



2110 State Road  
Cuyahoga Falls, Ohio

SQ FT AVAILABLE	1,145
LEASE RATE	\$12.00/SF/NNN
LAND AREA	0.35
YEAR BUILT	1955
ZONING	MU-4
FRONTAGE	140'
TRAFFIC COUNT	17,951

### Property Features

- Great location within close proximity to countless other retailers.
- Easy access to downtown Cuyahoga Falls and Route 8.
- Amazing street visibility.

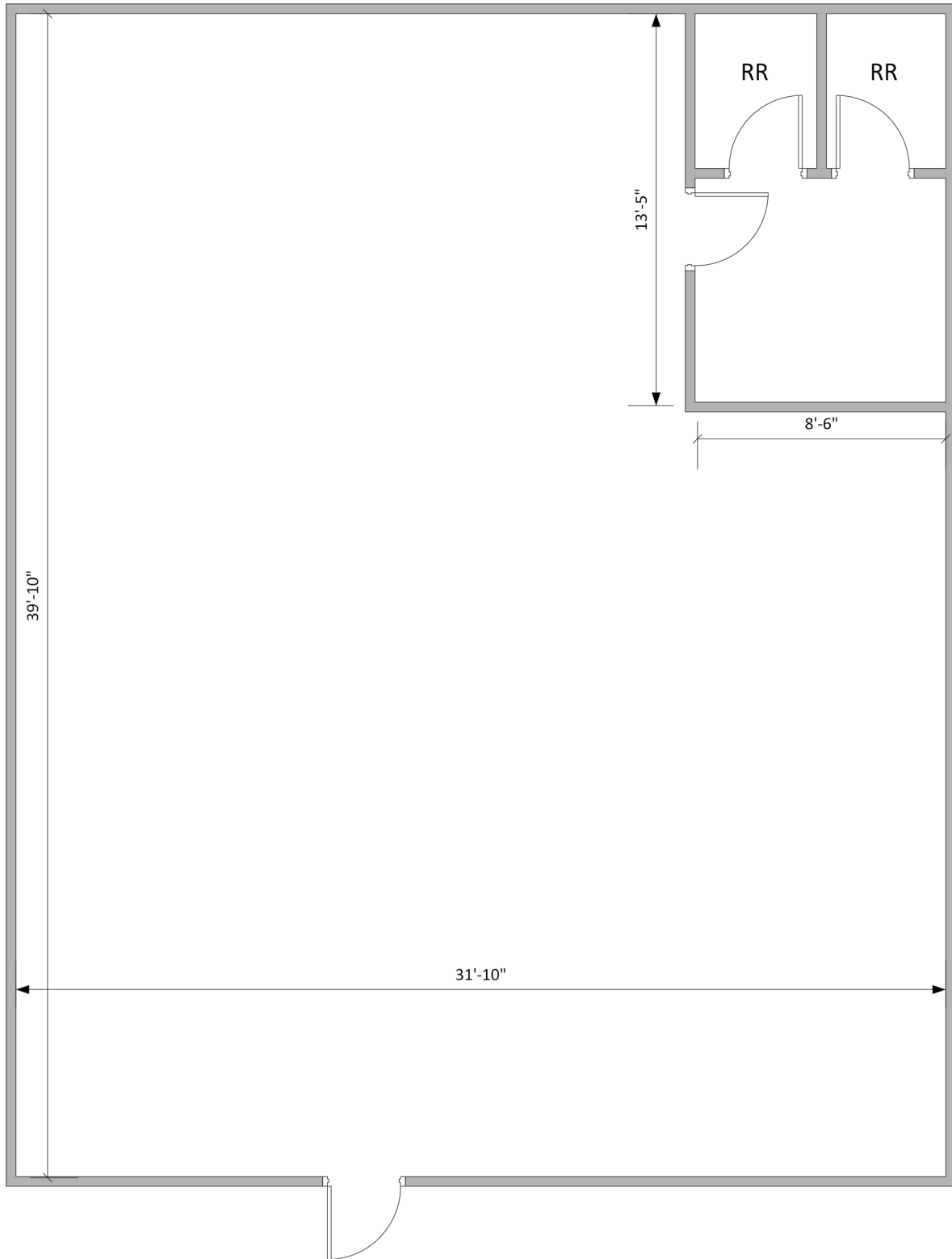
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# Floor Plan



\*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

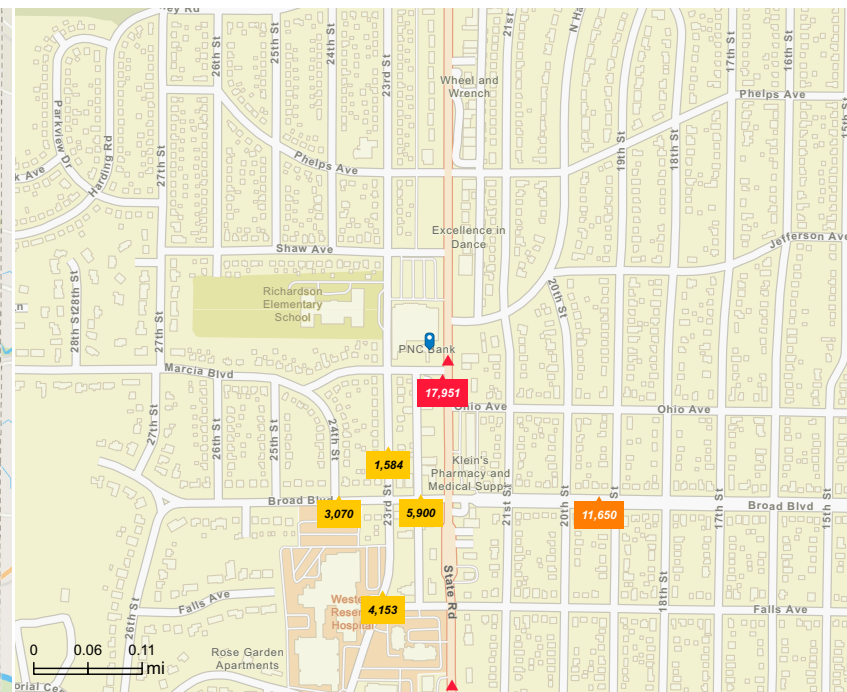
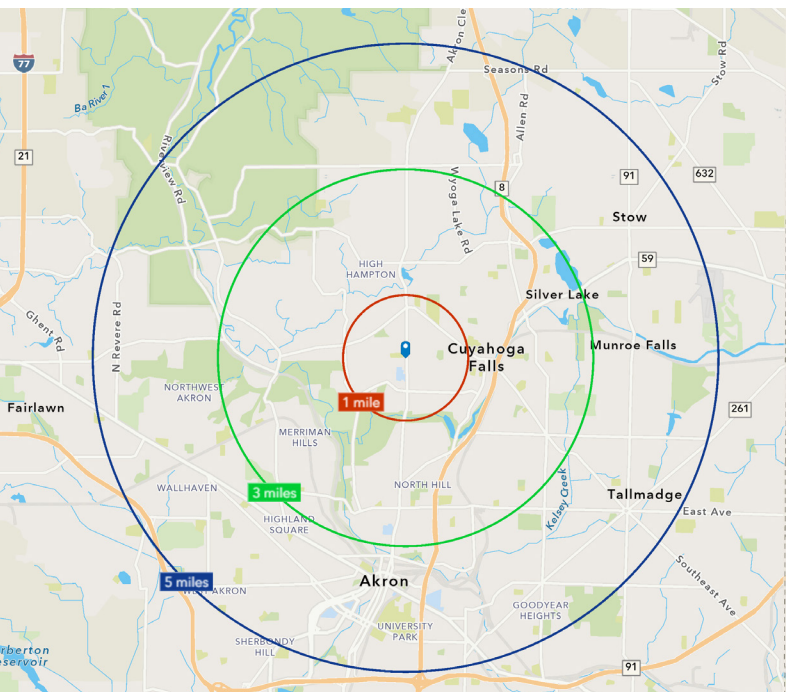
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# Demographics & Traffic Count

## 2025 Summary

	1 Mile	3 Miles	5 Miles
Population	11,868	85,482	183,708
Households	5,629	38,659	83,230
Families	3,082	9,942	42,912
Average Household Size	2.11	2.19	2.15
Owner Occupied Housing Units	4,145	22,193	46,853
Renter Occupied Housing Units	1,484	16,466	36,377
Median Age	42.3	39.6	39.8
Median Household Income	\$81,088	\$64,399	\$62,773
Average Household Income	\$101,244	\$89,251	\$88,899



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