



FOR SALE
STATE ROAD
CUYAHOGA FALLS , OH 44223
SALE PRICE: \$250,000/LOT



PROPERTY HIGHLIGHTS

- Available: 2 Vacant Lots
- Lot 1: 1.5 AC = \$250,000 | Frontage: ±152' and Depth: ±436'
- Lot 2: 1.6 AC = \$250,000 | Frontage: ±150' and Depth: ±436'
- Utilities: Available at Street
- Zoning: Employment District, E-1
- Traffic Count: ±15,000
- Highway Access: 3 miles to SR-8
- 2025 Annual Real Estate Taxes:
Lot 1 - \$1,012.86 | Lot 2 - \$1,078.56

Permitted Uses Include

Office, Research, Assembly,
and Clean/Light Industrial
Uses

LISTING AGENTS

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PROPERTY OVERVIEW

These two highly visible parcels benefit from strong daily traffic counts, excellent frontage along one of Cuyahoga Falls' primary commercial corridors, and close proximity to surrounding residential neighborhoods, retail, and civic uses. Available separately or combined, the site offers convenient access to State Route 8, State Route 59, and the greater Akron–Cleveland corridor, making it well suited for a range of uses including but not limited to administrative, office, research, assembly, and clean/light industrial uses that operate as employment centers in a variety of settings allowing a future owner to capitalize on strong visibility, accessibility, and local demographics.

LOCATION OVERVIEW

State Road serves as a primary north–south artery connecting Cuyahoga Falls to Akron and surrounding communities, making the property easily accessible for both local and regional users. The site is just minutes from State Route 8, providing convenient north–south connectivity to the greater Akron and Cleveland markets, as well as access to State Route 59 and nearby interstate routes.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,630	64,807	153,805
Total Units	4,336	32,047	74,752
Median Income	\$80,725	\$74,985	\$71,911

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

