



1709 Lincoln Way E  
Massillon, Ohio 44646

|                 |                |
|-----------------|----------------|
| SQ FT AVAILABLE | 6,900          |
| LEASE RATE      | \$7.50/SF      |
| LEASE TYPE      | Modified Gross |
| ACRES           | 0.78           |
| YEAR BUILT      | 1953           |
| OH DOOR         | (1) 12'        |
| CEILING HEIGHT  | 12'            |
| ZONING          | B1             |
| FRONTAGE        | 84'            |
| TRAFFIC COUNT   | 13,691 AADT    |

## Property Features

- Former NAPA Auto Parts store, features 6,900/SF retail storefront and warehouse.
- Prime Lincoln Way frontage with excellent visibility, traffic count, and prominent signage.
- Multiple uses include: contractor supply, equipment rental, ecommerce fulfillment, retail, and more.
- No drains in warehouse, no auto-body or mechanic shops need inquire.

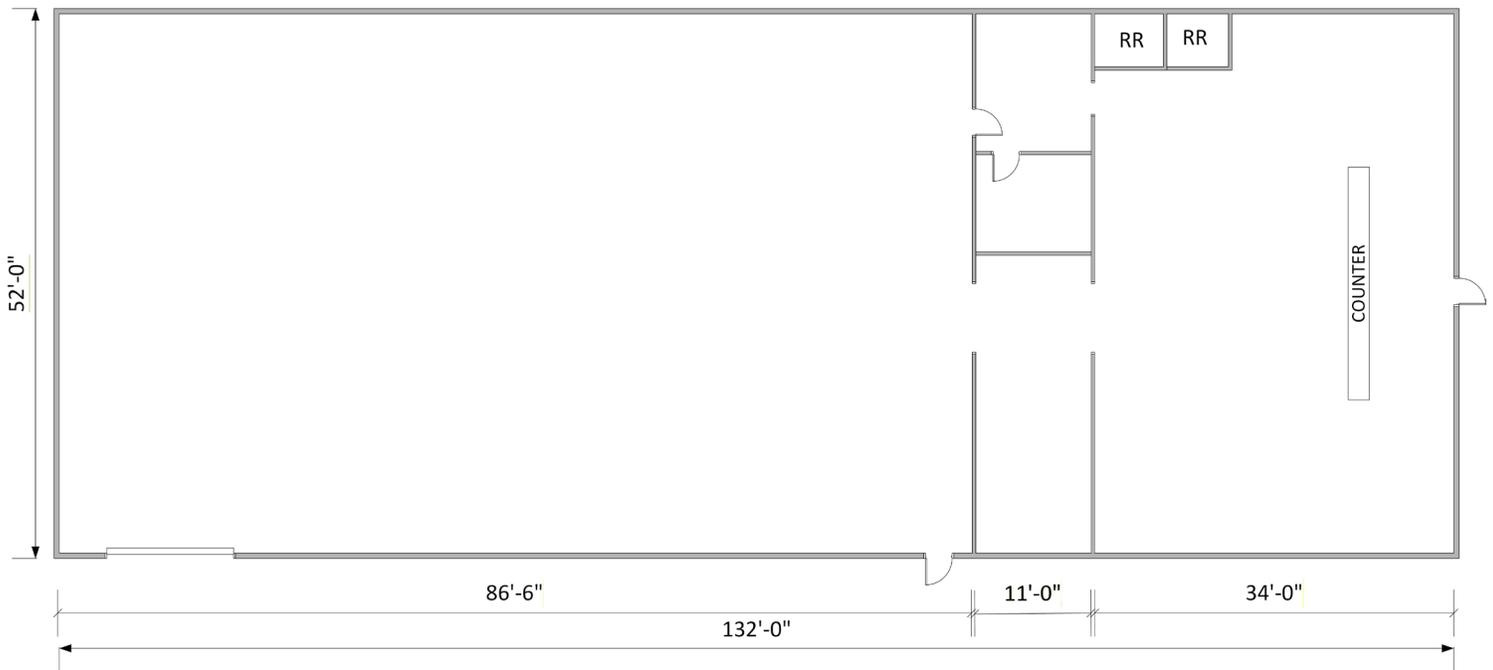
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\*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

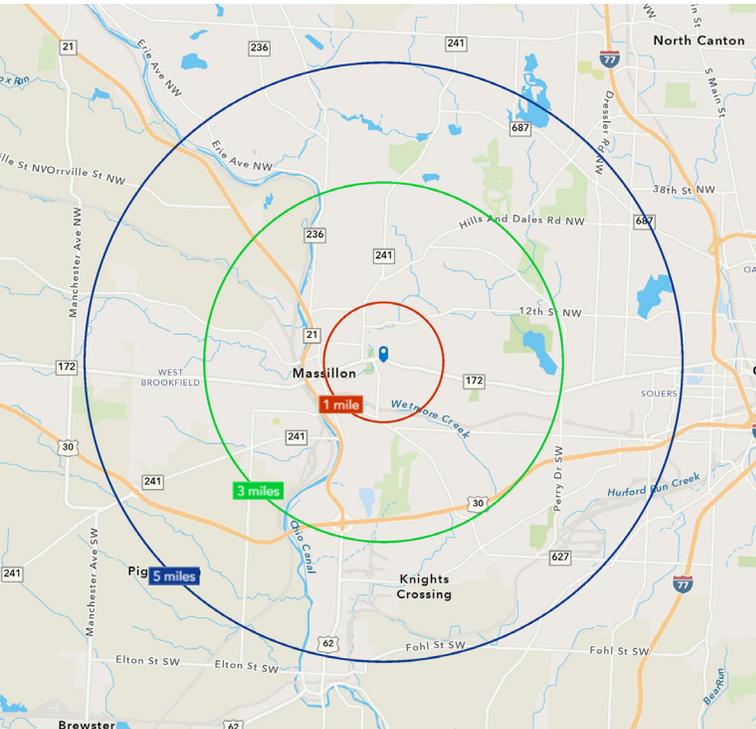
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## Demographics 2025

|                               | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 9,388    | 53,315   | 100,412  |
| Households                    | 4,190    | 23,096   | 43,794   |
| Families                      | 2,229    | 13,652   | 26,018   |
| Average Household Size        | 2.21     | 2.27     | 2.26     |
| Owner Occupied Housing Units  | 2,484    | 15,214   | 30,184   |
| Renter Occupied Housing Units | 1,706    | 7,882    | 13,610   |
| Median Age                    | 41.9     | 42.8     | 43.9     |
| Median Household Income       | \$54,361 | \$62,905 | \$64,357 |
| Average Household Income      | \$65,647 | \$80,129 | \$85,131 |



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