



LEASE

Silver Valley Plaza

265-297 N. MAIN STREET

Munroe Falls, OH 44262

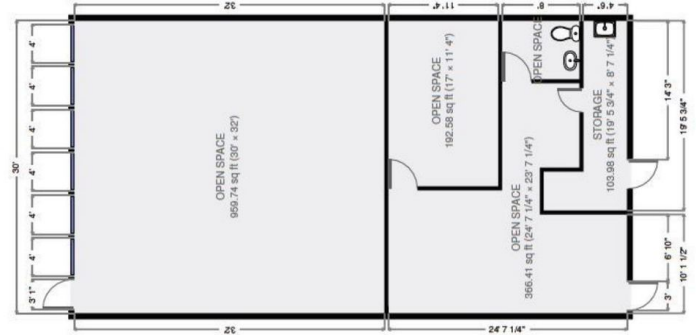
PRESENTED BY:

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



SUMMARY

LEASE RATE:	\$12.00 SF/yr
LEASE TYPE:	NNN
AVAILABLE SF:	1,800 SF
BUILDING SIZE:	30,000 SF
LOT SIZE:	4.15 Acres

PLAZA DESCRIPTION

Silver Valley Plaza, strategically located on SR-91 near the center of Munroe Falls and minutes away from Tallmadge, Stow and Cuyahoga Falls, is comprised of a diverse array of retail and medical tenants.

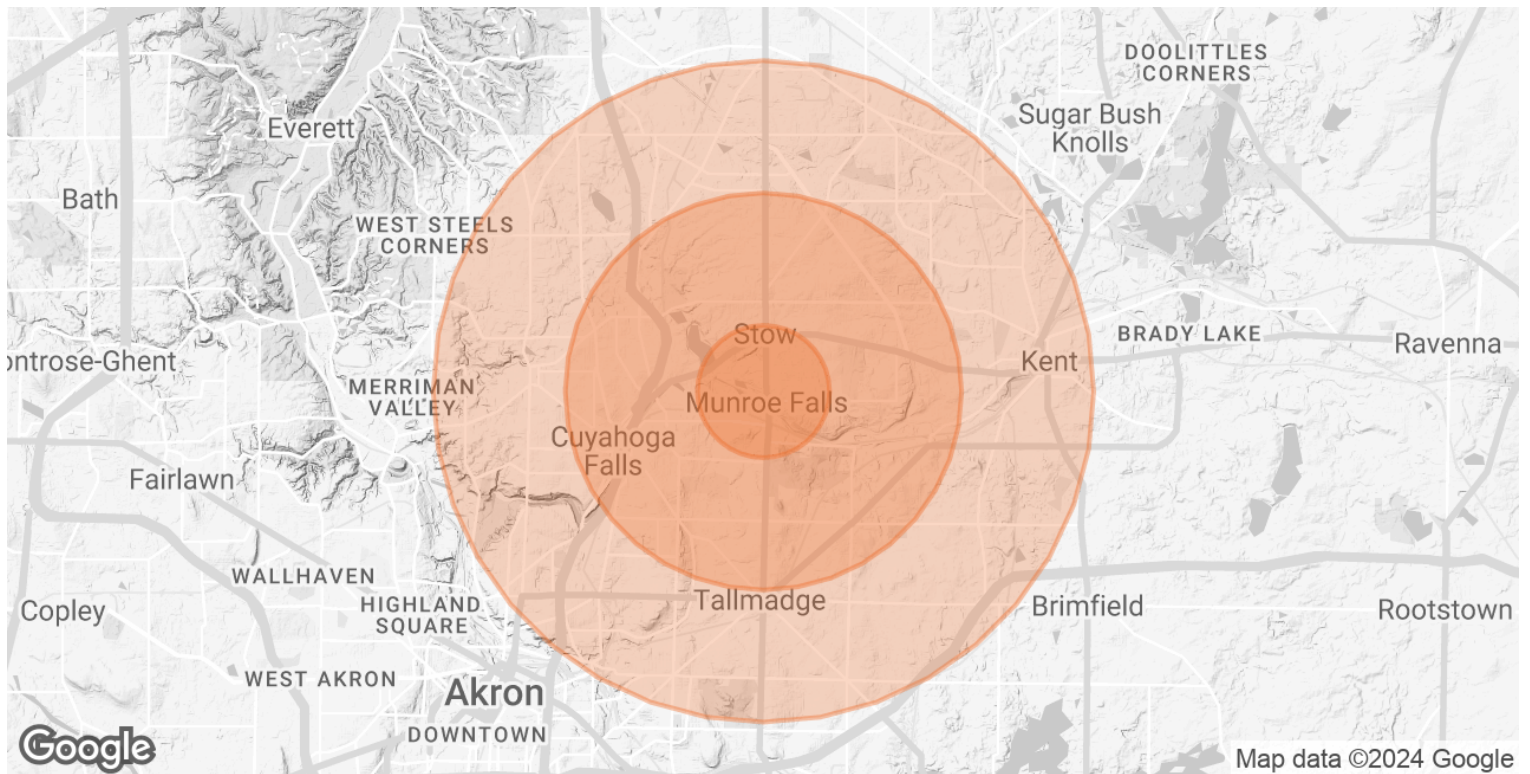
HIGHLIGHTS

- Excellent visibility & signage on SR-91
- Over 18,000 VPD
- Over 170,000 population within 5 miles
- TI packages for qualified tenants

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,901	64,952	170,391
AVERAGE AGE	41.8	40.3	38.9
AVERAGE AGE (MALE)	41.1	38.4	37.7
AVERAGE AGE (FEMALE)	43.1	42.5	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,975	27,443	71,588
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$72,529	\$64,702	\$62,272
AVERAGE HOUSE VALUE	\$202,273	\$169,408	\$161,259

2020 American Community Survey (ACS)

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