



498 South Ave  
Tallmadge, Ohio 44728

ACRES	0.89
YEAR BUILT	1958
PARCEL	6000704
ZONING	C3
TRAFFIC	12,910 AADT

Floor	SQ FT	SF/RATE	Monthly
1st	1,950	\$12.00	\$1,950.00
2nd	937	\$10.00	\$780.83

**Jared Sanford**  
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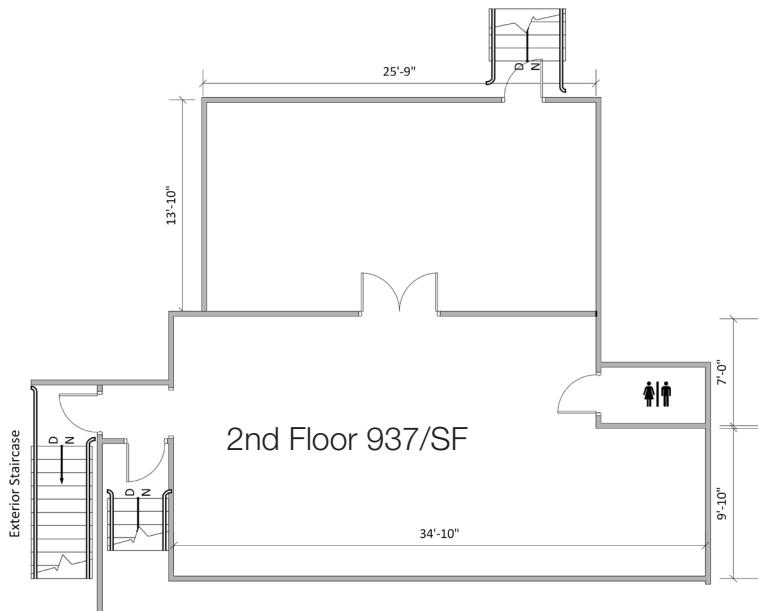
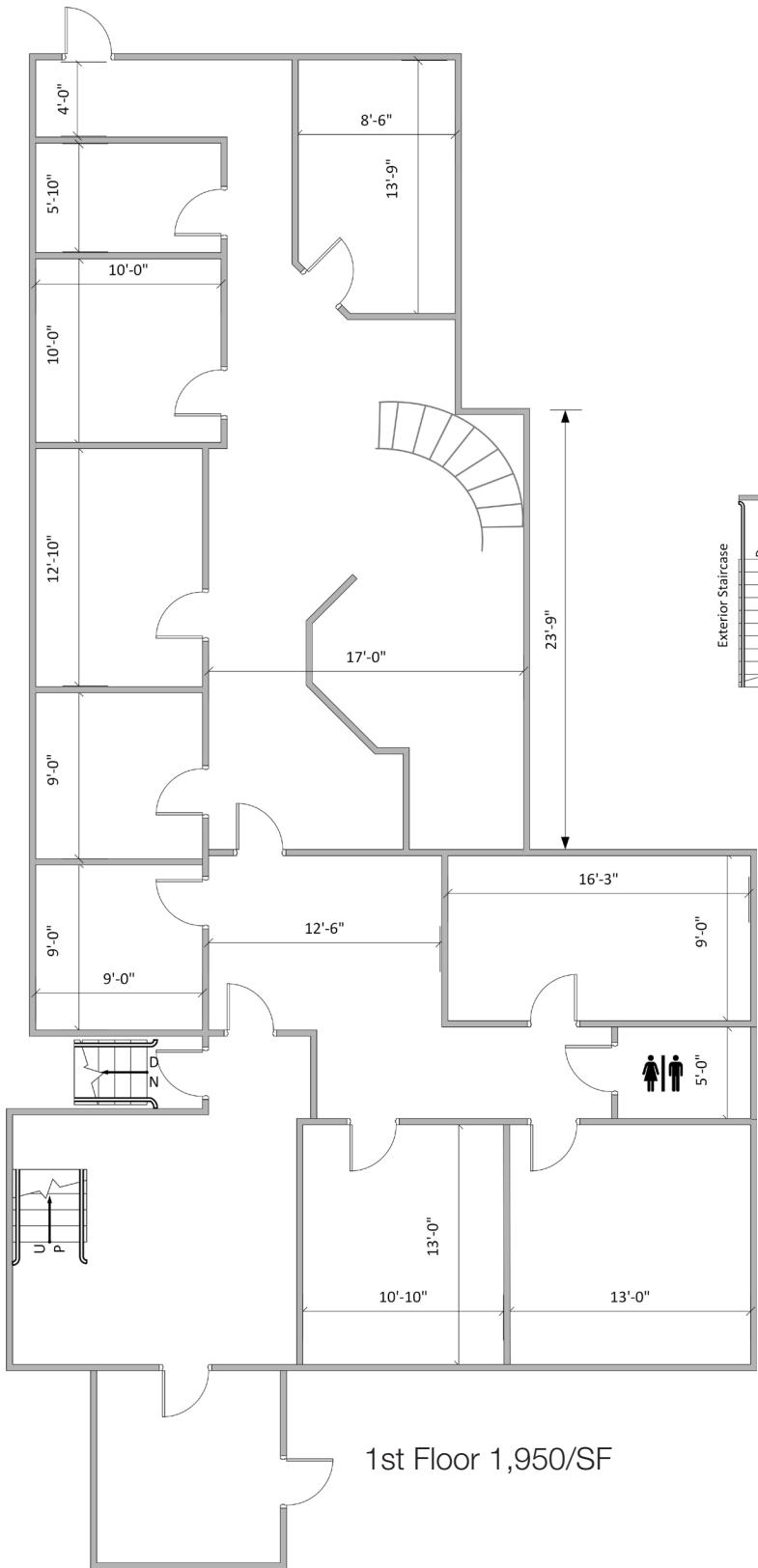
### Property Features

- Highly visible office/retail space in Tallmadge.
- 1st Floor - 1,950/SF Private entrances, reception, 8 private offices, restroom, kitchenette & plenty of storage space.
- 2nd floor space also available.
- Close proximity to Tallmadge Public Square and I-76.

**Sean Sanford**  
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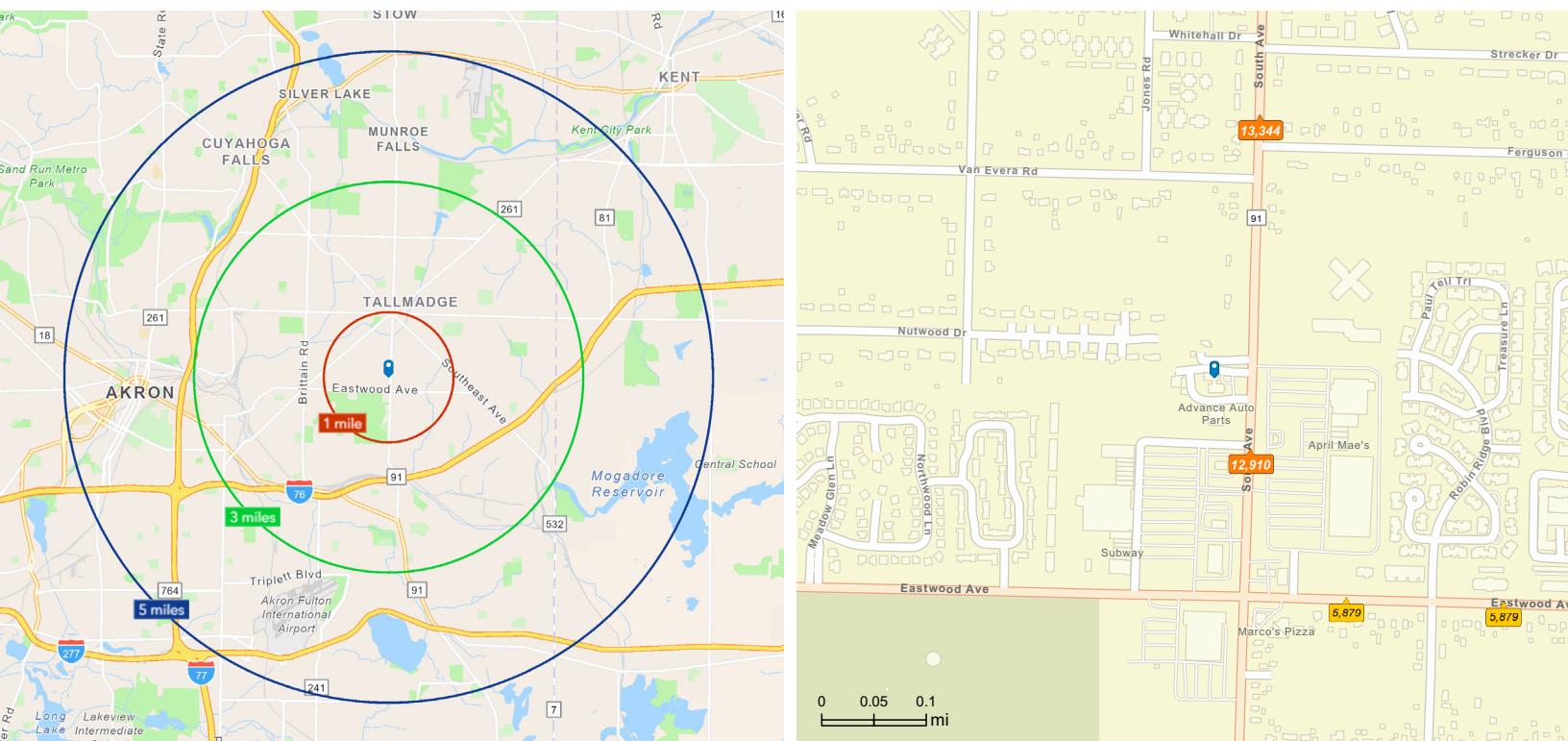
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## 2025 DEMOGRAPHICS SUMMARY

	1 Mile	3 Miles	5 Miles
Population	6,656	64,159	177,763
Households	3,002	28,964	77,963
Families	1,696	15,857	41,966
Average Household Size	2.17	2.20	2.22
Owner Occupied Housing Units	2,092	17,567	44,695
Renter Occupied Housing Units	910	11,397	33,268
Median Age	44.9	41.2	39.2
Median Household Income	\$67,145	\$60,427	\$56,909
Average Household Income	\$83,286	\$75,557	\$75,124



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