

# Office/Retail Space for Lease

960 GRAHAM ROAD, SUITE 1, CUYAHOGA FALLS, OH 44221



## Overview

Office/Retail space available for lease on Graham Road near Hudson Drive in Cuyahoga Falls, next to Arby's. Approximately 3,000 SF of office space consisting of four offices, three bathrooms, Large Showroom Area and an Open Area. The office space has frontage along Graham Road and a prominent position at the top of the monument sign at the street. This building offers an abundance of parking. The C-1 zoning allows for many different uses including office and retail.






Please call Ed Jesson at 330-760-4494 to schedule a showing.

Unit:	Size:	Lease Rate:
1	3,000 SF	\$18.00 SF/YR (MG)

## Highlights

- Beautiful, Brick Professional Office Building
- Located on Front of Building with Frontage on Graham Road
- Property located on Graham Road near Hudson Drive next to Arby's
- Monument Signage at the Street
- Abundance of Parking
- Four Offices, Open Area, and Large Showroom Area

## Property Details

- 
**Lease Rate**  
 \$18.00 SF/YR (MG)
- 
**Building Size**  
 8,516 SF
- 
**Space Available**  
 3,000 SF
- 
**Lot Size**  
 0.95 Acres
- 
**Zoning**  
 C-1 Commercial District

Rev: February 19, 2026



# Office/Retail Space for Lease

960 GRAHAM ROAD, SUITE 1, CUYAHOGA FALLS, OH 44221



Rev: February 19, 2026



## 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.

## Ed Jesson

C: 330.760.4494

O: 330.940.9360

Ejesson@HoffLeigh.com

# Office/Retail Space for Lease

960 GRAHAM ROAD, SUITE 1, CUYAHOGA FALLS, OH 44221

## DEMOGRAPHICS



**72,637**  
Population



**42.1**  
Median Age



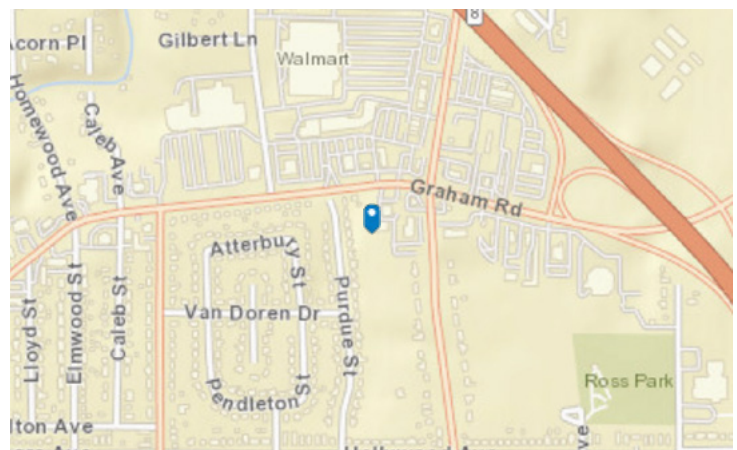
**2.1**  
Average Household Size



**\$77,519**  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Gilbert Rd	21,499	0.1
Graham RdCir	26,751	0.1
Gilbert Rd	20,214	0.1
Graham Rd	2,976	0.2
Graham Rd	8,273	0.2



Rev: February 19, 2026



### 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.

**Ed Jesson**

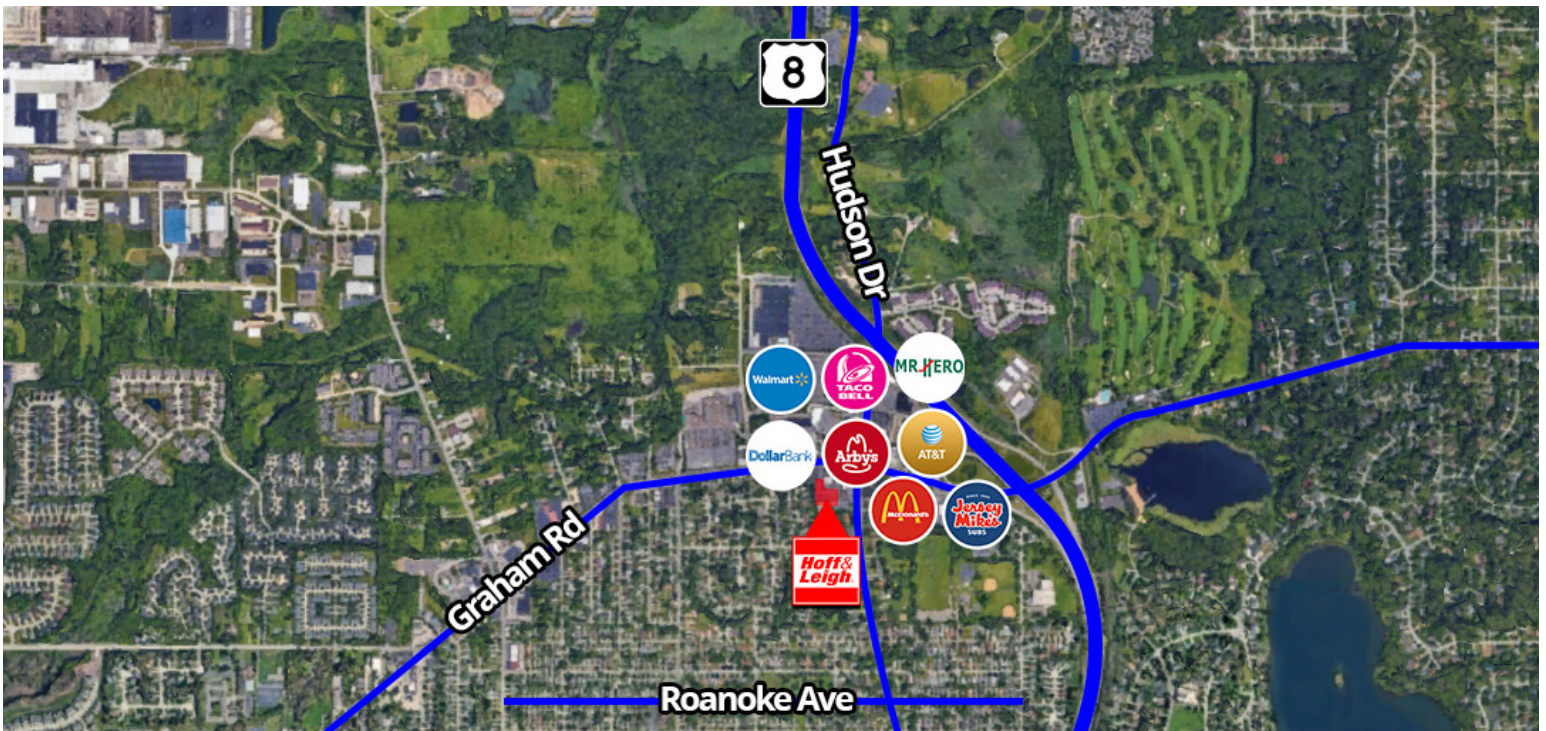
C: 330.760.4494

O: 330.940.9360

EJesson@HoffLeigh.com

# Office/Retail Space for Lease

960 GRAHAM ROAD, SUITE 1, CUYAHOGA FALLS, OH 44221



Rev: February 19, 2026