2967 STATE RD.

CUYAHOGA FALLS, OH 44223

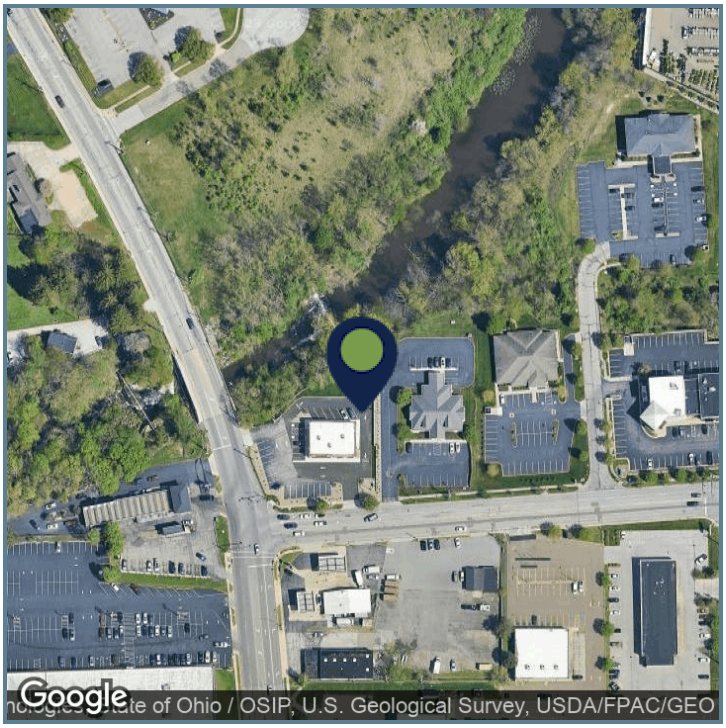
LEGACY COMMERCIAL PROPERTY

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Check out this exciting leasing opportunity at 2967 STATE RD, located in the heart of Cuyahoga Falls, OH. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Cuyahoga Falls. Reach out to our team for further information and arrange a showing.



OFFERING SUMMARY

Lease Rate:	Currently Occupied | Inquire if Interested
Number of Units:	1
Available SF:	
Building Size:	5,982 SF

SPACES	LEASE RATE	SPACE SIZE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,924	32,254	72,084

Presented By:

Legacy Commercial Property
847.904.9200
info@legacypro.com

LEGACY COMMERCIAL PROPERTY
209 Powell Place
Brentwood, TN 37027
http:legacypro.com

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ADDITIONAL PHOTOS





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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied | Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2967 State Rd	WellNow Urgent Care	5,982 SF	NNN	-	-

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RETAILER MAP

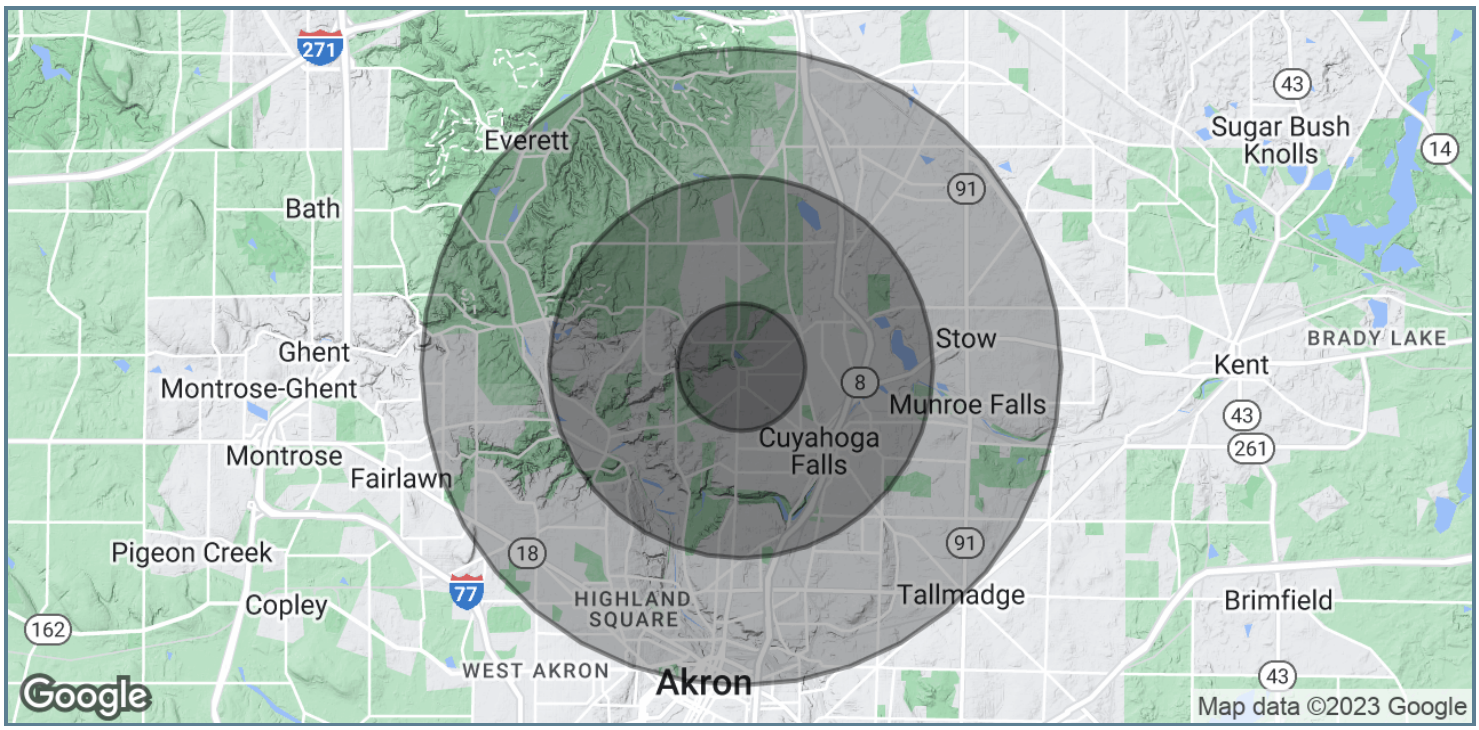
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,877	73,294	164,689
Average Age	40.9	38.3	38.1
Average Age (Male)	40.7	37.1	36.8
Average Age (Female)	41.8	40.0	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,924	32,254	72,086
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$59,918	$55,845	$56,727
Average House Value	$153,558	$161,710	$165,183

** Demographic data derived from 2020 ACS - US Census*

Presented By:

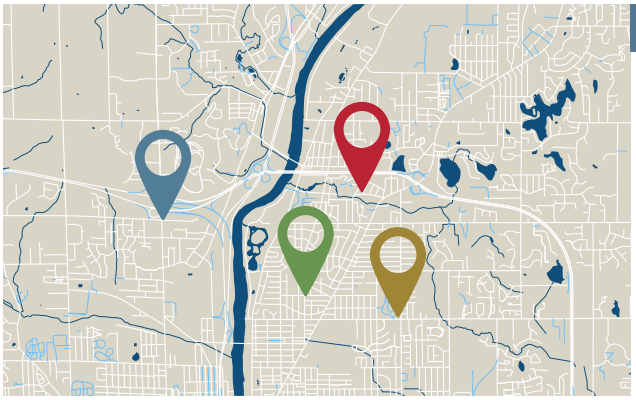
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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Parners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.

LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today
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