



1914 Bailey Road  
Cuyahoga Falls, Ohio

TOTAL SQ FT	11,335
SALE PRICE	\$1,358,600
LAND AREA	1.2
PARCEL	219595
YEAR BUILT	1996
ZONING	MU-2
FRONTAGE	334'
TRAFFIC COUNT	9,851 AADT
NOI	\$99,860.00
CAP RATE	7.35%

### Property Features

- Investment Opportunity
- Rental increase after 5 years.
- Stand alone building leased to Dollar Tree on a new 10 year deal.
- Close to downtown Cuyahoga Falls and Route 8.

### Jared Sanford

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### Sean Sanford

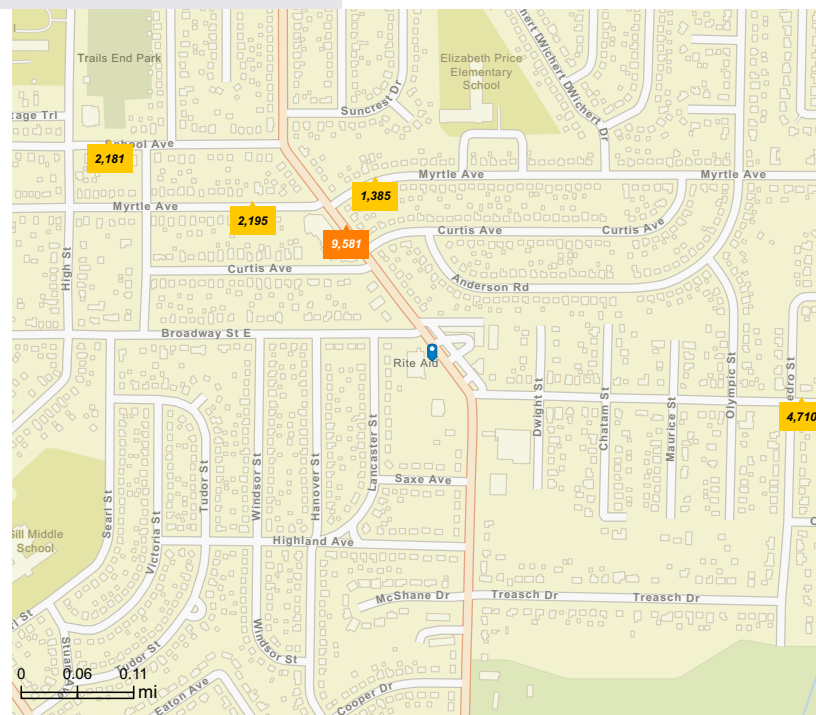
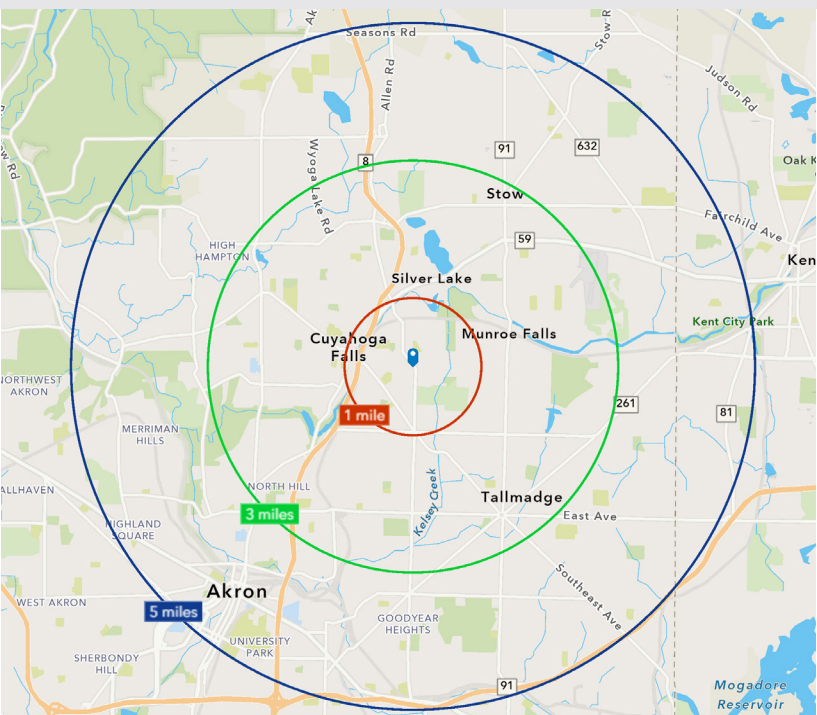
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# Parcel Demographics & Traffic Count



## 2025 Summary

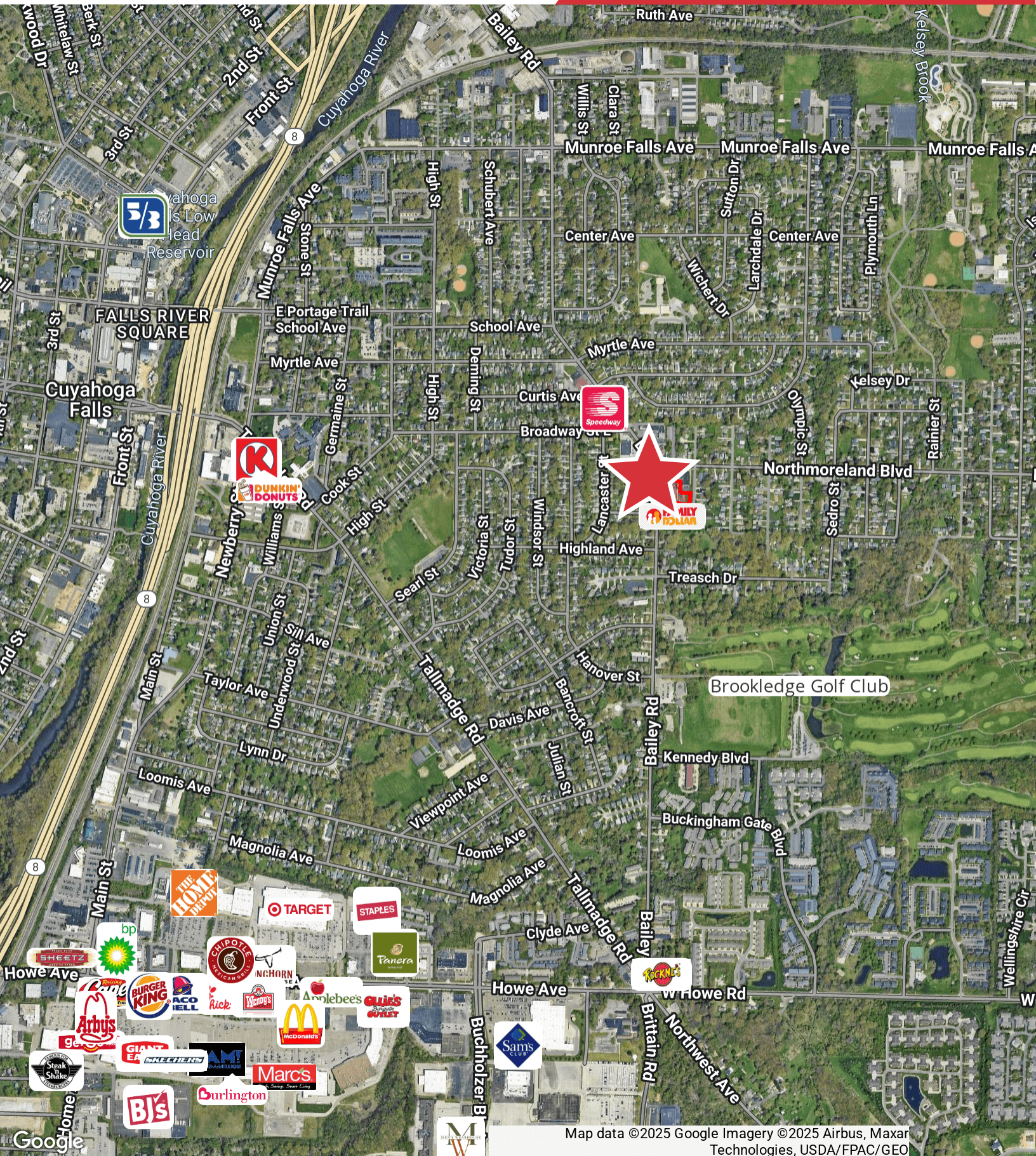
	1 Mile	3 Miles	5 Miles
Population	14,143	82,831	186,779
Households	6,960	37,674	83,184
Families	3,199	20,129	44,474
Average Household Size	2.00	2.18	2.19
Owner Occupied Housing Units	3,346	23,491	49,090
Renter Occupied Housing Units	3,614	14,183	34,094
Median Age	39.6	41.2	40.0
Median Household Income	\$62,219	\$67,335	\$66,255
Average Household Income	\$79,585	\$90,183	\$91,645



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# Retailer Map



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