

FOR LEASE

2020 Front Street Suites B-O

2020 FRONT STREET

Cuyahoga Falls, OH 44221

PRESENTED BY:

GRAYDON FOX

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OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$300/month - \$750/month (NNN)
BUILDING SIZE:	40,734 SF
AVAILABLE SF:	90-400 SF
YEAR BUILT:	1989
ZONING:	Office & Retail
APN:	0202834

PROPERTY OVERVIEW

The Subject Property is a 40,734 SF building with office suites on the lower level and newly renovated residential apartments currently being built out on the upper level. The property is located on Front Street in Cuyahoga Falls and is right next to Route 8 and Route 59. The building was purchased in December 2022 and has been completely remodeled with new finishes, flooring, lighting and paint.

The building features a 1,500 SF executive office suite available and twelve separate individual private offices with sizes ranging from 90 SF to 400 SF. The executive office suite includes 3 private offices, an open area, a large conference room, and a small kitchenette area. There is an adjacent IT room that could be utilized for data wiring. The building is equipped with a newly renovated 615 SF conference room and a shared kitchen. The property is within walking distance of countless retail amenities.

Drone Video: <https://vidflow.co/client/8gal4nlt>

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OFFICE PRICING



2020 Front Street Pricing	Suite	SF	Monthly Asking Rate
Suite A: 1,500 SF	A	1500	\$2,750
Individual Offices: 90-400 SF	B	90	\$300
	C	90	\$300
	D	90	\$300
	E	140	\$750
	F	120	\$700
	G	100	\$300
	H	100	\$300
	I	216	\$550
	J	144	\$400
	Kitchen		
	L	434	\$900
	L & M	554	\$900
	N	110	\$275
	O	400	\$700
Suite I-M: 914 SF	I	216	
	J	144	
	L & M	554	
	Total	914	\$1,675

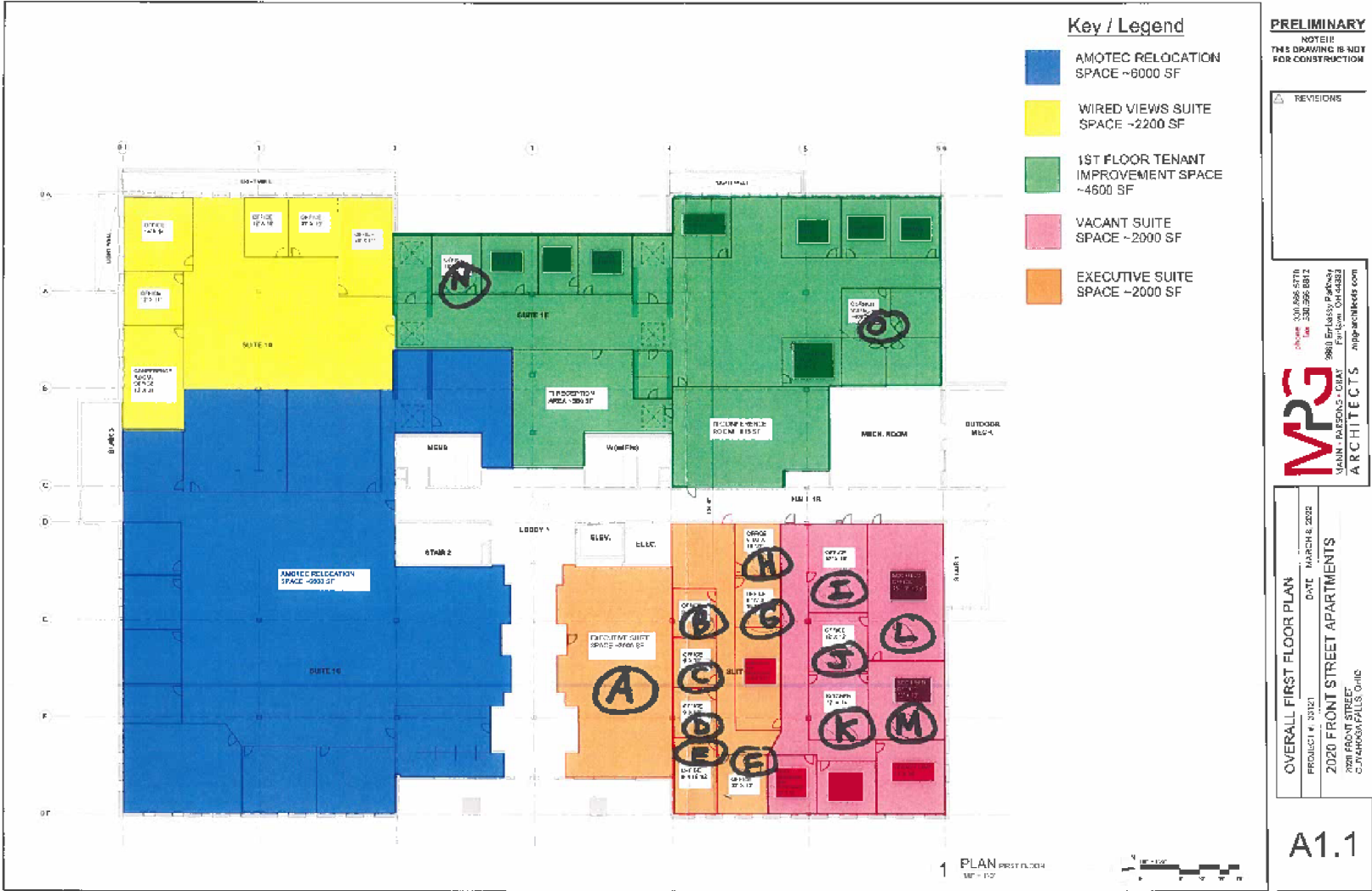
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BUILDING FLOORPLAN



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FRONT STREET PHOTOS



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COMMON AREA PHOTOS



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OFFICE/KITCHEN PHOTOS



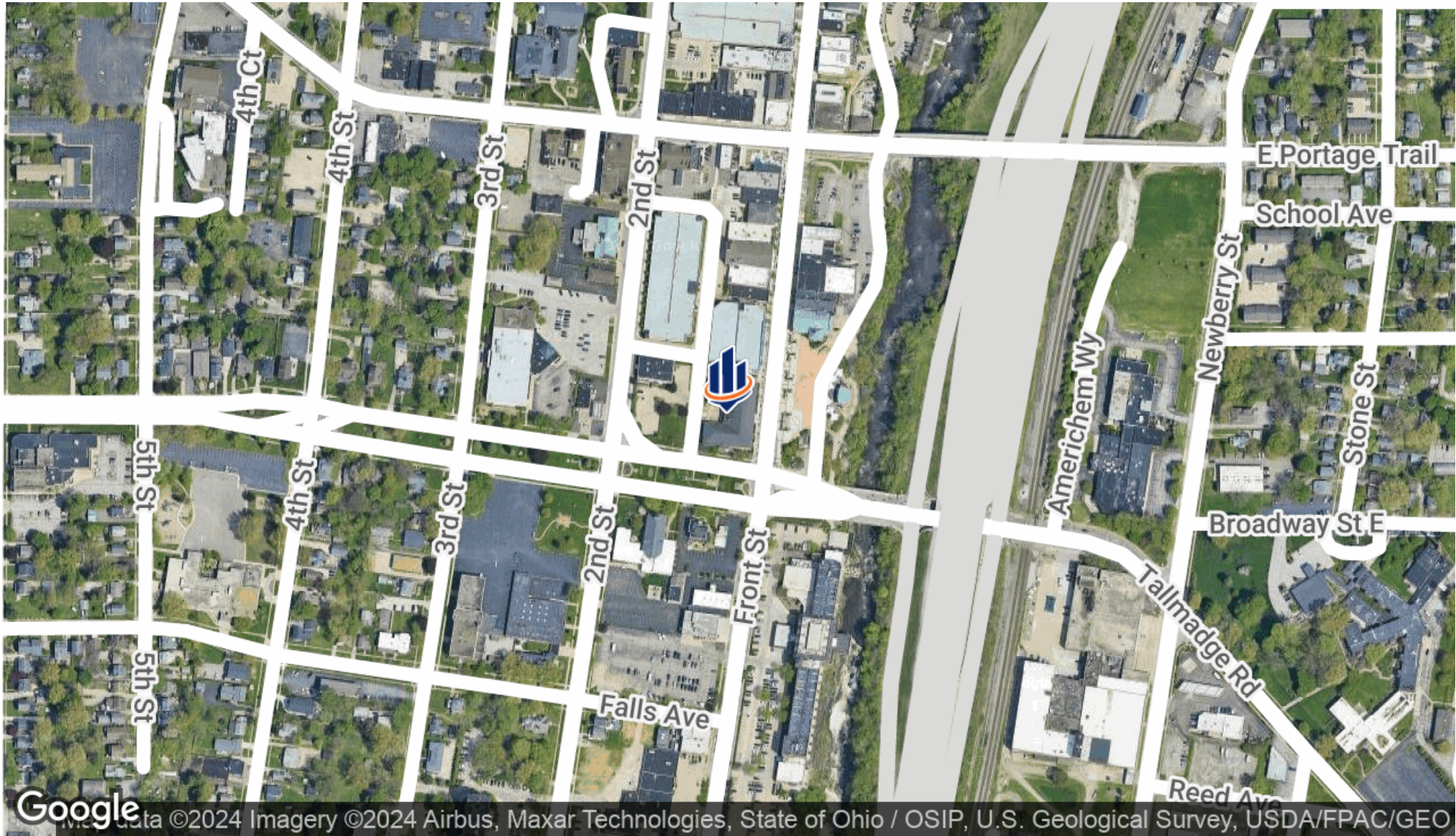
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LOCATION MAP



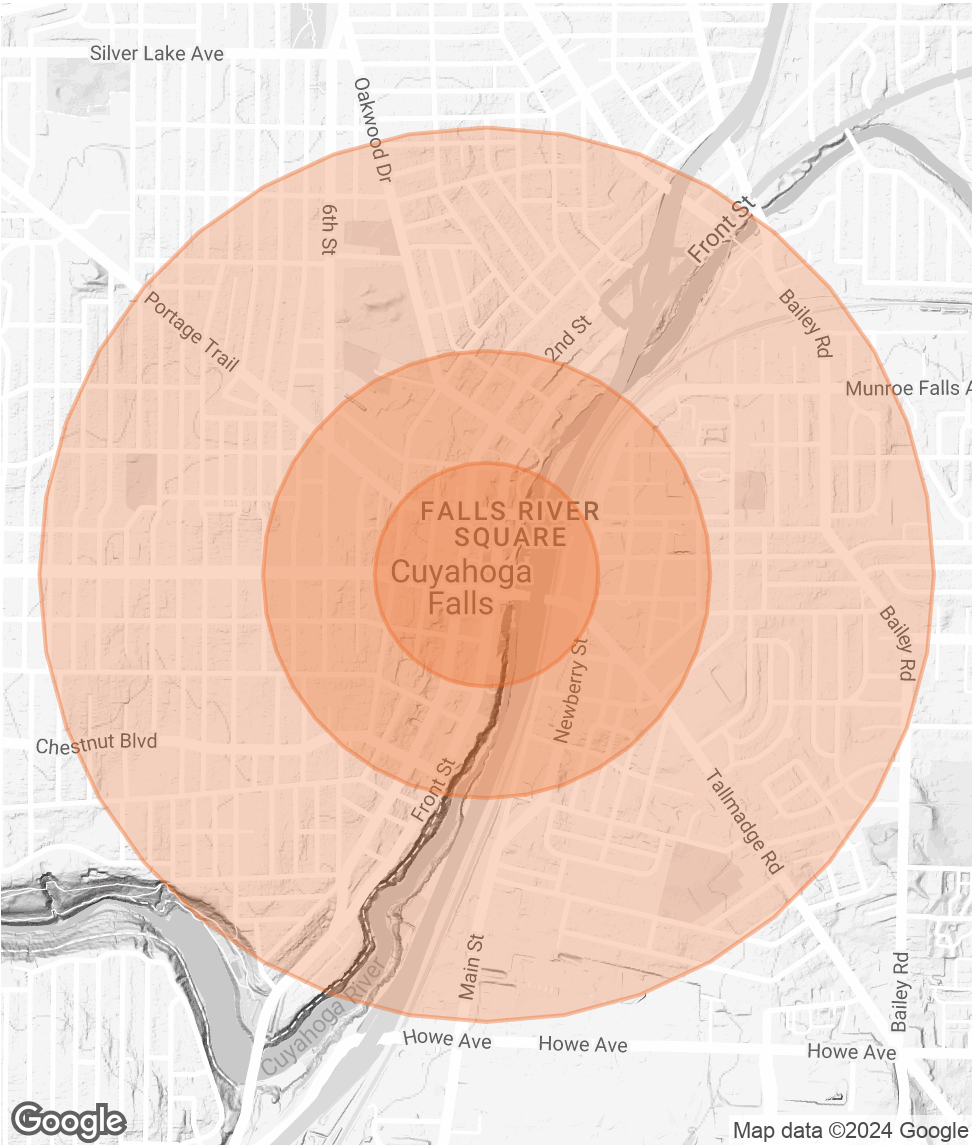
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	936	3,603	15,558
AVERAGE AGE	42.0	37.3	38.3
AVERAGE AGE (MALE)	41.2	36.7	38.1
AVERAGE AGE (FEMALE)	42.9	38.3	38.2

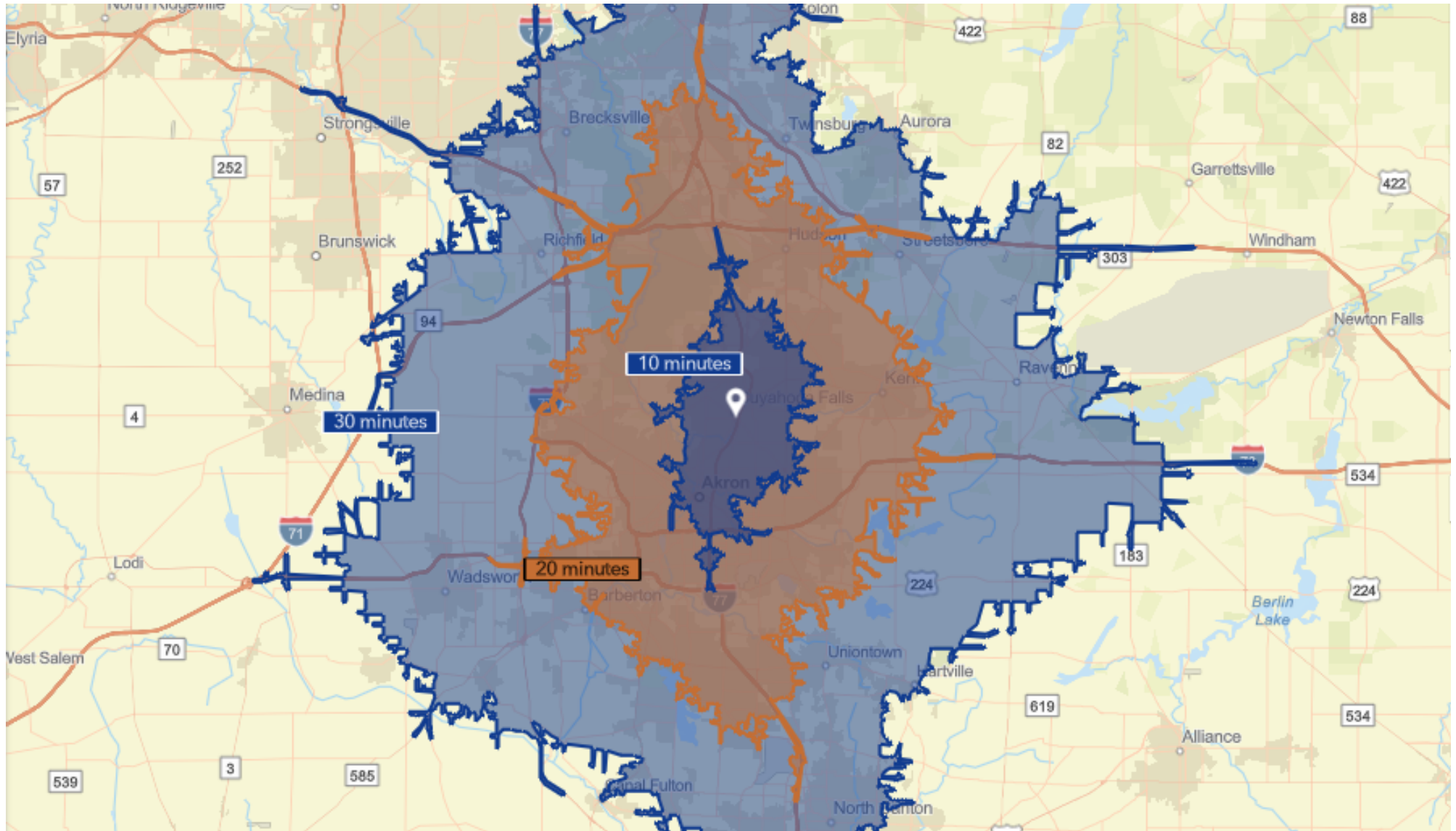
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	544	1,880	7,726
# OF PERSONS PER HH	1.7	1.9	2.0
AVERAGE HH INCOME	\$38,476	\$45,178	\$59,596
AVERAGE HOUSE VALUE	\$56,830	\$89,283	\$120,020

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



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