

## 2.54 Acres - Commercial Vacant Land



### Clyde Ave. Land Cuyahoga Falls, OH 44221

#### Property Details

- Acres: 2.54
- Zoned: C-1 Commercial District
- Price: \$185,000
- Taxes: \$3,026.36/year 2019
- Interchange: SR-8
- Distance: 3/4 mile

#### For more information:

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

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

#### Development Opportunity: Howe Avenue Retail District

2.54 Acres Zoned C-1 Commercial District/ Cuyahoga Falls. Located at the intersection of Buchholzer Blvd. And Clyde Avenue. C-1 Zoning allows for a wide array of uses (office, retail, education, churches, nursing home/ independent living, child/adult daycare, medical clinic to name a few).

Motivated seller, property is priced to sell.



# Clyde Ave. Land

Cuyahoga Falls, OH 44221

# FOR SALE



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# Clyde Avenue

Cuyahoga Falls, OH 44221

# FOR SALE

## Property Details

ACRES:	2.54
FRONTAGE:	172 ft. +/-
DEPTH:	350 ft. +/-
HIGHEST & BEST USE:	Commercial Development
ZONING:	C-1 Commercial
GAS:	Dominion East Ohio
WATER/SEWER:	City of Cuyahoga Falls
ELECTRIC:	City of Cuyahoga Falls

## Price Details

SALE PRICE:	\$185,000
PRICE / ACRE:	\$72,834.46
TAXES:	\$3,026.36

## Location Details

INTERCHANGE:	SR-8
DISTANCE:	3/4 mile
DAILY TRAFFIC COUNT:	13,659 Howe. Ave 12,931 Buchholzer Blvd.

## Notes

2.54 Acres Zoned C-1 Commercial District/Cuyahoga Falls. Located at the intersection of Buchholzer Blvd. And Clyde Avenue. C-1 Zoning allows for a wide array of uses (office, retail, education, churches, nursing home/ independent living, child/adult daycare, medical clinic to name a few). Motivated seller, property is priced to sell.

Demographics	1 Mile	3 Miles	5 Miles
Population:	10,870	88,979	209,914
Households:	5,457	39,220	89,505
Median Age:	39.9	40.8	39.1
Average HH Income:	\$56,453	\$64,517	\$66,867
Traffic Count:	13,659 Howe Ave. 12,931 Buchholzer Blvd.		

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