

1.8 AC OF HIGH TRAFFIC COMMERCIAL LAND FOR SALE



3001 STATE ROAD
CUYAHOGA FALLS, OH 44223
SALE PRICE: \$195,000



PROPERTY HIGHLIGHTS

- Available: 1.8 AC
- Price per AC: \$108,333.33
- Frontage: $\pm 130'$ | Depth: $\pm 400'$
- Utilities: Available at street
- Zoning: MU-3
- Traffic Count: $\pm 19,000$
- Highway Access: SR-8, I-76, I-77
- Annual Real Estate Taxes: \$2,844.86



LISTING AGENTS

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PROPERTY OVERVIEW

The property offers 1.8 acres of commercially zoned land for sale at \$108,333.33 per acre. The site features approximately ±130' of frontage and ±400' of depth, with utilities available at the street. Zoned MU-3, the property permits a wide variety of uses, including retail, restaurant, healthcare, entertainment, and office. The site benefits from traffic counts of approximately ±19,000 vehicles per day and offers convenient access to SR-8, I-76, and I-77, providing strong regional connectivity throughout Northeast Ohio. Annual real estate taxes are approximately \$2,844.86.

LOCATION OVERVIEW

Located along State Road in Cuyahoga Falls, the property benefits from strong visibility within a well-established commercial corridor in Summit County. The site is just minutes from State Route 8, providing convenient regional access to Akron, Cleveland, and surrounding Northeast Ohio communities. Positioned near a wide variety of national and local retailers, restaurants, and service amenities, the location offers excellent accessibility for both customers and employees. Nearby retail includes Target, Giant Eagle, Marc's, Home Depot, along with numerous dining and convenience options along the State Road corridor.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	9,667	65,189	154,762
Total Units	4,882	32,395	75,659
Median Income	\$83,508	\$73,707	\$73,537

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





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Permitted Uses Include

Retail & Commercial Uses, Restaurant & Hospitality Uses,
Healthcare & Care Services, Entertainment & Recreation,
Educational & Civic Facilities, Office & Employment Uses,
Personal & Consumer Services, Animal & Specialty Services,
Open Space & Community Amenities.

