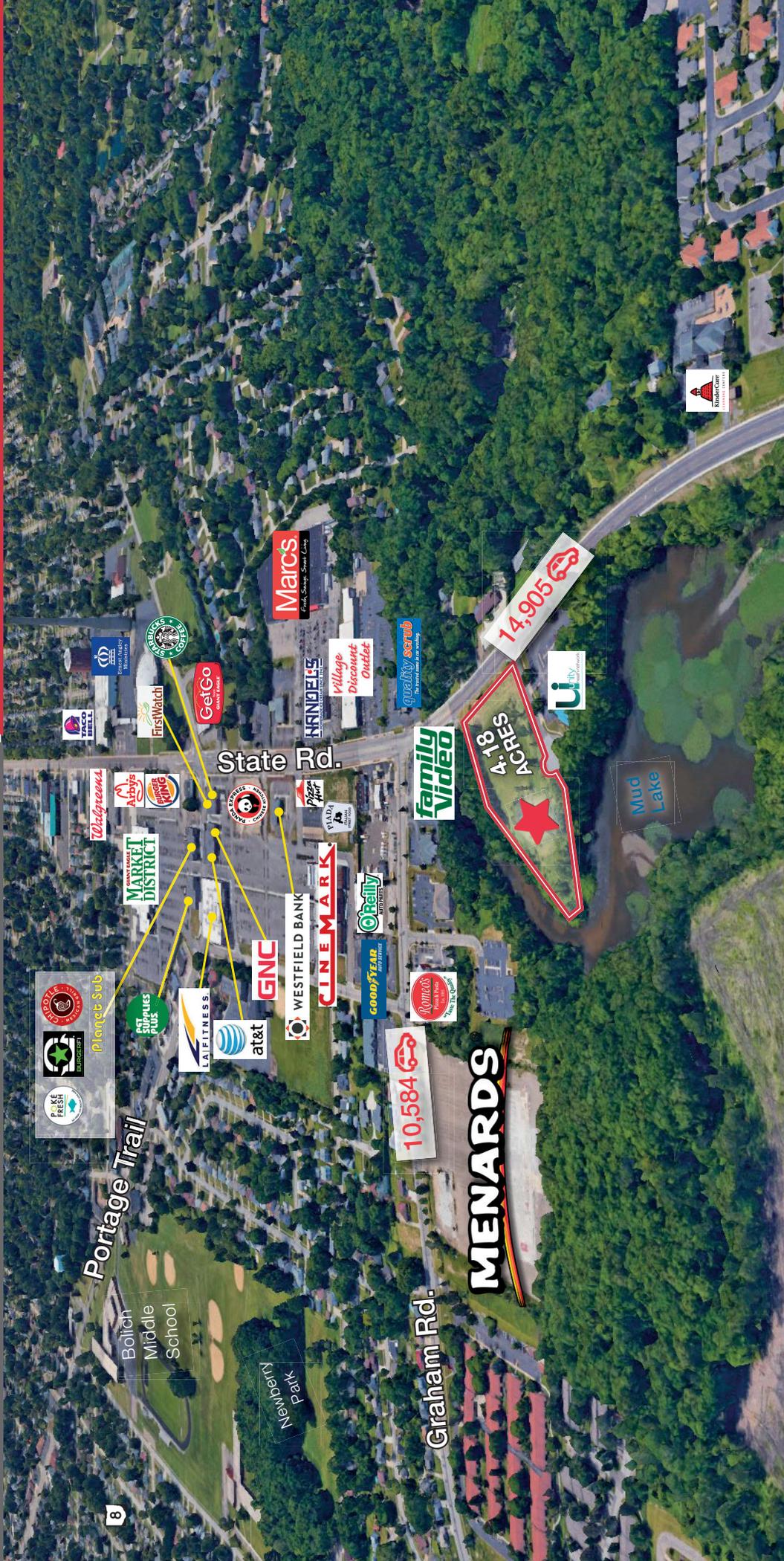
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NAIPleasant Valley

For Sale
4.18 Acres
Vacant Land



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3031 State Road

Cuyahoga Falls, OH

789 White Pond Dr., Suite C

Akron, Ohio 44320

330 535 2661

naipvc.com

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

REDUCED PRICE:	\$525,000 (was \$599,000)
TAXES:	\$6,699.24 / 2019
PRICE PER ACRE:	\$125,598.09

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:

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