



## 1413 Main St.

Cuyahoga Falls, OH 44221

### Property Features

- Available Space: 8,535 SF
- Warehouse Space: 7,535 SF
- Office Space: 1,000 SF
- Lease Rate: \$5.50 PSF
- Year Renovated: 2018
- Ceiling Height: 12'
- Power: 1200 amp, 480/277, 3 ph
- Zoning: E-1
- Interchange / Distance: SR-8 / 1/2 mile



For more information:

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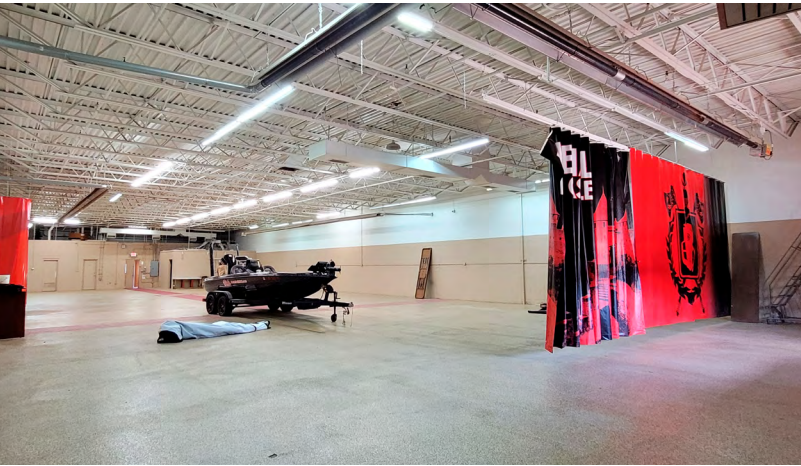
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For Lease  
8,535 SF  
Flex/Retail Space



**NA**Pleasant Valley

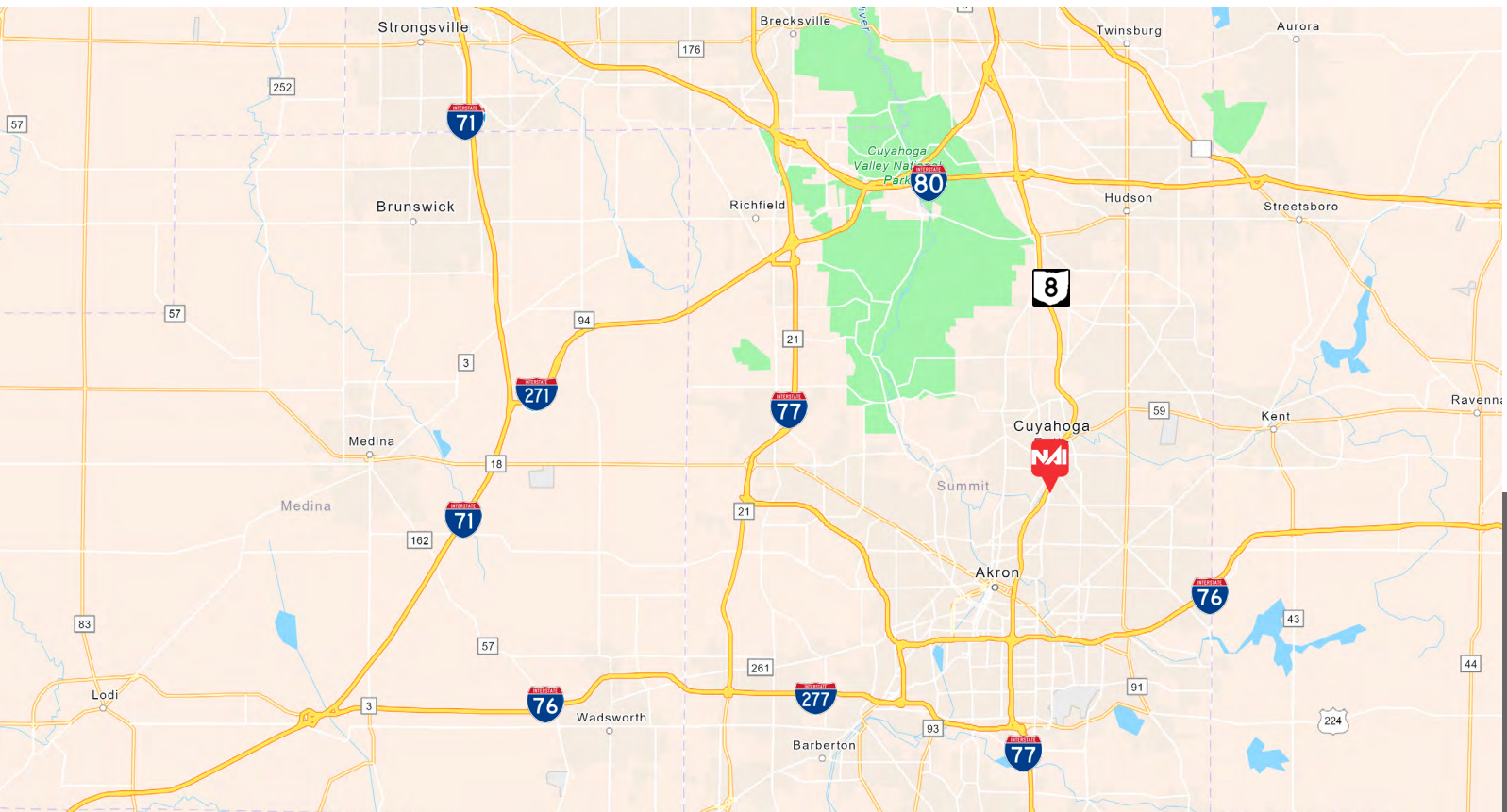
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For Lease  
8,535 SF  
Flex/Retail Space



## Property Description

Excellent opportunity to lease just off Howe Rd corridor. This unit is perfect for a variety of uses, including retail, contractor services, and more. The office space has been recently renovated and is ready to move in. Additional parking in the rear. Tenant responsible for snow removal/lawn care around their building. Contact agents for details.

Demographics	1 Miles	3 Miles	5 Miles
Population	12,712	86,771	210,050
Households	6,011	38,646	59,757
Median Age	41	40.7	39.1
Average HH Income	\$55,843	\$65,727	\$66,569
Traffic Count	11,318 Main Street @ Loomis Ave		

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## KEY FACTS

12,712

Population



2.1

Average Household Size

41.0

Median Age

\$47,847

Median Household Income

## EDUCATION

10%

No High School Diploma



32%

High School Graduate



31%

Some College



27%

Bachelor's/Grad/Pr of Degree

## BUSINESS



482

Total Businesses



9,013

Total Employees

## EMPLOYMENT



62%

White Collar



26%

Blue Collar



11%

Services

14.4%

Unemployment Rate

## INCOME



\$47,847

Median Household Income



\$26,495

Per Capita Income



\$33,968

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (21%)

The smallest group: \$200,000+ (0.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.7%	+2.6%	
\$15,000 - \$24,999	12.8%	+3.2%	
\$25,000 - \$34,999	10.5%	+1.7%	
\$35,000 - \$49,999	15.8%	+2.8%	
\$50,000 - \$74,999	21%	+3.2%	
\$75,000 - \$99,999	15.1%	+0.6%	
\$100,000 - \$149,999	10.5%	-4.9%	
\$150,000 - \$199,999	1.6%	-3.9%	
\$200,000+	0.2%	-5.2%	

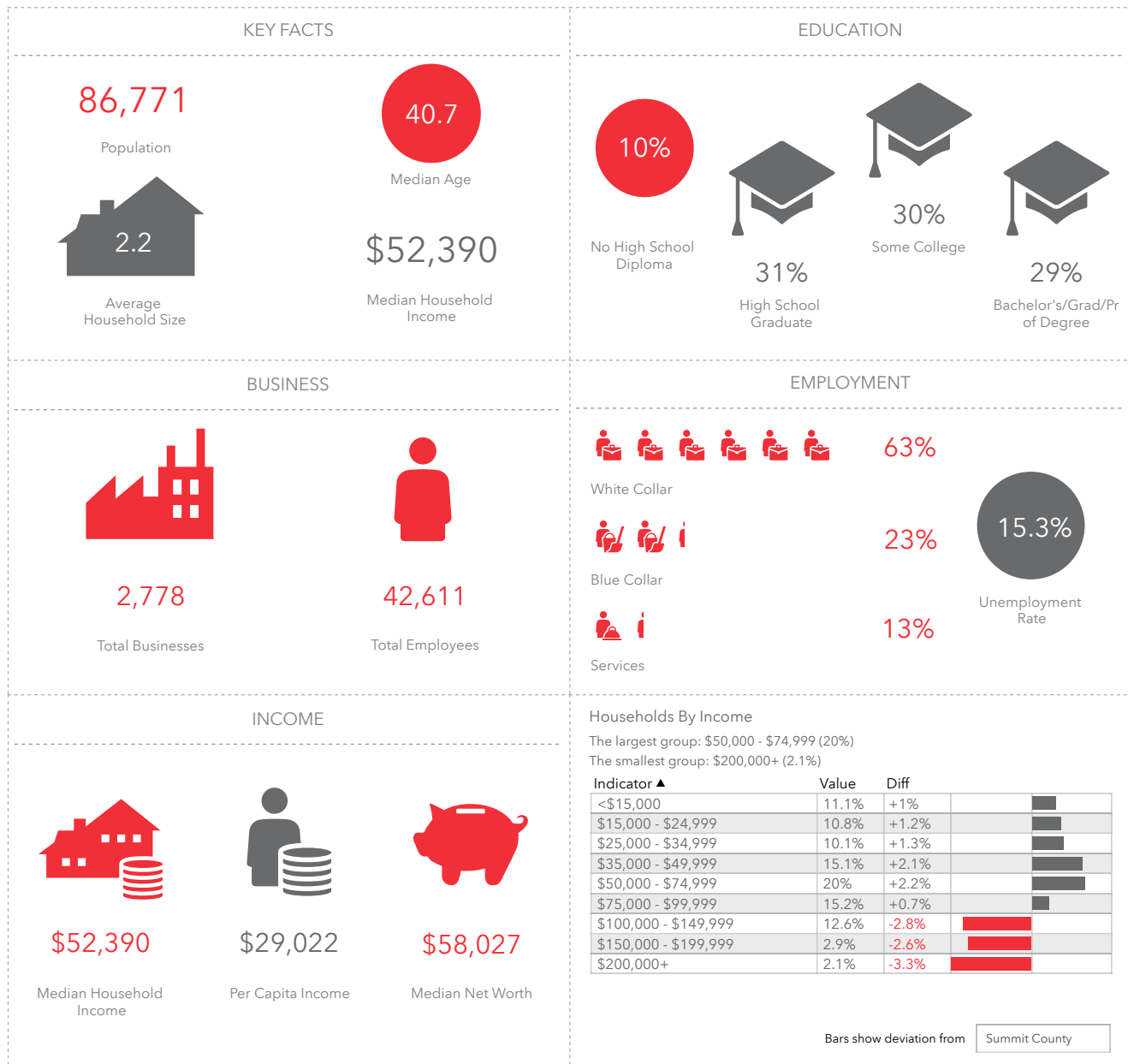
Bars show deviation from

Summit County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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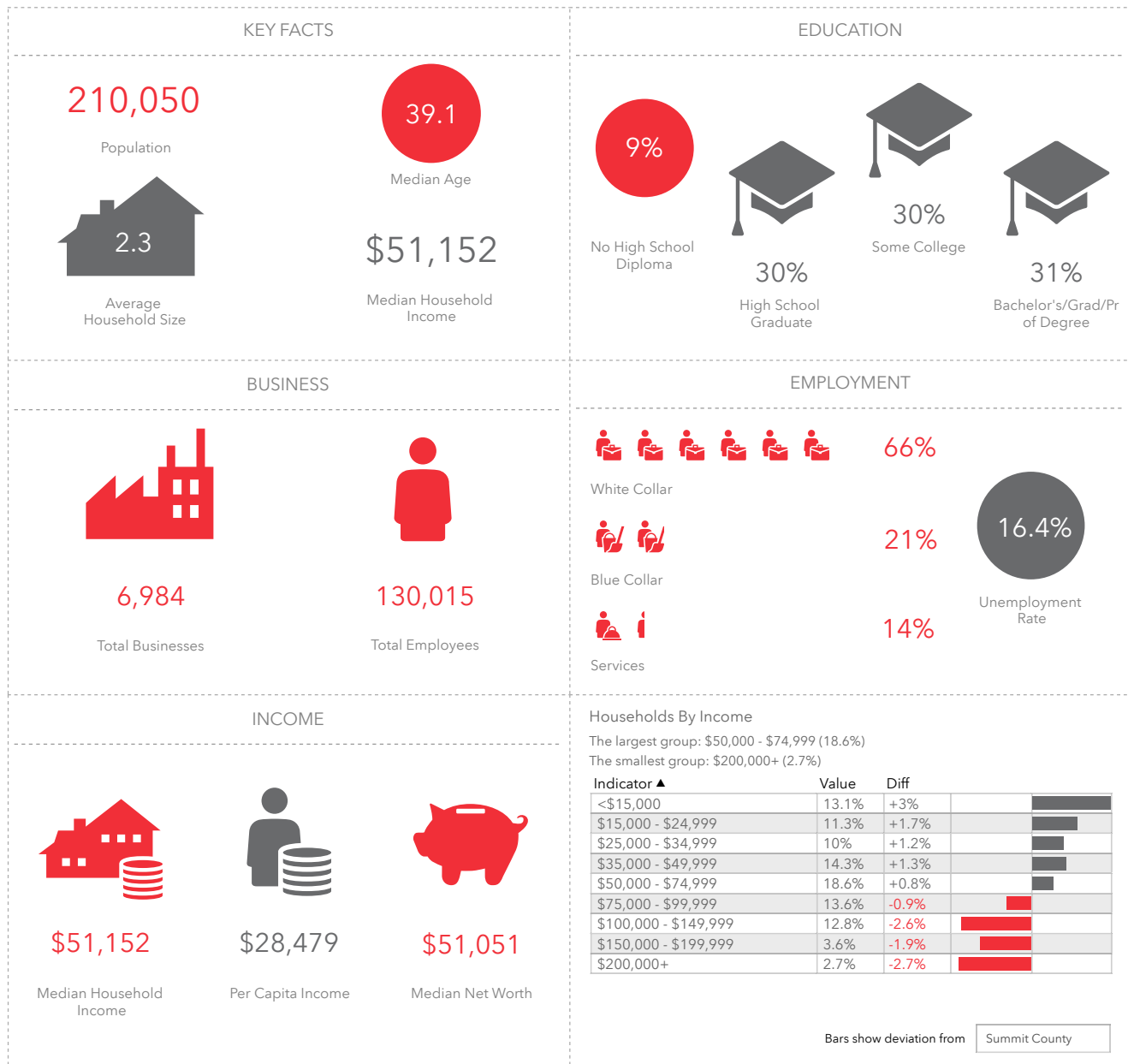
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## Property Details

SPACE AVAILABLE:	8,535 SF
WAREHOUSE AREA:	7,535 SF
OFFICE AREA:	1,000 SF
CONSTRUCTION:	Masonry
YEAR RENOVATED:	2018
ZONING:	E-1
CEILING HEIGHT:	12'
DRIVE-IN DOORS:	1
SPRINKLERED:	Yes
RESTROOMS:	2
HVAC:	Office
HEAT:	Radiant Tube
GAS:	Dominion
ELECTRIC:	Cuyahoga Falls
WATER/SEWER:	City
PHONE/CABLE:	AT&T/Spectrum
POWER:	1200 Amp / 480/277 Volt / 3 Phase
BUS AVAILABLE:	Yes

**COMMENTS:** Excellent opportunity to lease just off Howe Rd corridor. This unit is perfect for a variety of uses, including retail, contractor services, and more. The office space has been recently renovated and is ready to move in. Additional parking in the rear. Tenant responsible for snow removal/lawn care around their building. Contact agents for details.

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