



Munroe Falls Center

2,123 SF Retail Space | Only One Suite Remaining
Signalized SR-91/Main Street & Munroe Falls Avenue Intersection



PROPERTY SUMMARY

One suite remains available at Munroe Falls Center, a five-unit retail center located at the signalized intersection of SR-91/Main Street and Munroe Falls Avenue.

Unit 400 offers **2,123 SF** between Duck Duck Games and DeCheco's Pizzeria, with storefront glass, rear service access, and panel space on the center's monument sign.

The center is occupied by established local businesses offering a complementary mix of retail, service, and food uses.

PROPERTY HIGHLIGHTS

- Signalized intersection at SR-91/Main Street and Munroe Falls Avenue
- Close proximity to Brust Park and the Bike & Hike Trail
- 1 mile from the Summit County Fairgrounds
- Conveniently positioned near Tallmadge, Cuyahoga Falls and Stow
- Monument sign panel available for Unit 400
- Town Center (T-C) zoning accommodates a broad range of retail, service and restaurant uses

AVAILABLE:	2,123 SF
LEASE RATE:	\$18 SF/yr (NNN)
DELIVERY:	White Box and/or TI Allowance
BUILDING SIZE:	9,000 SF



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
100	Intra-National Pharmacy	2,250 SF
200	Amanda Ellis Photography	1,450 SF
300	Duck Duck Games	1,350 SF
400	Available	2,123 SF
500	DeCheco's Pizza	1,631 SF



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BRUST PARK



S Main St. (SR-91) 20,000 VPD

Available
2,123 SF



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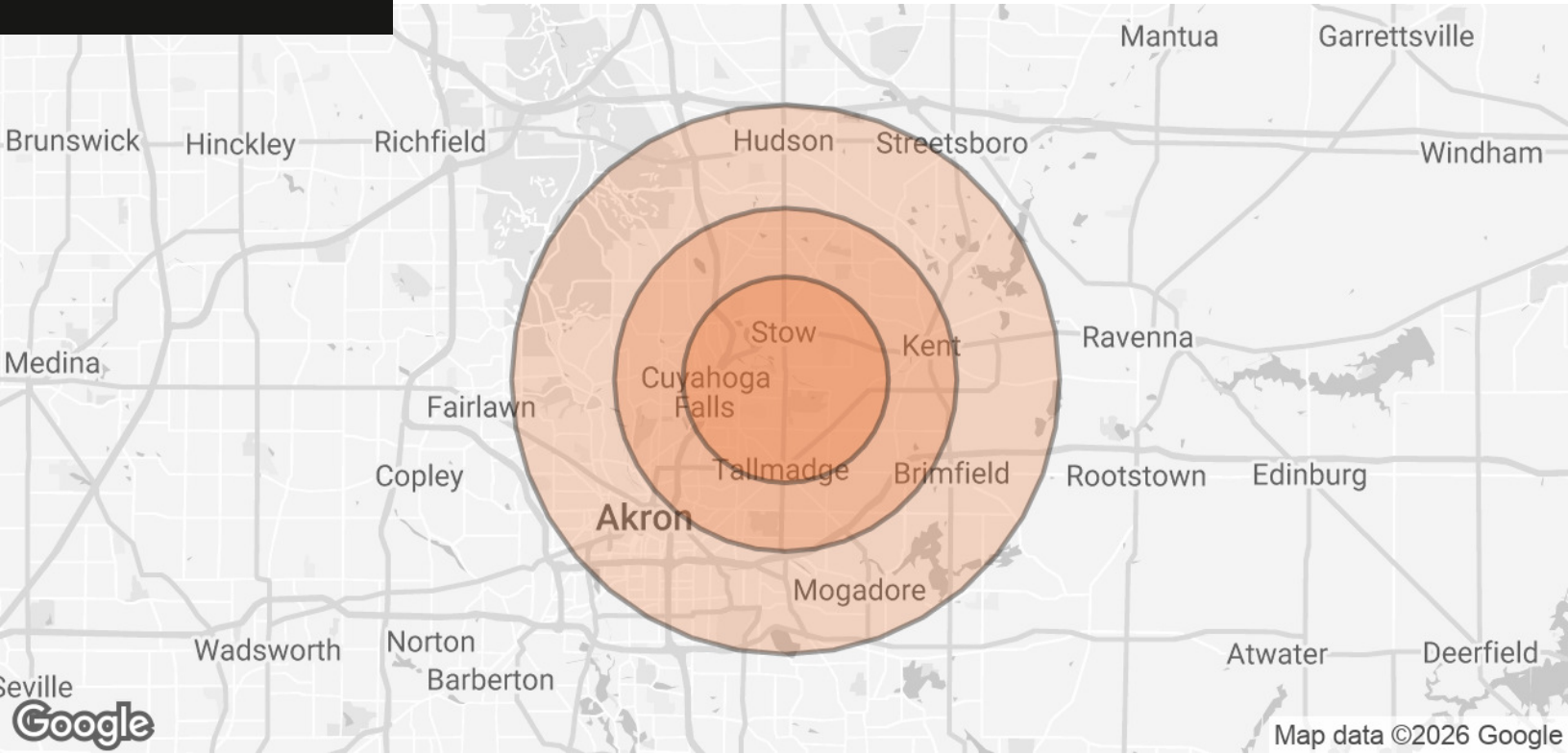




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POPULATION	3 MILES	5 MILES	8 MILES
TOTAL POPULATION	68,456	171,361	344,761
AVERAGE AGE	41.1	39.6	39.4
AVERAGE AGE (MALE)	41	38.9	38.3
AVERAGE AGE (FEMALE)	42.5	41.1	40.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	8 MILES
TOTAL HOUSEHOLDS	29,995	73,449	146,570
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$90,225	\$87,408	\$84,797
AVERAGE HOUSE VALUE	\$214,510	\$207,694	\$203,273

2023 American Community Survey (ACS)



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