

FOR SALE
/ LEASE

JAMES FILLMORE COMPLEX FOR SALE

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

Saylor Putman

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PROPERTY DESCRIPTION

Mix of retail, office, service, and warehouse/distribution. Over 400 free parking spaces on site. Mostly sprinklered building. Most leases are triple net with tenants reimbursing landlord for pro rata share of real estate taxes, insurance and operating expenses. Professionally managed. Call agent for rent roll & financials for sale inquiry. Broker interest.

Join Wayne Dalton, Dee's Restaurant & Iglesia Evangelica Penta Cristo Viene Church.

LOCATION DESCRIPTION

I-77 to New Philadelphia exit #84, left turn on Tuscarawas, right turn on Wabash, left turn on Bowers

James-Fillmore Complex is located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Divisible retail, office, service, and warehouse/distribution building.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	9 Acres
Building Size:	112,586 SF
NOI:	\$424,641
Cap Rate:	8.67%

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Dover/New Philadelphia Credit Union

The Dover Seton II Retirement Village

YMCA

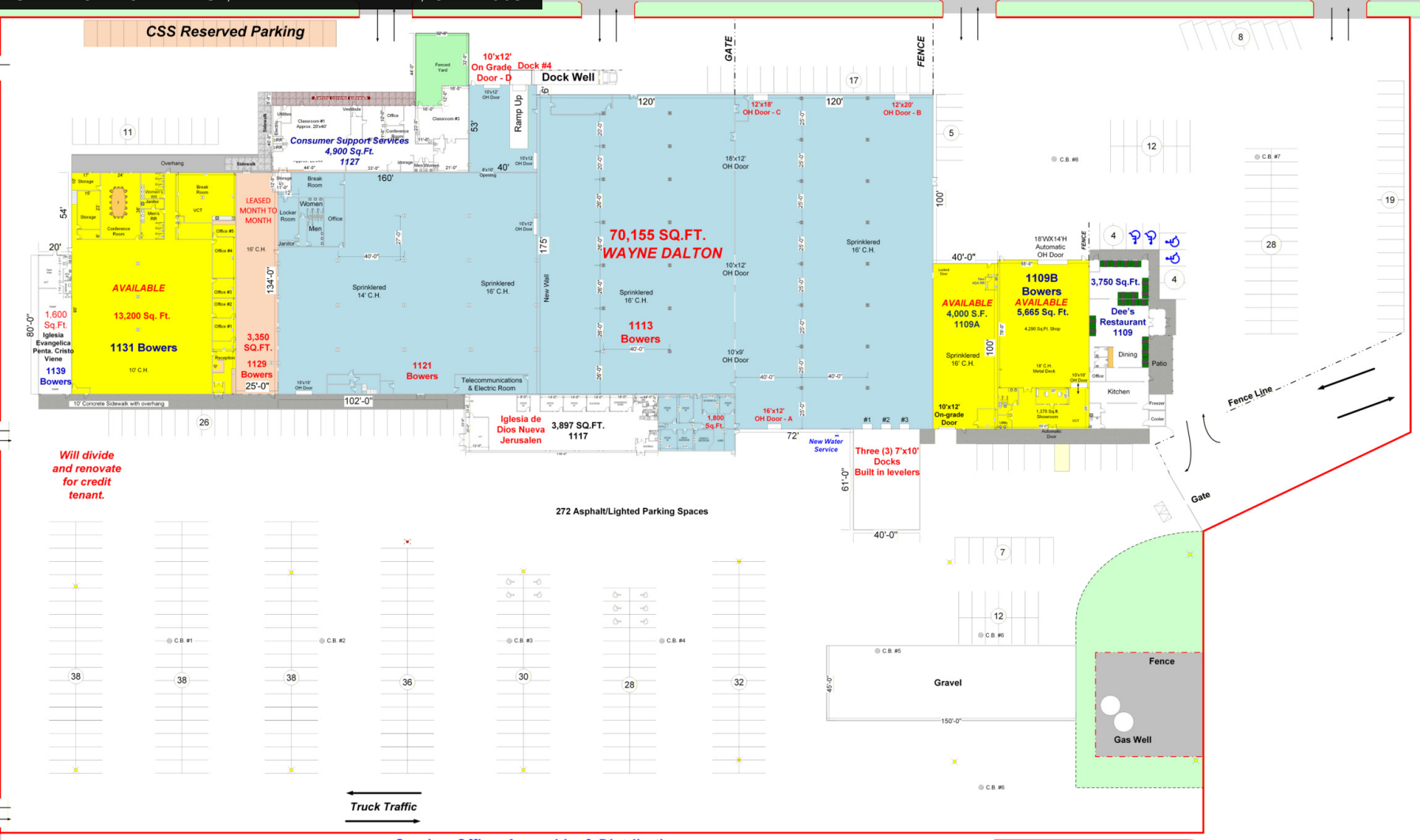
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To: Monroe Street

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash



Will divide and renovate for credit tenant.

Service, Office, Assembly, & Distribution
 110,517 Sq.Ft. on Approx. 9 Acres
 1109 - 1139 Bowers Ave
 New Philadelphia, Ohio 44643

Marketed By:
 Wick Hartung
 Cell: 330-495-0601
 &
 Tim Putman
 Cell: 330-495-0600

PUTMAN PROPERTIES
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PUTMAN PROPERTIES
 Est. 1985

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POPULATION

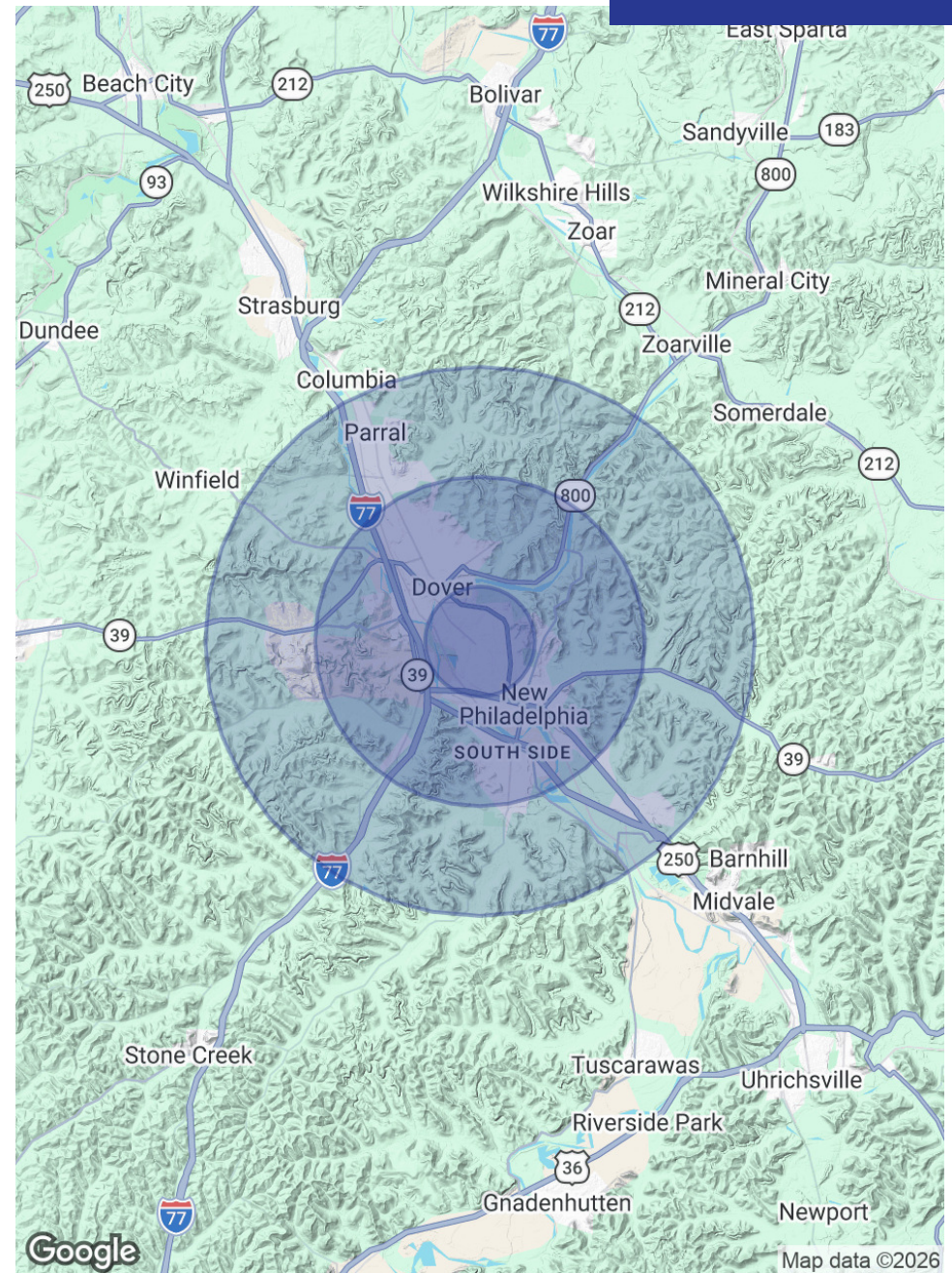
	1 MILE	3 MILES	5 MILES
Total Population	8,265	30,803	37,738
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,576	12,861	15,747
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,067	\$83,912	\$89,236
Average House Value	\$172,061	\$203,021	\$213,738

2020 American Community Survey (ACS)



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