



406 Reed Ave

CUYAHOGA FALLS, OH

2,400 SF
SQUARE FEET

2009
YEAR BUILT

Vacant
IMMEDIATE OCCUPANCY

13,770
DAILY NEARBY TRAFFIC COUNT

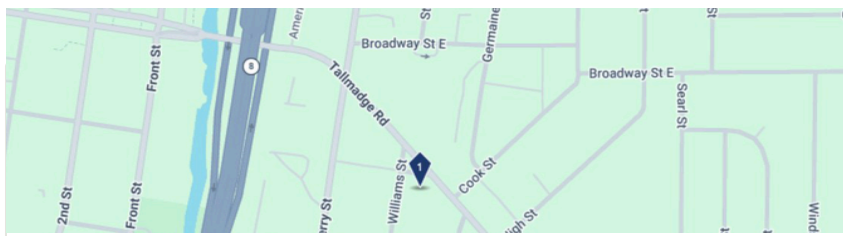
PROPERTY OVERVIEW

A rare opportunity to own a freestanding retail building in Cuyahoga Falls. Built in 2009, the 2,400 SF property is vacant and ready for immediate occupancy on a highly visible Tallmadge Rd corner and convenient freeway access at Broad Blvd. Ideal for an owner-user or investor.

HIGHLIGHTS

- Vacant — ready for immediate occupancy
- Existing retail build-out with shelving and counters in place
- Tallmadge Rd frontage — up to 13,770 vehicles/day
- Built in 2009; low deferred maintenance
- Minutes from Route 8 / State Rte 8
- 5-mile average household income of \$83,459

LOCATION



TRADE AREA DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
2025 Population	14,266	85,495	194,945
Households	6,868	37,508	84,902
Avg HH Income	\$72,406	\$81,048	\$83,459