

# Retail Storefront | SR-91 | For Lease

**Silver Valley Plaza | Unit 13**

265-297 N. Main Street, Munroe Falls, OH 44262



## PROPERTY SUMMARY

Silver Valley Center is an established neighborhood shopping center on SR-91 in the heart of Munroe Falls. Unit 13 offers a flexible layout suited for a range of retail and service uses.



## PROPERTY HIGHLIGHTS

- 20' of frontage
- Over 18,000 VPD
- On SR-91 (Main St), a primary north-south corridor through Summit County
- Storefront visibility with consistent daily commuter and local traffic
- Established co-tenancy with healthcare anchors
- 175,000+ residents within a 5-mile radius
- Centrally positioned: Munroe Falls, Stow, Tallmadge, and Cuyahoga Falls
- Near Summit County Fairgrounds and Brust Park, regional destinations drawing 500,000+ visitors annually

<b>Available:</b>	1,200 SF
<b>Lease Rate:</b>	\$13.00 SF/yr
<b>Lease Type:</b>	NNN
<b>Parking:</b>	Shared On-Site



**Nichole Booker, PhD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com



# Retail Storefront | SR-91 | For Lease

Silver Valley Center, Unit 13

265-297 N. Main Street, Munroe Falls, OH 44262



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
297 N. Main Street   1	Sarah Jane's Bakery	4,200 SF
297 N. Main Street   4	Mythical Bookworm	1,800 SF
297 N. Main Street   7	Family Care Plug	2,400 SF
297 N. Main Street   9	Studio 9	3,600 SF
265 N. Main Street   10	DaVita Dialysis	6,000 SF
265 N. Main Street   13	Available	1,200 SF
265 N. Main Street   14	Ballet Theatre of Ohio	3,600 SF
265 N. Main Street   Unit 15	Meneer School of Dance	9,600 SF
265 N. Main Street   17	Dr. Gayleen P. Kolaczewski, MD	1,200 SF



**Nichole Booker, PhD**  
Senior Advisor  
C: 330.475.5500  
nichole.booker@svn.com

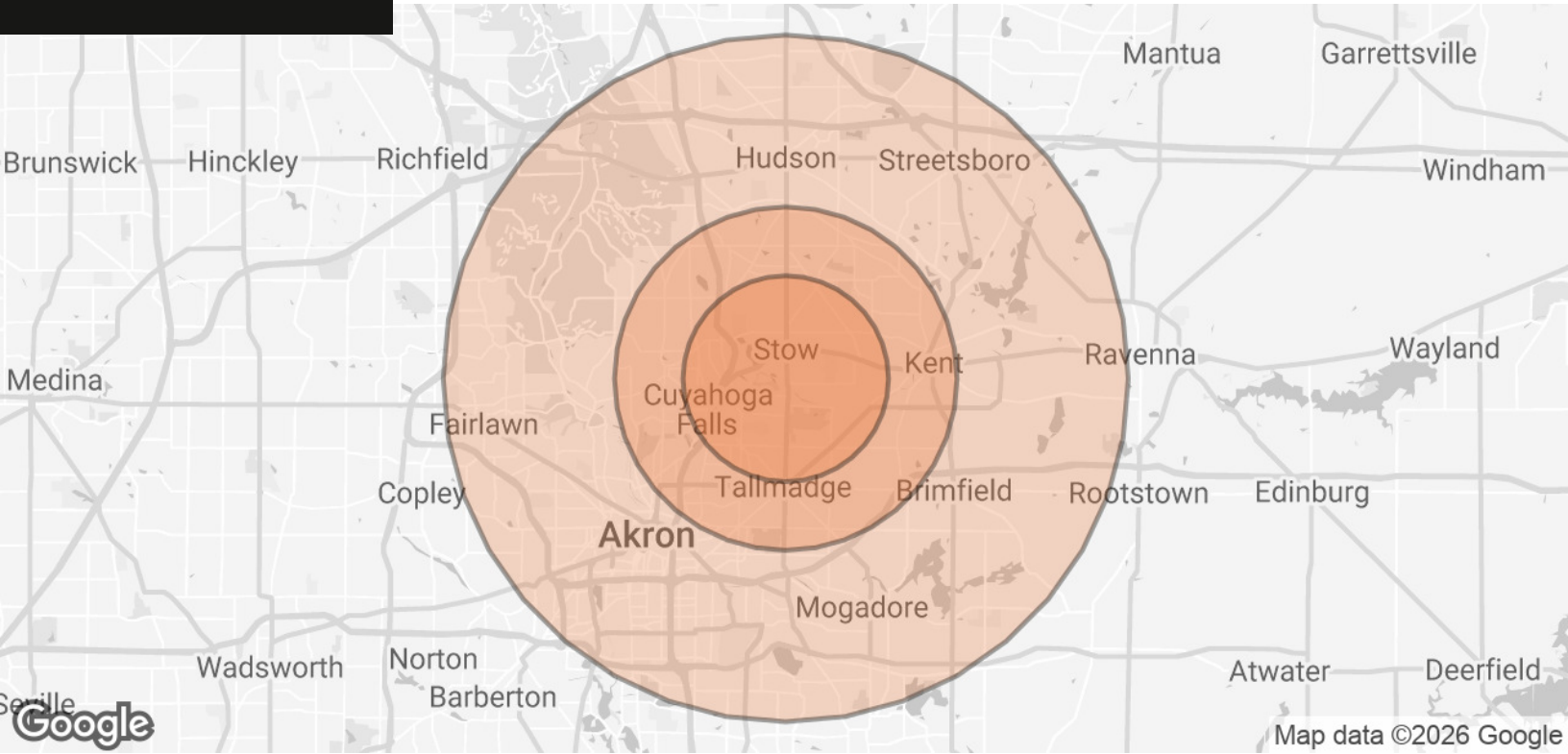




# Retail Storefront | SR-91 | For Lease

Silver Valley Center, Unit 13

265-297 N. Main Street, Munroe Falls, OH 44262



POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	67,867	163,376	428,247
<b>AVERAGE AGE</b>	43	41	41
<b>AVERAGE AGE (MALE)</b>	42	40	40
<b>AVERAGE AGE (FEMALE)</b>	44	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	30,538	70,850	184,088
<b># OF PERSONS PER HH</b>	2.2	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$94,963	\$91,070	\$88,114
<b>AVERAGE HOUSE VALUE</b>	\$218,528	\$218,761	\$215,965

2020 American Community Survey (ACS)



**Nichole Booker, PhD**  
 Senior Advisor  
 C: 330.475.5500  
 nichole.booker@svn.com

