

FOR SALE  
/ LEASE

MANAGED BY  
**PUTMAN**  
PROPERTIES  
PutmanProperties.com  
330.498.4400

4690 MUNSON

4690 MUNSON STREET NW

CANTON, OH 44718

**Spencer Hartung**

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**Saylor Putman**

Vice President - Senior Sales Associate  
330.495.8292  
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## ALL BRICK, 2-STORY, ELEVATOR SERVED 19,002 S.F.

- Located in Belden Village, Jackson Township - on Munson between Dressler and Everhard.
- Jackson Township has no personal or corporate income taxes.
- Professionally managed building.
- New roof 2021, new asphalt and new LED lighting in and out.
- Other tenants include Erie Insurance and David J. Simmons & Assoc.
- Easy access to I-77 from this Belden Village address.
- For sale at \$2.5 million or \$131.56 per sq.ft. (call broker for income & expenses)
- All electric building. Electric is rebilled based on your prorated share.
- Convenient Belden Village location between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St. Ground floor unit with plenty of parking in professionally managed building. Zoned Jackson Township B3 Commercial Business.

## LOCATION DESCRIPTION

Directions: I-77 to Everhard (exit 109), left turn on Munson St and property will be on your right.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,500,000
<b>Lease Rate:</b>	\$10.50 & \$11.45 SF/yr (NNN)
<b>Number of Units:</b>	4
<b>Available SF:</b>	877 - 3,179 SF
<b>Lot Size:</b>	1.51 Acres
<b>Building Size:</b>	19,002 SF
<b>Real Estate Taxes:</b>	\$41,653.12

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4690 Munson St. NW, Suite D	Available	877 SF	NNN	Negotiable	Suite D: 877 Sq.ft. finished first floor medical office suite includes five (5) offices (one with restroom) and one (1) ADA restroom. NNN fee is \$5.59 per sq. ft. or \$408.54 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance.
4690 Munson St. NW, Suite A	Available	2,302 SF	NNN	Negotiable	Suite A: 2,302 Sq.ft. finished first floor medical office suite includes seven (7) offices, waiting/reception area, one (1) ADA restroom, kitchen, mechanical room and bullpen area. NNN fee is \$5.59 per sq. ft. or \$1,072.35 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance.
4690 Munson St NW, Suite C	Available	2,511 SF	NNN	\$10.50 SF/yr	2,511 sq. ft. partially furnished class A ground floor office suite for lease with three (3) private offices, reception/waiting room area, conference room, bullpen area with cubicles, one (1) ADA restroom, storage room, and a kitchenette with a fridge. New roof 2021, new asphalt and new LED lighting in and out. Base rent is \$10.50 per sq. ft. or \$2,197.13 per month. NNN fee is \$5.59 per sq. ft. or \$1,169.71 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance. Total is \$15.64 per sq. ft. or \$3,366.84 / month.
4690 Munson St. NW, Suites A & D	Available	3,179 SF	NNN	\$11.45 SF/yr	Suites A & D: 3,179 Sq.ft. finished first floor medical office suite includes thirteen (13) offices (one with restroom), waiting/reception area, two (2) ADA restrooms, kitchen, mechanical room and bullpen area. Base rent is \$11.45 per sq.ft. or \$3,033.30 per month. NNN fee is \$5.59 per sq. ft. or \$1,480.88 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance. Total is \$17.04 per sq. ft. or \$4,514.18 / month.

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First Floor

**Spencer Hartung**

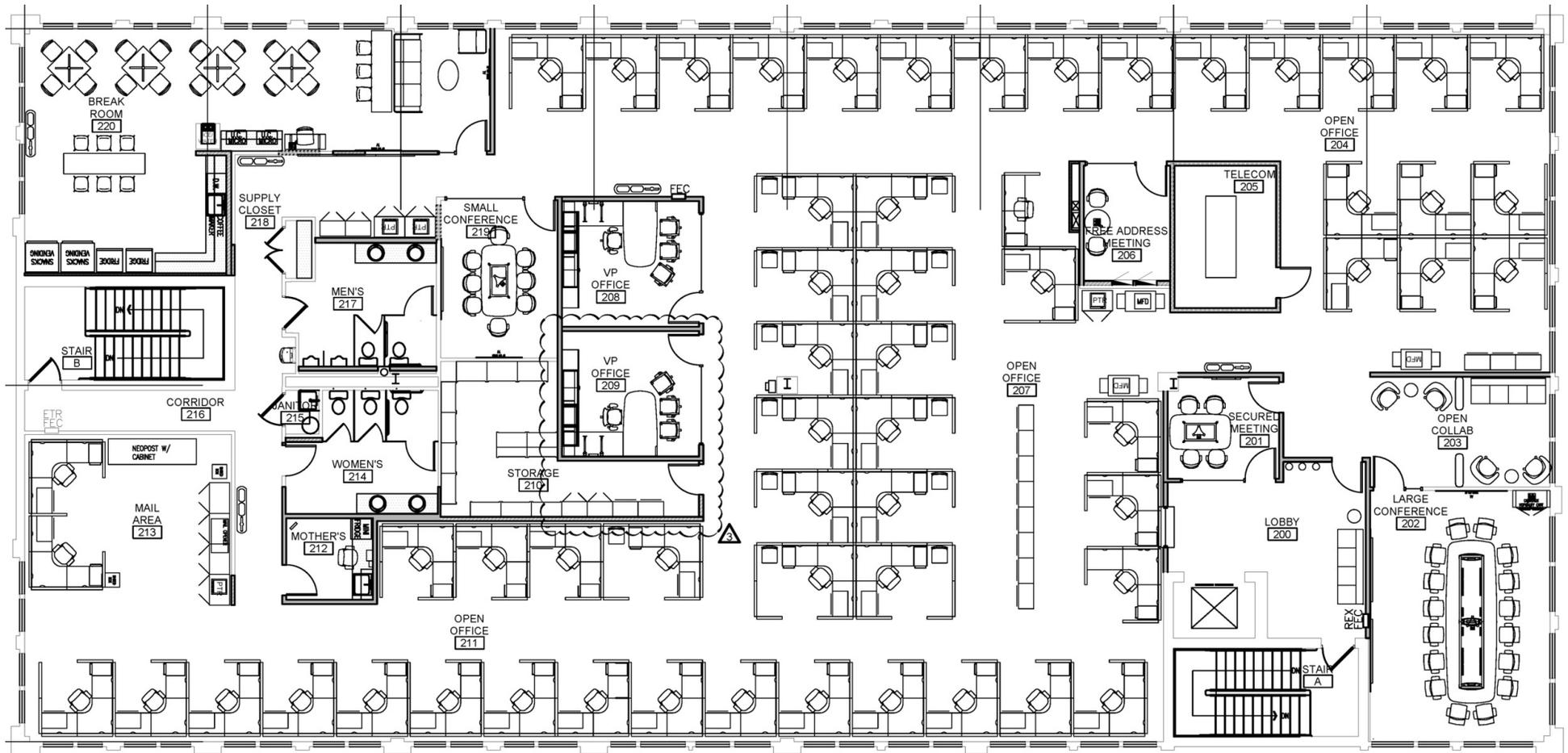
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Second Floor - 100 % Leased to Erie Insurance

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# 4690 MUNSON STREET NW - SUITE C - 2,511 SQ. FT.

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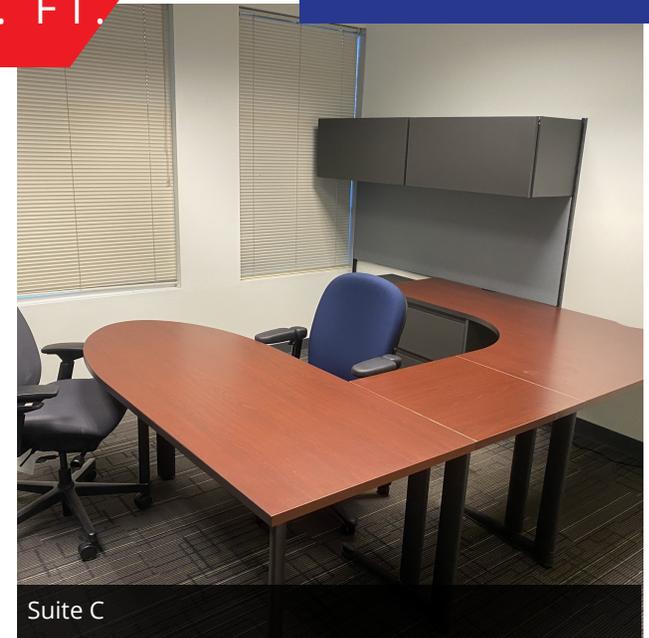
CANTON, OH 44718



Pylon Sign



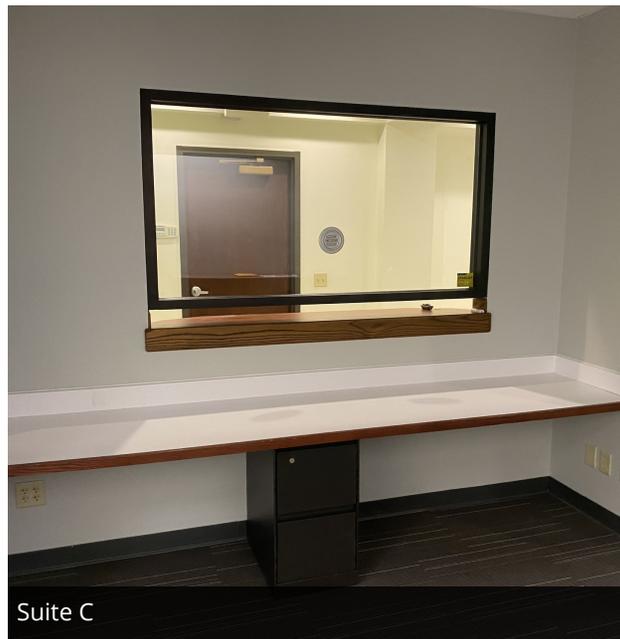
Suite C



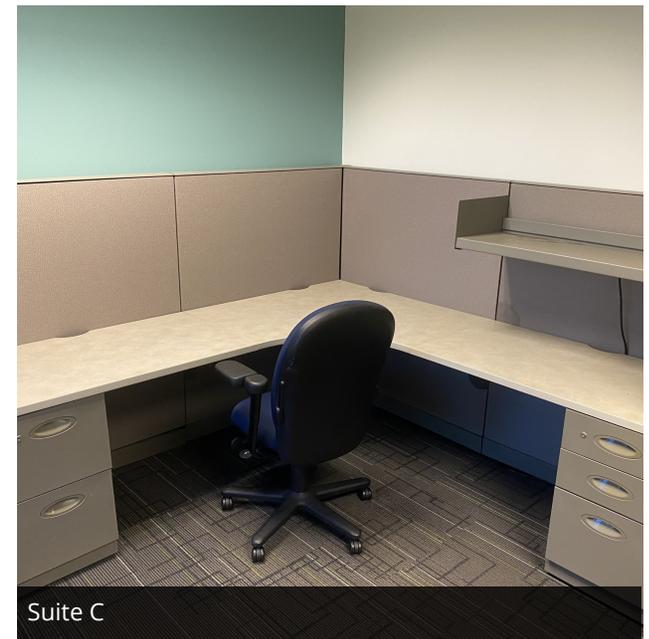
Suite C



Suite C



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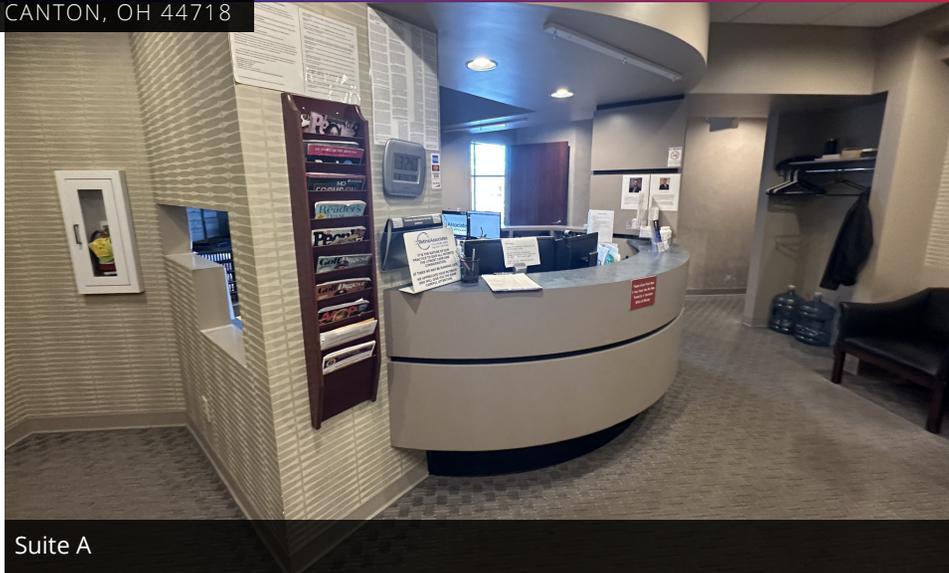


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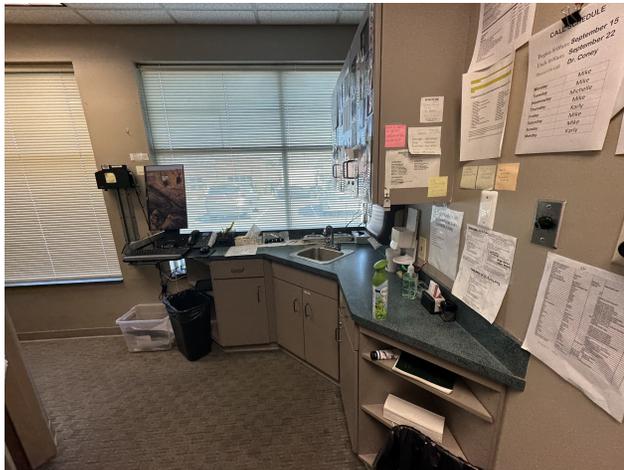
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Suite A



Suite A



Suite A



Suite A



Suite A

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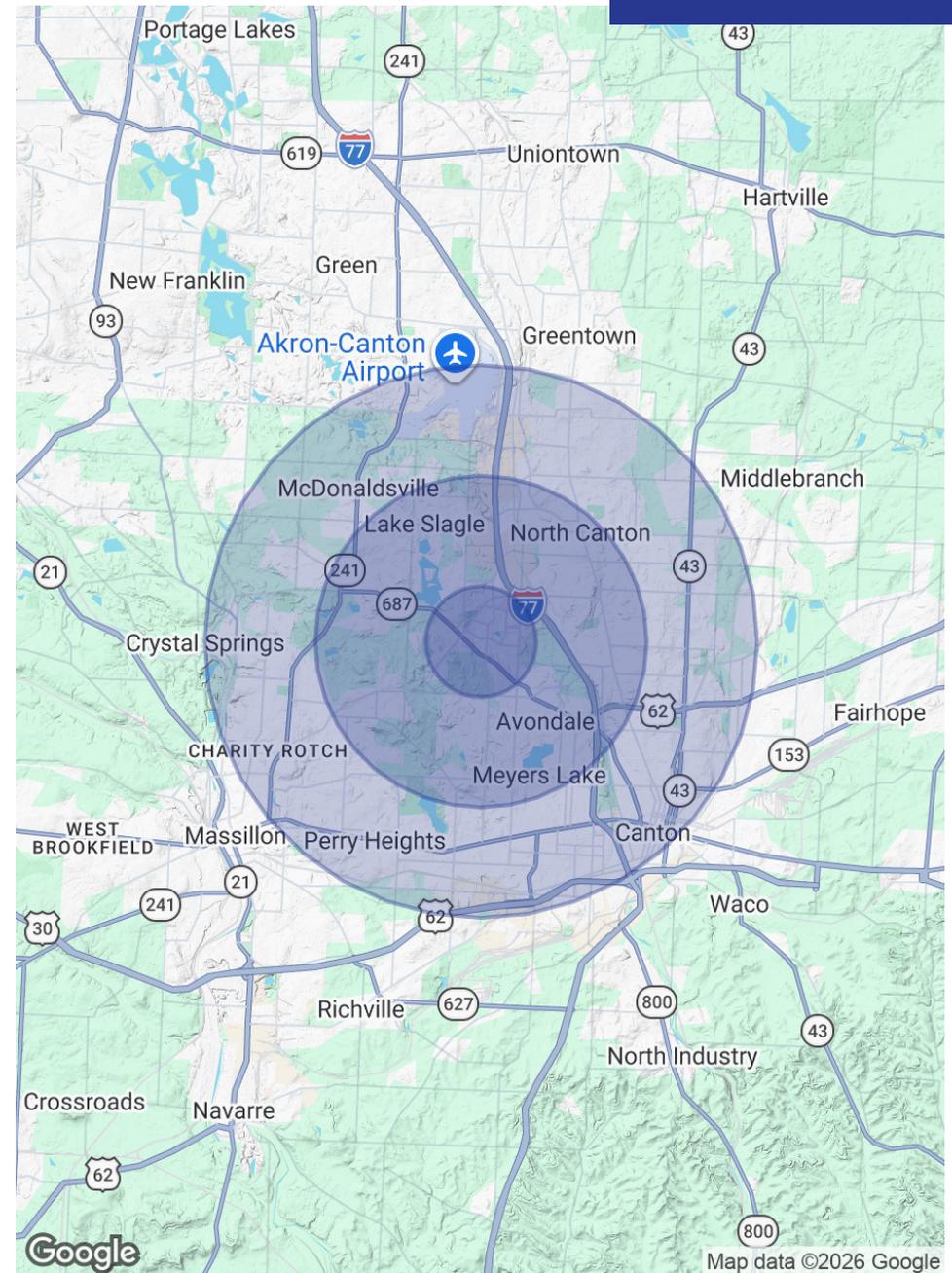
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,730	52,447	163,817
Average Age	47	45	43
Average Age (Male)	45	43	41
Average Age (Female)	49	46	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,908	23,994	71,386
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,964	\$96,990	\$87,770
Average House Value	\$286,474	\$251,555	\$208,873

Demographics data derived from AlphaMap



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