

SECOND FLOOR OFFICE SPACE FOR LEASE



1911 BAILEY ROAD
CUYAHOGA FALLS, OH 44221

LEASE RATE: \$3,500/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 5,250 SF
- Price per SF: \$8.00/SF
- Suite 2: Consists of 10 Private Offices, 2 Restrooms, Conference Room, Security/Internet Room, Full Kitchen, Receptionist Area, Private Elevator Access, and Common Area Stairwell
- Utilities: Tenant is Responsible for Water, Gas, and Electric
- New Roof was Installed in 2023
- Signage is Available on Pole Sign along Bailey Road, as well as Exterior Signage above the Suite Entrance
- Parking: ±25 Spaces
- Traffic Count: ±9,500 Vehicles per Day
- Zoning: MU-2, Neighborhood Center
- A Variety of Retail Uses, Including, but not Limited to Office/Professional Services, Restaurant, Grocery Store, Convenience Store, Dry Cleaner, Laundromat, Adult Day Care, etc.



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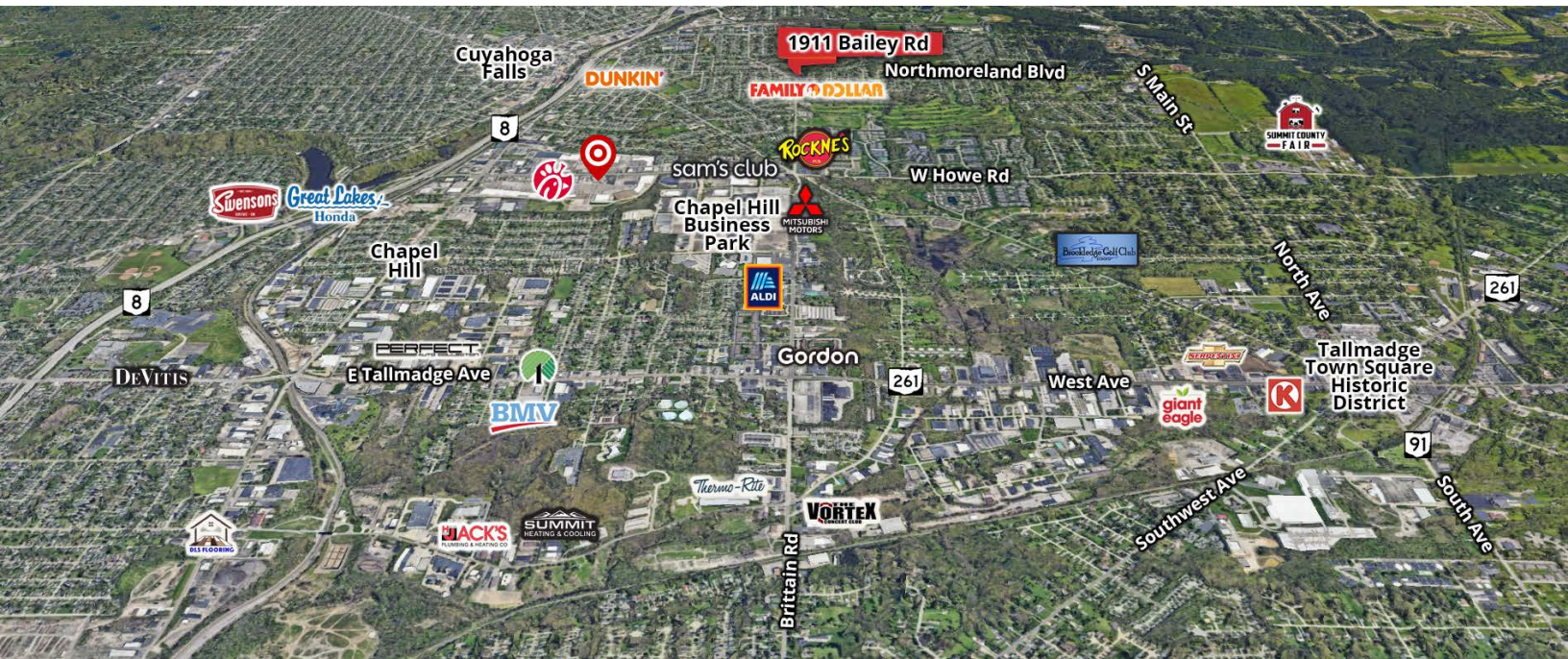


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PROPERTY OVERVIEW

This second-floor office suite offers secure keypad entry through the main first-floor lobby, along with exclusive elevator access to the second floor. The space can also be reached via a shared stairwell in the common area. At the front of the suite, there is a reception window and a dedicated receptionist office. The layout includes a main hallway leading to 10 private offices of varying sizes. The suite also features a fully equipped kitchen/breakroom with a stove and double-basin sink, as well as 2 separate restrooms located within the space for tenant convenience. Additional tenants within the plaza include Lyla's Family Restaurant, Brian's Barbershop, Escape Sports, School of Chinese Martial Arts, Buckeye Tavern, Fiesta Pizza & Chicken, and DanceWorks Dance Studio.

LOCATION OVERVIEW

The property is located approximately one mile north of Cuyahoga Falls' main retail district along Howe Avenue and 1.5 miles from Downtown Cuyahoga Falls. Downtown Akron is also nearby (8.5 miles), making the plaza an attractive location for residents and professionals in the Akron area. The plaza offers exceptional visibility and strong demand due to its location in a dense residential area (approximately 7,051 housing units within a 1-mile radius). The property is zoned MU-2 (Neighborhood Center), which allows for a variety of retail uses, including, but not limited to office/professional services, restaurants, grocery stores, convenience stores, dry cleaners, laundromats, adult day care, and more.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	13,538	81,956	186,537
Total Units	7,051	39,575	88,659
Median Income	\$64,087	\$67,844	\$66,904

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



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