

363 Remington Road

Cuyahoga Falls, OH 44223



QUICK STATS

Sale Price:	\$1,700,000
Cap Rate:	7.83%
Lot Size:	3.28 Acres
Building Size:	32,090 SF
Years Built:	1981/1987/1993
Zoning:	E-1 Employment District

PROPERTY OVERVIEW

Fully leased industrial property located at the corner of Remington Road and Wyoga Lake Road in Cuyahoga Falls. Property consists of one 32,090 SF building occupied by Comdoc. This property has heavy power (Three Phase, 480 V, 1600 Amps) and has additional land for expansion or new construction.

PROPERTY HIGHLIGHTS

- Fully Leased
- Land for Expansion or New Construction
- Close to Highway
- Corner Location at the Front of an Industrial Park
- Heavy Power
- High Ceiling (18'+ Clearance)

Our Network is Your Edge.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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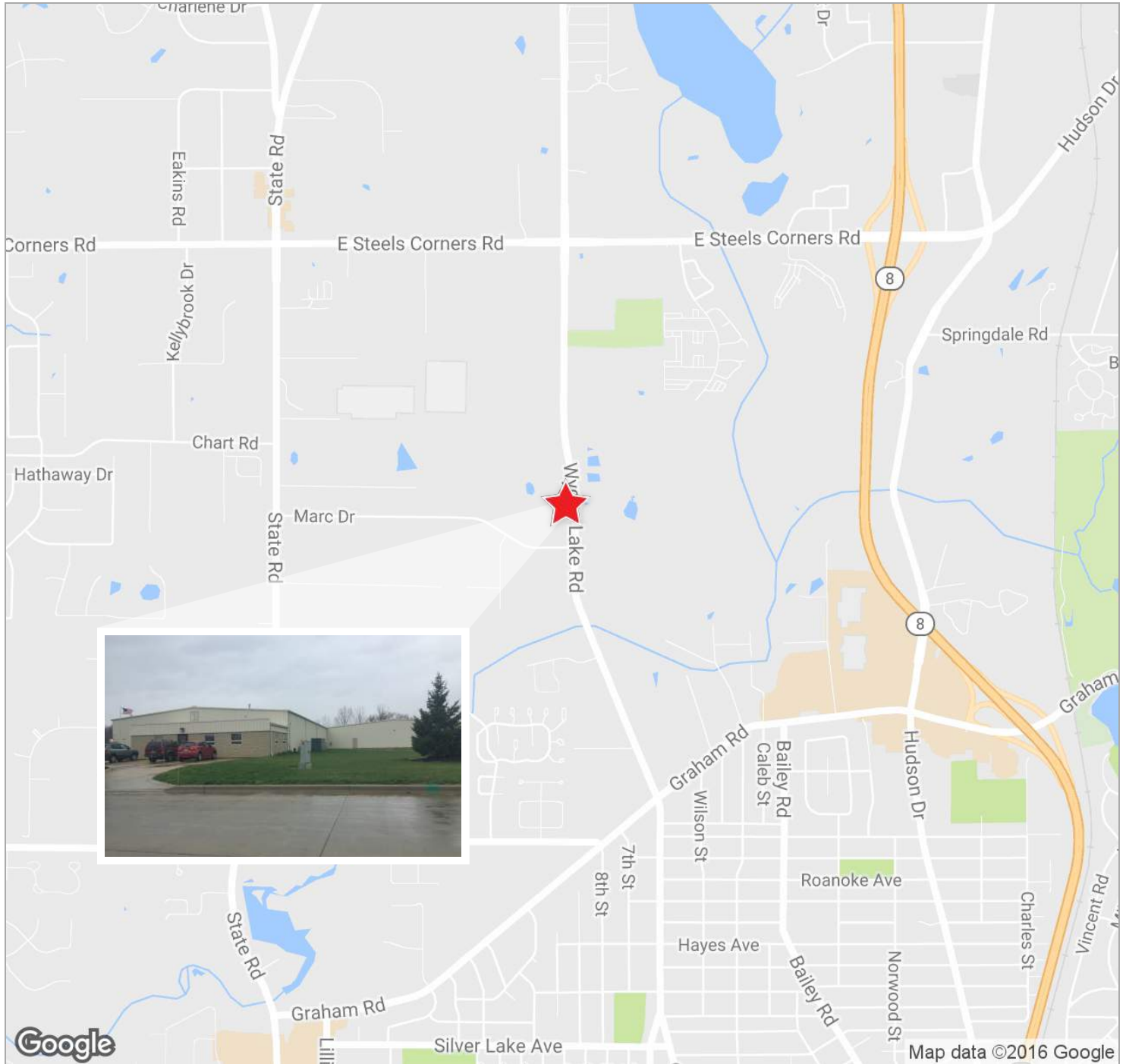
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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	4,684	59,967	140,091
MEDIAN AGE	37.4	39.8	38.7
MEDIAN AGE (MALE)	37.5	38.8	37.4
MEDIAN AGE (FEMALE)	36.9	41.2	40.3
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,973	25,984	60,650
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$68,649	\$62,999	\$61,067
AVERAGE HOUSE VALUE	\$189,345	\$163,434	\$182,618

* Demographic data derived from 2010 US Census

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