

LEASE

Munroe Falls Center SR-91 & Munroe Falls Ave

9 S. MAIN STREET

Munroe Falls, OH 44262

PRESENTED BY:

NICHOLE BOOKER, PHD

Senior Advisor

C: 330.475.5500

nichole.booker@svn.com

OLIVIA REICHENBACH

Associate Advisor

C: 440.781.2811

olivia.reichenbach@svn.com



LEASING SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$17-20 SF/yr
UNIT 4:	1,800 - 2,430 SF
UNIT 5:	1,323 - 1,953 SF
CONTIGUOUS AVAILABLE:	3,900 SF
LEASE TYPE:	NNN
BUILDING SIZE:	9,000 SF
LOT SIZE:	1 Acre
YEAR BUILT:	2021

MUNROE FALLS CENTER SUMMARY

Munroe Falls Center retail center is ideally located at the signalized intersection of SR-91 (Main St.) and Munroe Falls Ave. and geographically positioned for easy access from surrounding areas of Tallmadge, Stow, and Cuyahoga Falls.

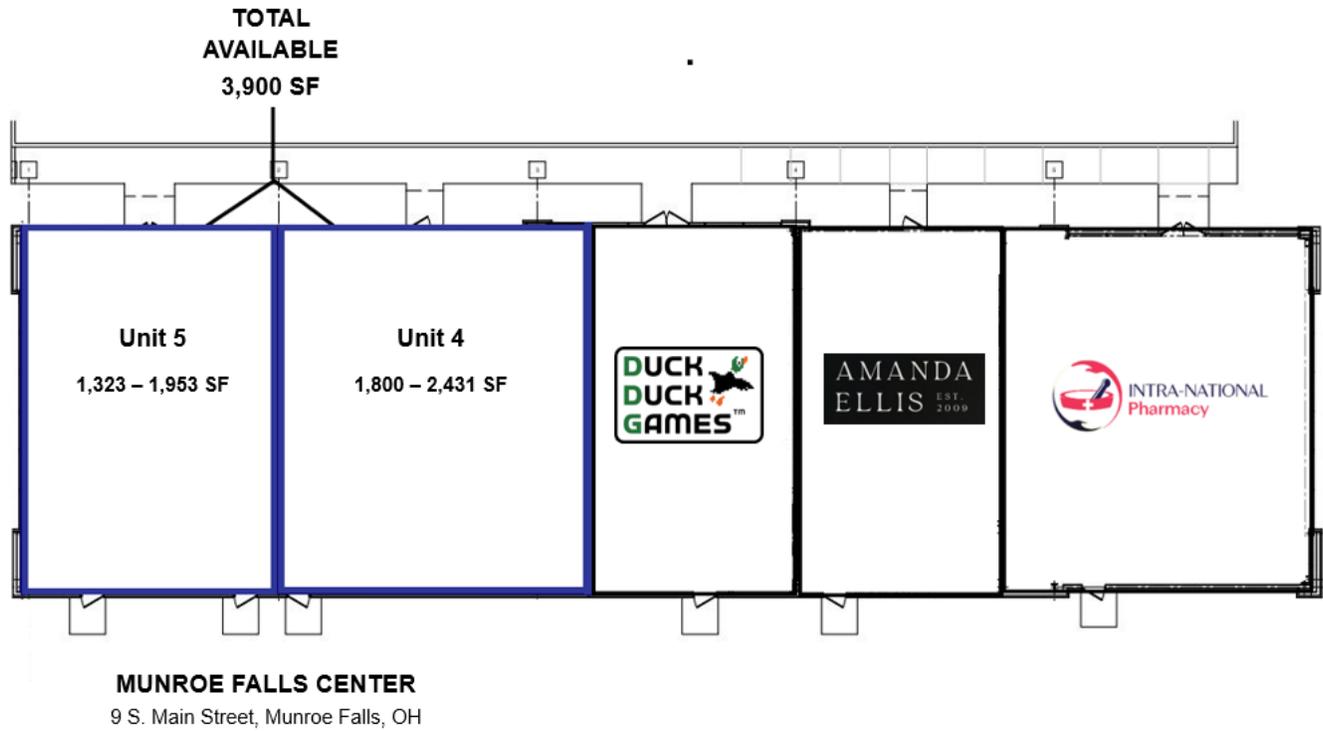
HIGHLIGHTS

- Nearly 20,000 VPD on SR-91 (Main Street)
- Over 175,000 residents within 5 miles
- Excellent visibility (hard corner; signalized intersection)
- Monument signage
- Across from McDonalds, Pizza Hut, Subway, Gioninos and other local restaurants and retailers
- Near Summit County Fair Grounds, which hosts over 500,000 visitors annually
- Steps from Brust Park - a regional destination, entrance for the Bike N Hike Trail, "Float the River", kayak launch point/tours, farmer's markets and other events

NICHOLE BOOKER, PHD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

OLIVIA REICHENBACH
Associate Advisor
C: 440.781.2811
olivia.reichenbach@svn.com

SITE PLAN & AVAILABILITY



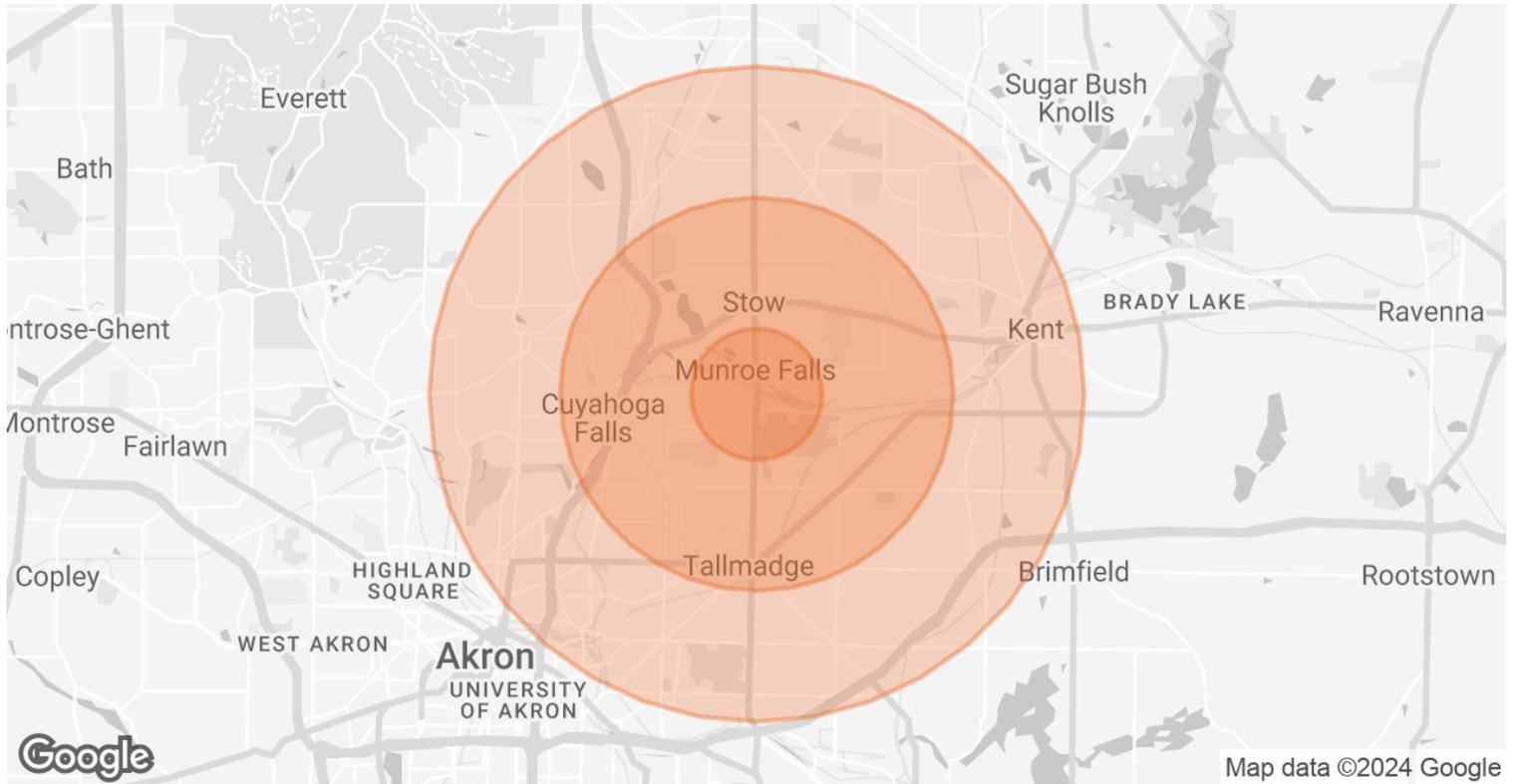
AVAILABLE SPACES SUITE TENANT

		SIZE (SF)	LEASE RATE
Unit 1	Intra-National Pharmacy	2,250 SF	Undisclosed
Unit 2	Amanda Ellis Photography	1,450 SF	Undisclosed
Unit 3	Duck Duck Games	1,350 SF	Undisclosed
Unit 4	Available	1,801 - 3,900 SF	\$17.00 - 20.00 SF/yr
Unit 5	Available	1,323 - 3,900 SF	\$17.00 - 20.00 SF/yr

NICHOLE BOOKER, PHD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

OLIVIA REICHENBACH
Associate Advisor
C: 440.781.2811
olivia.reichenbach@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,497	62,020	177,476
AVERAGE AGE	41.9	40.6	38.7
AVERAGE AGE (MALE)	41.6	38.5	37.6
AVERAGE AGE (FEMALE)	42.8	42.8	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,745	26,493	74,735
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$73,899	\$63,038	\$60,488
AVERAGE HOUSE VALUE	\$206,925	\$173,187	\$153,604

* Demographic data derived from 2020 ACS - US Census

NICHOLE BOOKER, PHD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

OLIVIA REICHENBACH
Associate Advisor
C: 440.781.2811
olivia.reichenbach@svn.com