

## Professional Office Perfect for Headquarters or Redevelopment



1100 Graham Rd. Circle  
Stow, OH 44224

### Property Details

- Sale Price: \$1,925,000
- Lease Rate: \$13.00 SF NNN
- Abundant Natural Light
- Ample Power (1,800 Amps)
- Surrounded by Retail (Including Starbucks, Chipotle, Red Lobster, Walmart, Lowes, Panera and much more!)
- ADA Accessible
- ProTec Security System Added 2019
- Superior Freeway Access (Route 8)
- Desirable Location on Graham Rd in Cuyahoga Falls
- 2 Full Kitchens
- All Interior and Exterior Lighting Upgraded to LEDs (2019)



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## FLOORPLAN



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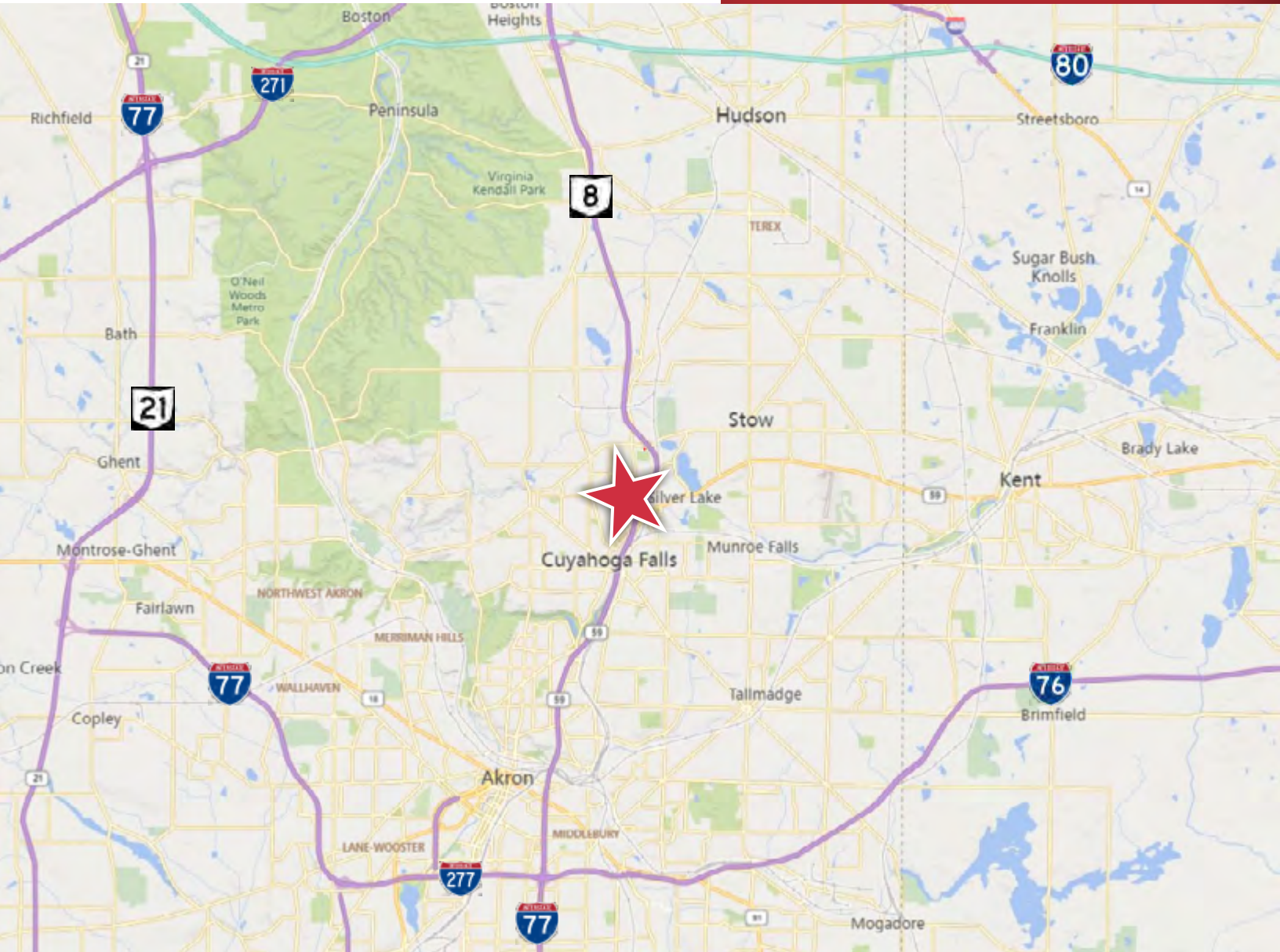
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	1 Mile	3 Miles	5 Miles	
Demographics	Population:	7,965	74,232	147,377
	Households:	3,621	33,771	63,803
	Median Age:	44.2	42.5	41.4
	Average HH Income:	\$124,502	\$105,532	\$108,003
	Traffic Count:	26,751 VPD Graham Rd. @ Graham Rd. Circle		

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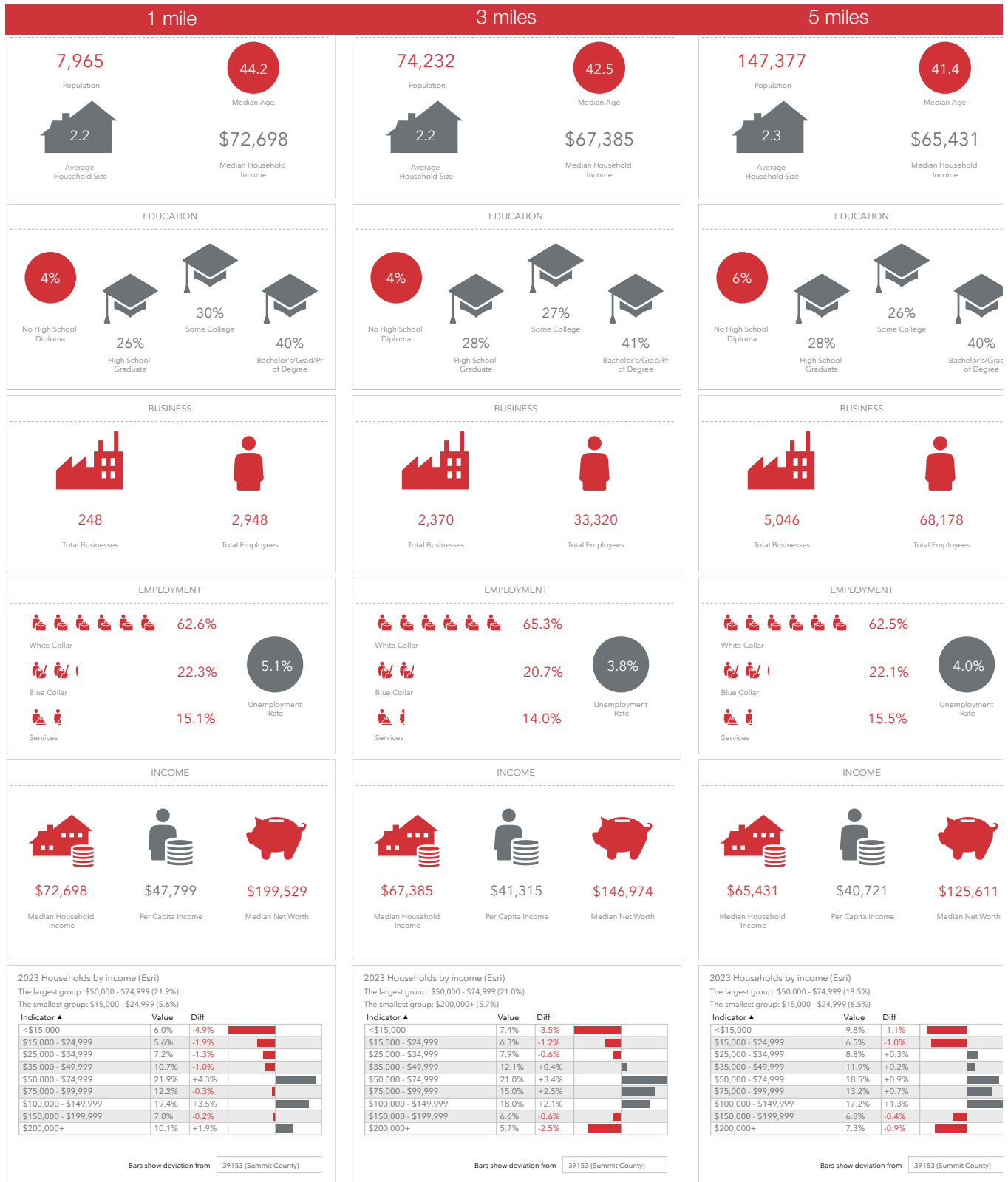
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### Property Details

PROPERTY TYPE:	Office / Redevelopment
BUILDING SIZE:	27,144 SF
ACREAGE:	2.99 acres
YEAR BUILT:	1976
YEAR RENOVATED:	2019
MINIMUM DIVISIBLE:	TBD
MAXIMUM CONTIGUOUS	27,144 SF
PARCEL NUMBERS:	0201384, 023677, 0203675
ADA ACCESSIBLE:	Yes
SECURITY SYSTEM:	ProTec (added 2019)
POWER:	1,800 Amps
LIGHTING:	Interior/exterior upgraded to LED

### Pricing Details

SALE PRICE:	\$1,925,000
LEASE RATE:	\$13.00 SF NNN

### Location Details

INTERCHANGE / DISTANCE:	SR-8 / 0.2 mile
Desirable Location on Graham Road, surrounded by retail including Starbucks, Chipotle, Red Lobster, Walmart, Lowes, Panera and much more!	

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