

10,900 SQ.FT. RETAIL FOR LEASE

FOR LEASE

3635 LINCOLN WAY E, MASSILLON, OH 44646



PROPERTY DESCRIPTION

This highly visible commercial property offers an excellent leasing opportunity on a prominent corner lot with strong frontage and exposure. Consistent daily traffic supports retailers and service users seeking maximum visibility and brand presence. The corner positioning provides multiple access points and strong signage opportunities, while ample on-site parking enhances customer convenience. A functional, open layout allows for a variety of commercial uses, making this well-positioned property adaptable and ideal for businesses seeking a high-exposure location with flexible leasing potential.

PROPERTY HIGHLIGHTS

- High visibility and traffic count (approx. 22,000 in 2024)
- Open floor plan
- Sprinklered
- High ceilings
- Corner lot
- Perry Township (No Local Income Taxes)

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LOCATION DESCRIPTION

Located in Perry Township at the intersection of Lincoln Way E (OH 172) and Wrexham Ave, this retail property for lease is positioned on a prime thoroughfare through Perry with rapid access to Massillon and Canton. Enjoy high visibility and accessibility at this strategic location, drawing in both local patrons and passersby. Benefit from the convenience of being situated at a major thoroughfare, enhancing the exposure and accessibility for retail and neighborhood center tenants.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	5
Available SF:	10,994 SF
Lot Size:	1.12 Acres
Building Size:	15,884 SF

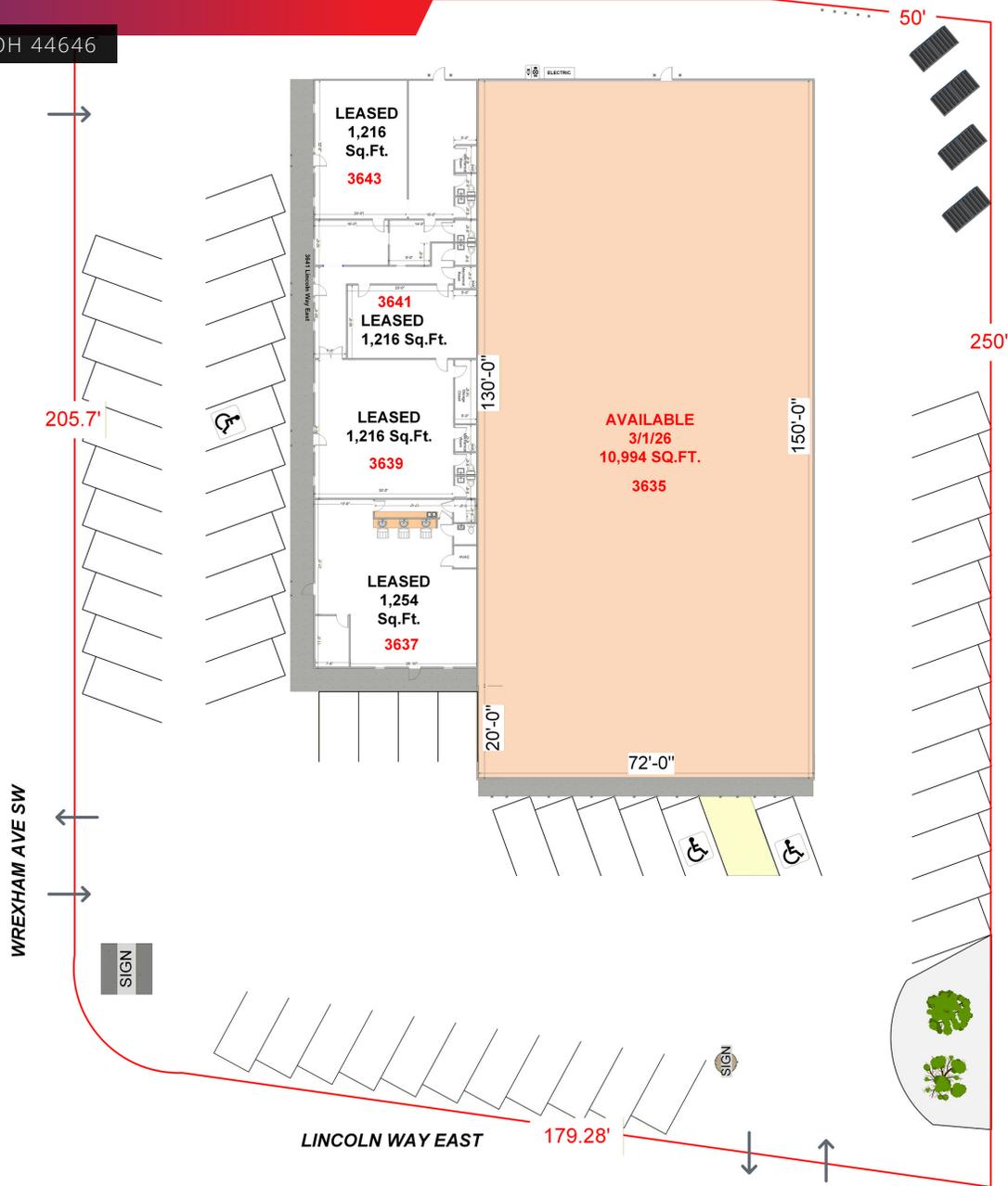


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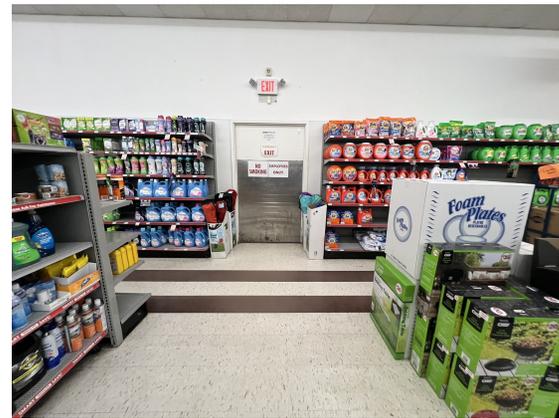


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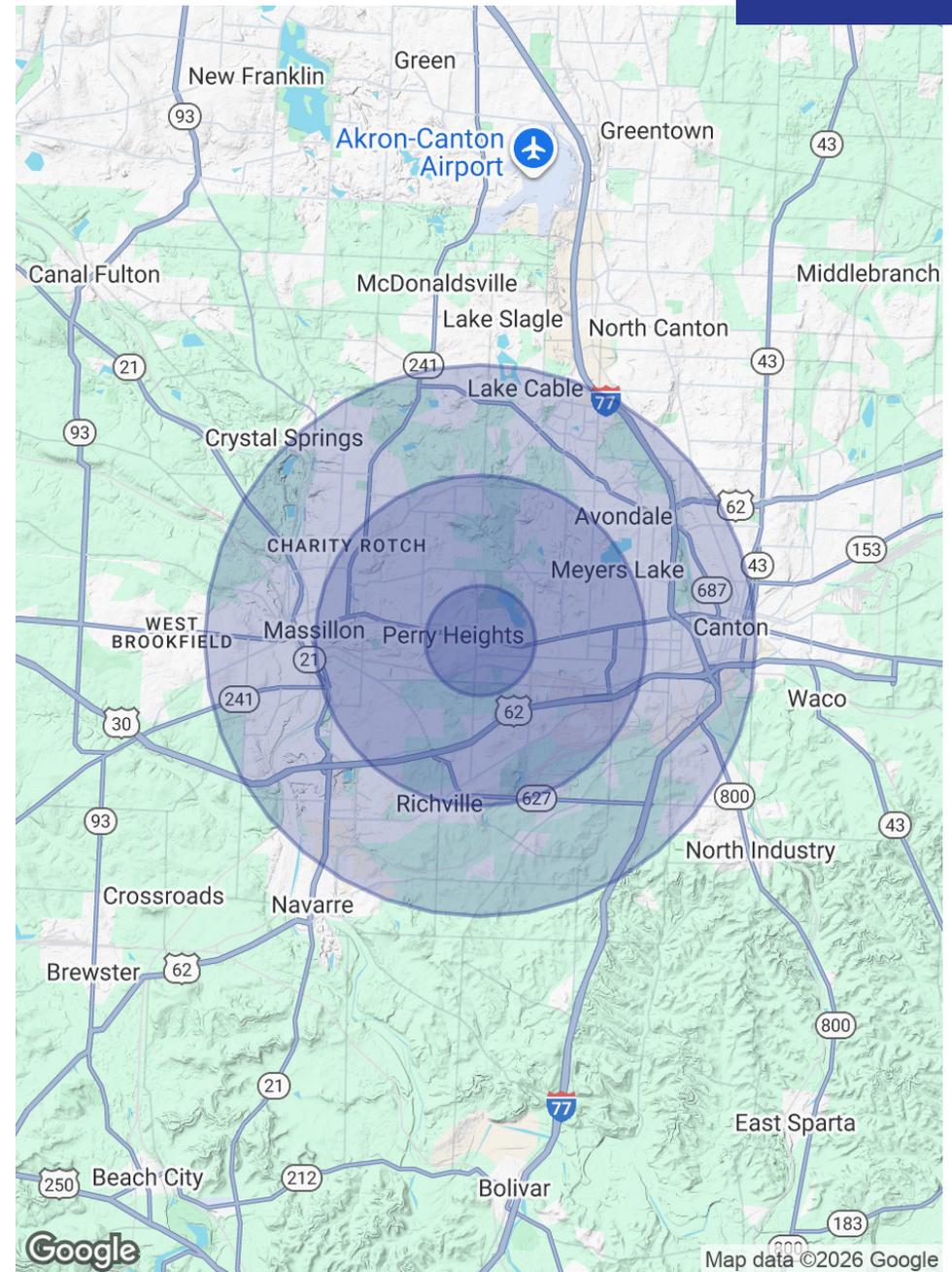
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,400	57,775	122,699
Average Age	42	43	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,123	25,136	53,417
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,168	\$76,906	\$75,794
Average House Value	\$182,396	\$176,539	\$173,256

Demographics data derived from AlphaMap



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