

MULTI-TENANT RETAIL PLAZA FOR LEASE



2034 - 2046 BAILEY ROAD
CUYAHOGA FALLS, OH 44221

LEASE RATE: \$12/SF + UTILITIES



PROPERTY HIGHLIGHTS

- 2 Suites Available: 2,000 SF - 2,300 SF
- Price per SF: \$12.00/SF
- Utilities: Tenant is Responsible for Water, Gas, and Electric
- HVAC was Recently Replaced in 2022 and Maintained
- Signage is Available on the Pole Sign along Bailey Road, as well as Exterior Signage above the Suite Entrance
- Parking: ±30 spaces
- Traffic Count: ±9,500 Vehicles per Day
- Zoning: MU-2, Neighborhood Center
- A Variety of Retail Uses, Including, but not Limited to Office/Professional Services, Restaurant, Grocery Store, Convenience Store, Dry Cleaner, Laundromat, Adult Day Care, etc.



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PROPERTY OVERVIEW

This multi-tenant retail plaza has 2 suites available for lease, ranging from approximately 2,000 to 2,300 SF. The property offers ample parking both in front of and behind the building for tenants and customers. Suite 2042 is $\pm 2,000$ SF and features an open retail area at the front of the space. The suite also includes 1 restroom, a mechanical/storage room, and a storage or workstation area located toward the back. Suite 2044 totals $\pm 2,300$ SF and was originally built as a dental office. The layout includes a front reception area, 8 private offices with plumbing available in the walls, 1 full restroom, 1 half bath, a kitchenette, washer/dryer hookups, a breakroom, and a utility room. This space is well-suited for a chiropractor, counselor, medical practice, or other professional office user.

LOCATION OVERVIEW

The property is located approximately 1.2 miles north of Cuyahoga Falls' main retail district along Howe Avenue and 1.5 miles from Downtown Cuyahoga Falls. Downtown Akron is also nearby (8.5 miles), making the plaza an attractive location for residents and professionals in the Akron area. The plaza offers exceptional visibility and strong demand due to its location in a dense residential area (approximately 7,660 housing units within a 1-mile radius). The property is zoned MU-2 (Neighborhood Center), which allows for a variety of retail uses, including, but not limited to office/professional services, restaurants, grocery stores, convenience stores, dry cleaners, laundromats, adult day care, and more.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	14,306	82,239	186,746
Total Units	7,660	39,783	88,911
Median Income	\$61,696	\$68,029	\$66,869

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



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2042	±2,000 SF	Modified Gross	\$2,000/mo	Open Retail Space in Front Portion. Includes 1 Restroom, 1 Mechanical/Storage Room, and Storage/Work Station Area in the Back Half of the Space. Tenant is Responsible for Water, Gas and Electric at their Expense.
Suite 2044	±2,300 SF	Modified Gross	\$2,300/mo	1 Front Receptionist Area, 8 Private Offices with Plumbing Available in the Walls, 1 Full Bathroom, 1 Half Bath, Kitchenette, Laundry Hook-ups, Breakroom, and Utility Room. Ideal for a Chiropractor, Counselor or Additional Medical/Office User. Tenant is Responsible for Water, Gas and Electric at their Expense.



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Suite 2042



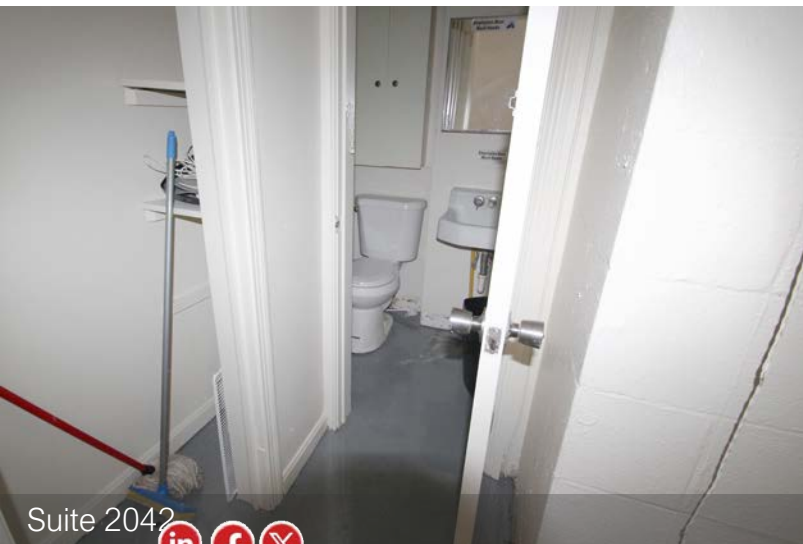
Suite 2042



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