

**FOR LEASE  
OR SALE**

# Medical/Office Space

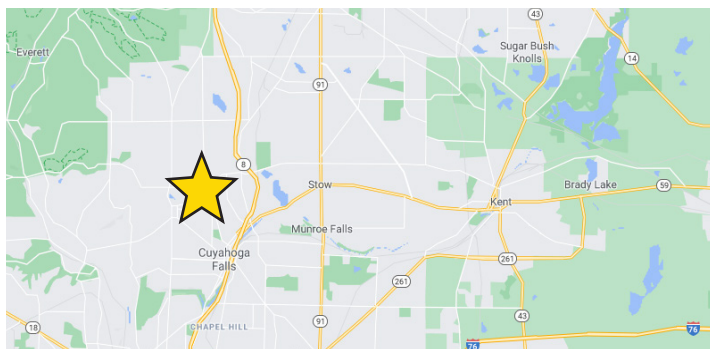
555 Graham Rd., Cuyahoga Falls, OH 44221



[CLICK TO VIEW 3D TOUR](#)

## PROPERTY OVERVIEW

- 20,500 + VPD
- 60 Parking Spots
- ADA Accessible
- 5,450 SF Available for Lease
- **Sale Price: \$875,000**
- Stunning Medical/Office For Sale or Lease
- Long Term Tenant in Lower Level – Sep Utilities
- Camera/Security System, Key Card Entry
- Theatre Style Training Room
- Walls Plumbed for Water/Gas/Air



[View in Google Maps](#)

**HANNA**  
COMMERCIAL REAL ESTATE

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

John Lubinski

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✉ JohnLubinski@HannaCRE.com

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### SUMMARY PROFILE

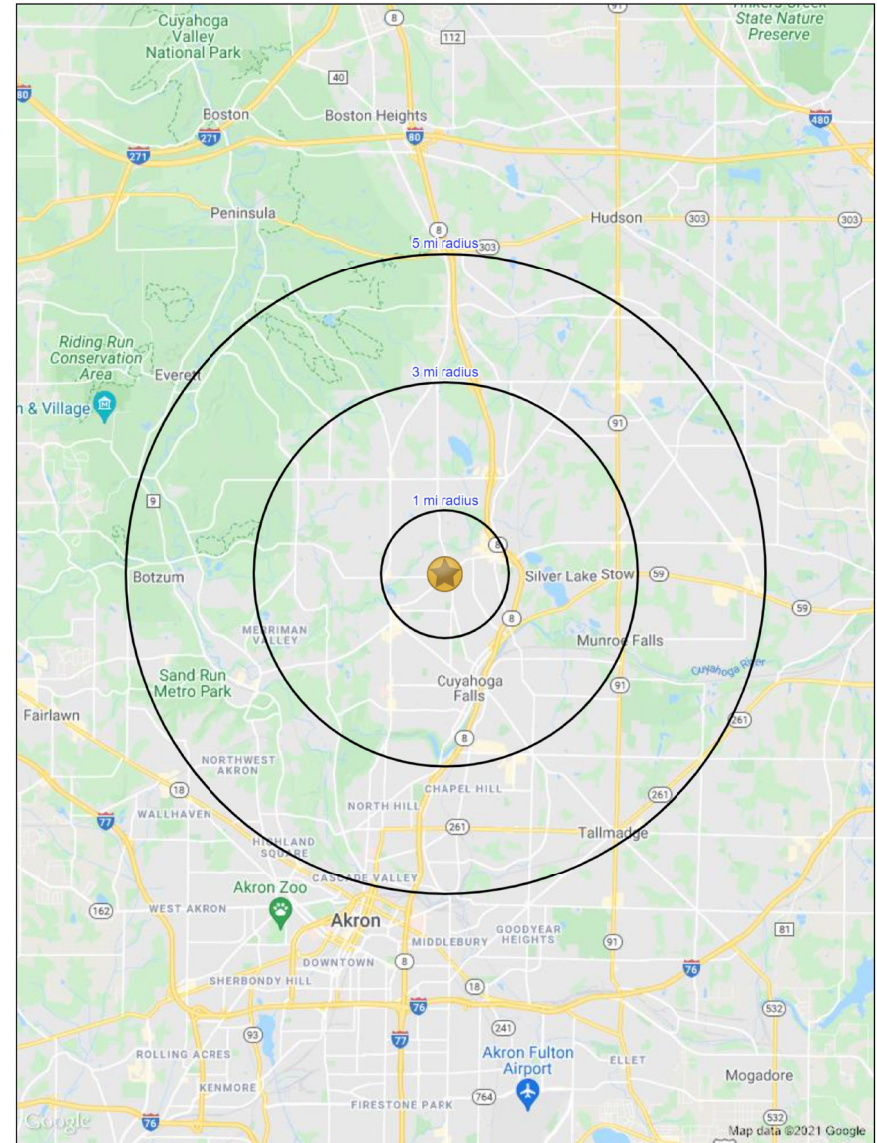
2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.1595/-81.492

555 Graham Rd		1 mi radius	3 mi radius	5 mi radius
Cuyahoga Falls, OH 44221				
POPULATION	2021 Estimated Population	11,336	67,471	145,223
	2026 Projected Population	11,301	66,881	144,437
	2010 Census Population	11,263	67,838	143,522
	2000 Census Population	10,987	66,611	142,710
	Projected Annual Growth 2021 to 2026	-	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2021	0.2%	-	-
2021 Median Age	40.9	40.2	40.2	
HOUSEHOLDS	2021 Estimated Households	5,040	30,412	64,512
	2026 Projected Households	5,117	30,653	65,256
	2010 Census Households	4,965	29,945	62,484
	2000 Census Households	4,510	28,558	60,239
	Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
Historical Annual Growth 2000 to 2021	0.6%	0.3%	0.3%	
RACE AND ETHNICITY	2021 Estimated White	90.6%	89.1%	81.7%
	2021 Estimated Black or African American	4.1%	5.2%	10.6%
	2021 Estimated Asian or Pacific Islander	2.5%	2.9%	4.1%
	2021 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2021 Estimated Other Races	2.7%	2.7%	3.4%
	2021 Estimated Hispanic	2.6%	2.5%	3.1%
INCOME	2021 Estimated Average Household Income	\$72,245	\$77,912	\$78,446
	2021 Estimated Median Household Income	\$65,827	\$63,098	\$62,587
	2021 Estimated Per Capita Income	\$32,206	\$35,196	\$34,961
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.3%	3.2%
	2021 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.7%	4.4%
	2021 Estimated High School Graduate	29.0%	27.4%	26.9%
	2021 Estimated Some College	25.6%	20.9%	19.6%
	2021 Estimated Associates Degree Only	12.2%	9.4%	8.7%
	2021 Estimated Bachelors Degree Only	19.9%	24.4%	24.1%
2021 Estimated Graduate Degree	8.3%	12.0%	13.0%	
BUSINESS	2021 Estimated Total Businesses	297	2,394	5,035
	2021 Estimated Total Employees	3,457	33,824	64,027
	2021 Estimated Employee Population per Business	11.6	14.1	12.7
	2021 Estimated Residential Population per Business	38.2	28.2	28.8

The report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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