

FOR SALE
/ LEASE

JAMES FILLMORE COMPLEX FOR SALE

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



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. NNN fee is \$1.21 / SF for the 2025 calendar year. 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:	\$4,150,000
Lot Size:	9 Acres
Building Size:	112,586 SF

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663



FOR SALE / LEASE



Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.



JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE

POPULATION

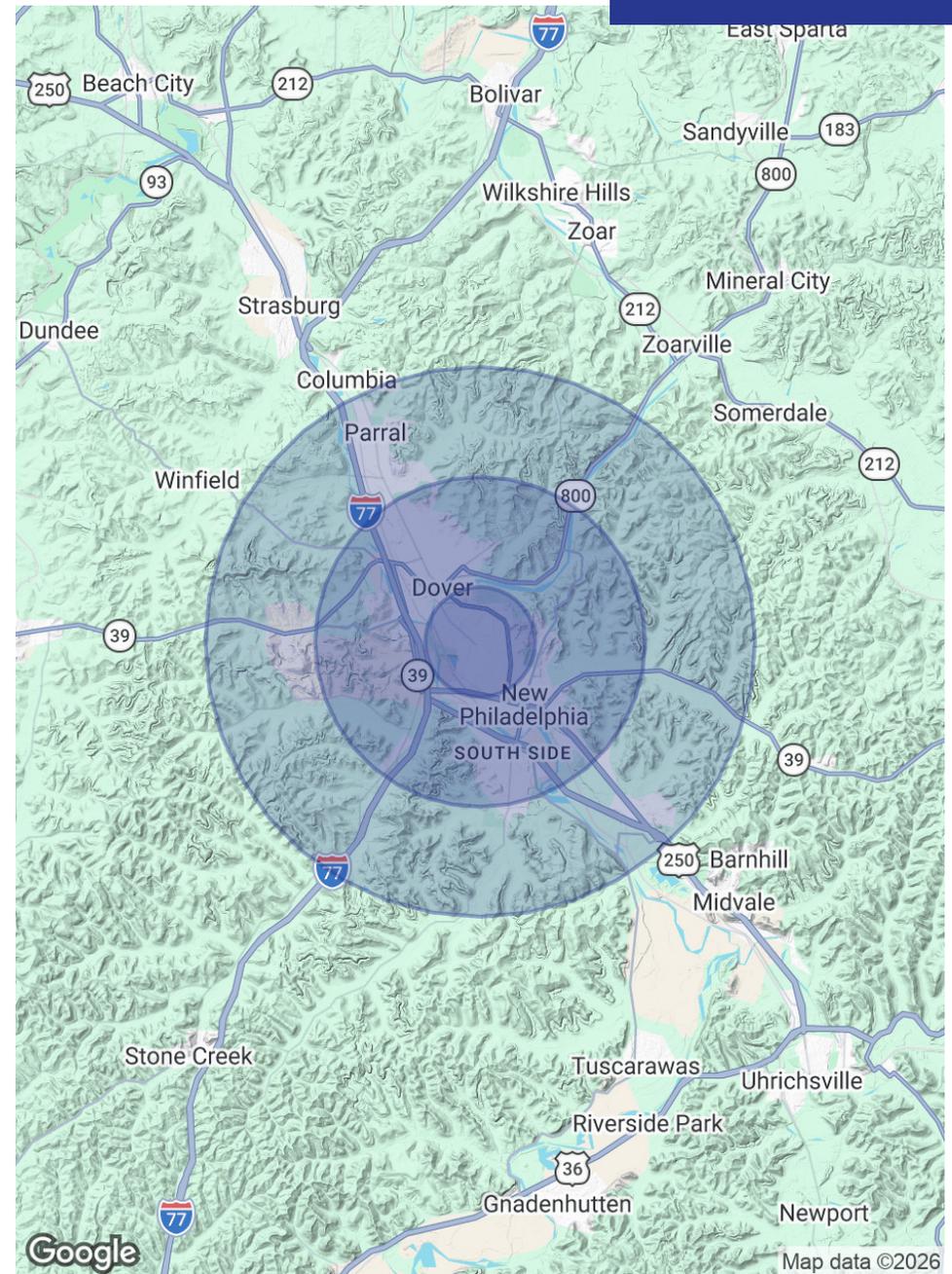
	1 MILE	3 MILES	5 MILES
Total Population	8,265	30,803	37,738
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

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

Demographics data derived from AlphaMap



Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.