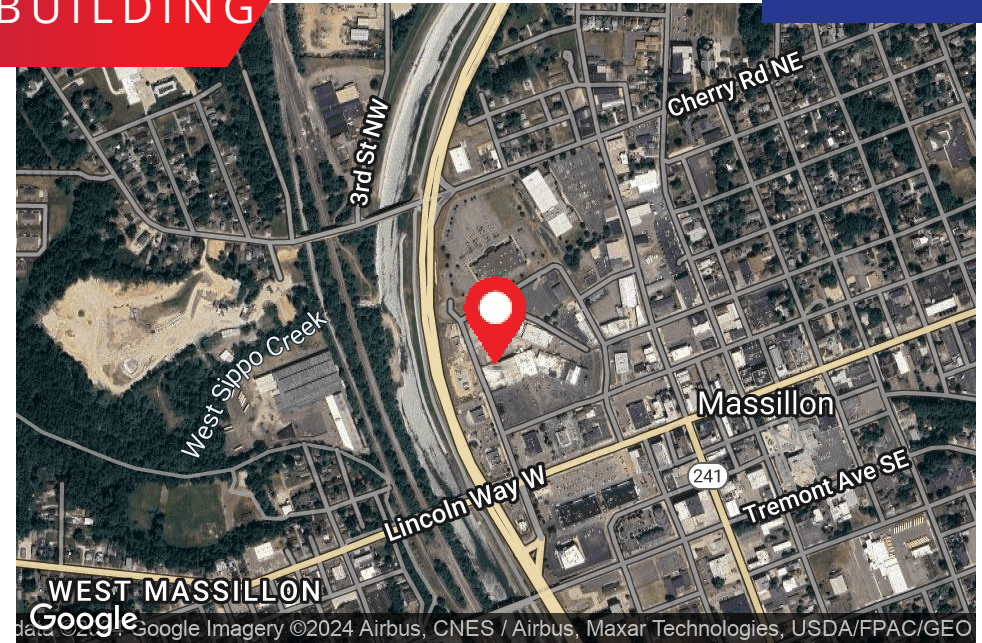
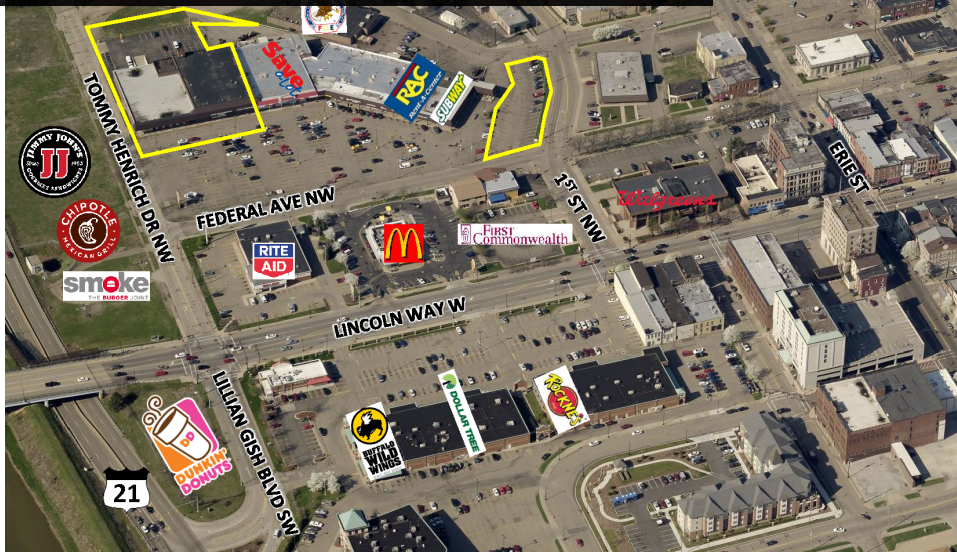


# 30,000 SQ.FT. OFFICE/WAREHOUSE BUILDING

280 FEDERAL AVENUE NORTHWEST, MASSILLON, OH 44647



## PROPERTY DESCRIPTION

Distribution Center with office and/or retail space in the heart of downtown Massillon for lease. Unbeatable access to Route 21 and Lincoln Way. Provides easy access to the greater Stark County area. Finished second floor space as well as lower level storage space is available to accommodate additional need.

### SPACES

8,854 Sq.Ft. Available

### LEASE RATE

\$2.95 SF/yr

### SPACE SIZE

8,854 SF

## OFFERING SUMMARY

Lease Rate:	\$2.95 SF/yr (NNN)
Available SF:	8,854 SF
Lot Size:	1.9 Acres
Building Size:	30,000 SF
NOI:	\$117,408.00
Cap Rate:	8.39%

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,159	4,872
Total Population	710	2,401	9,977
Average HH Income	\$53,383	\$45,827	\$46,339

### Saylor Putman

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

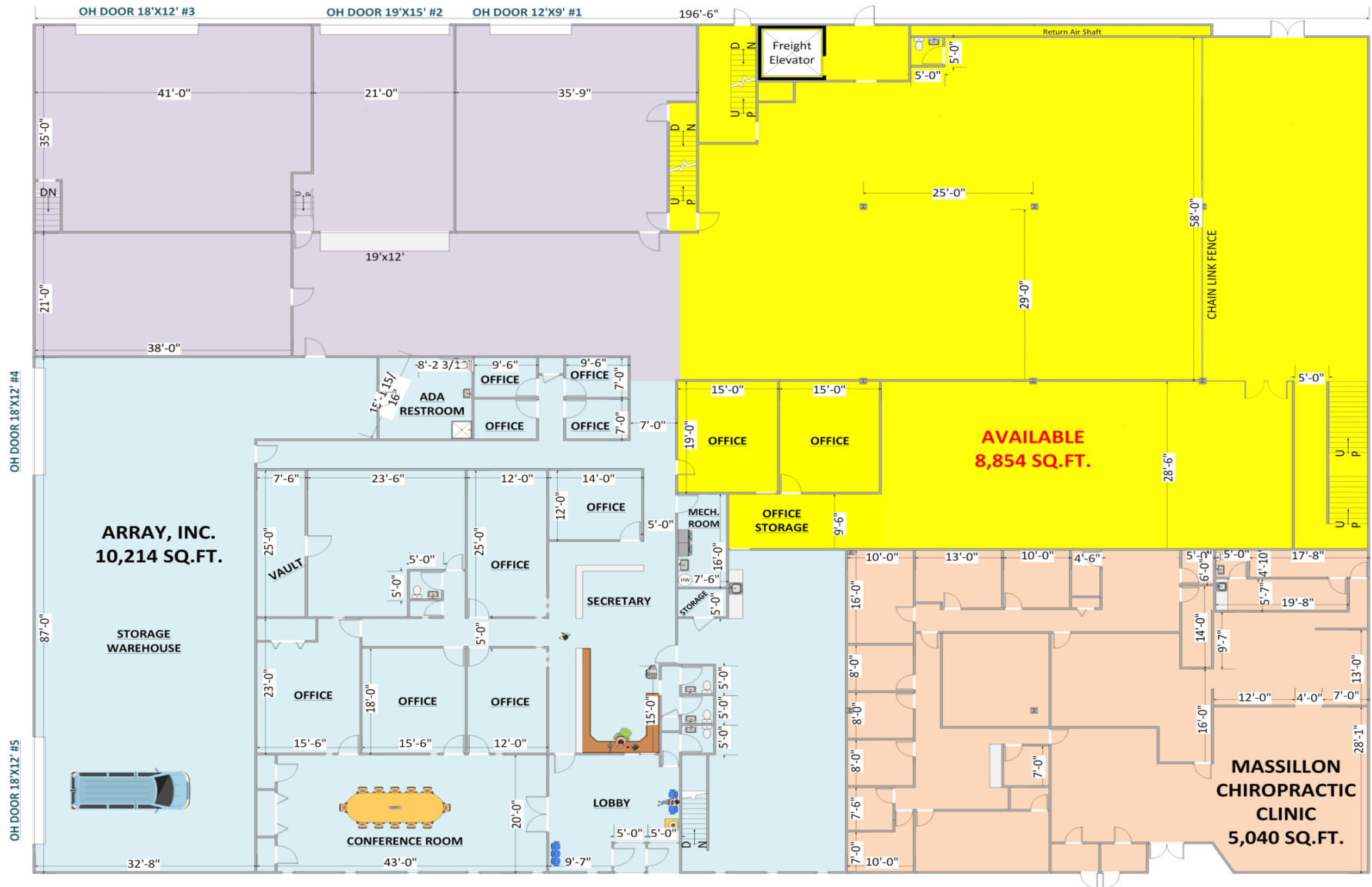


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4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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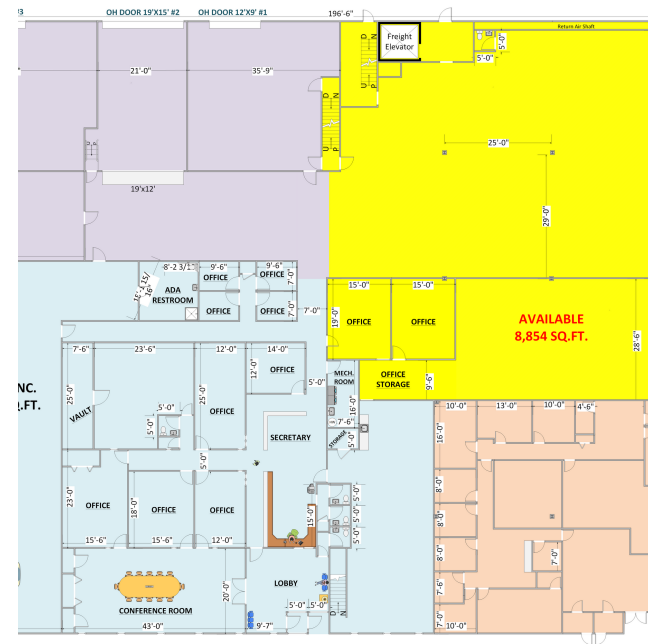
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## POPULATION

0.25 MILES 0.5 MILES 1 MILE

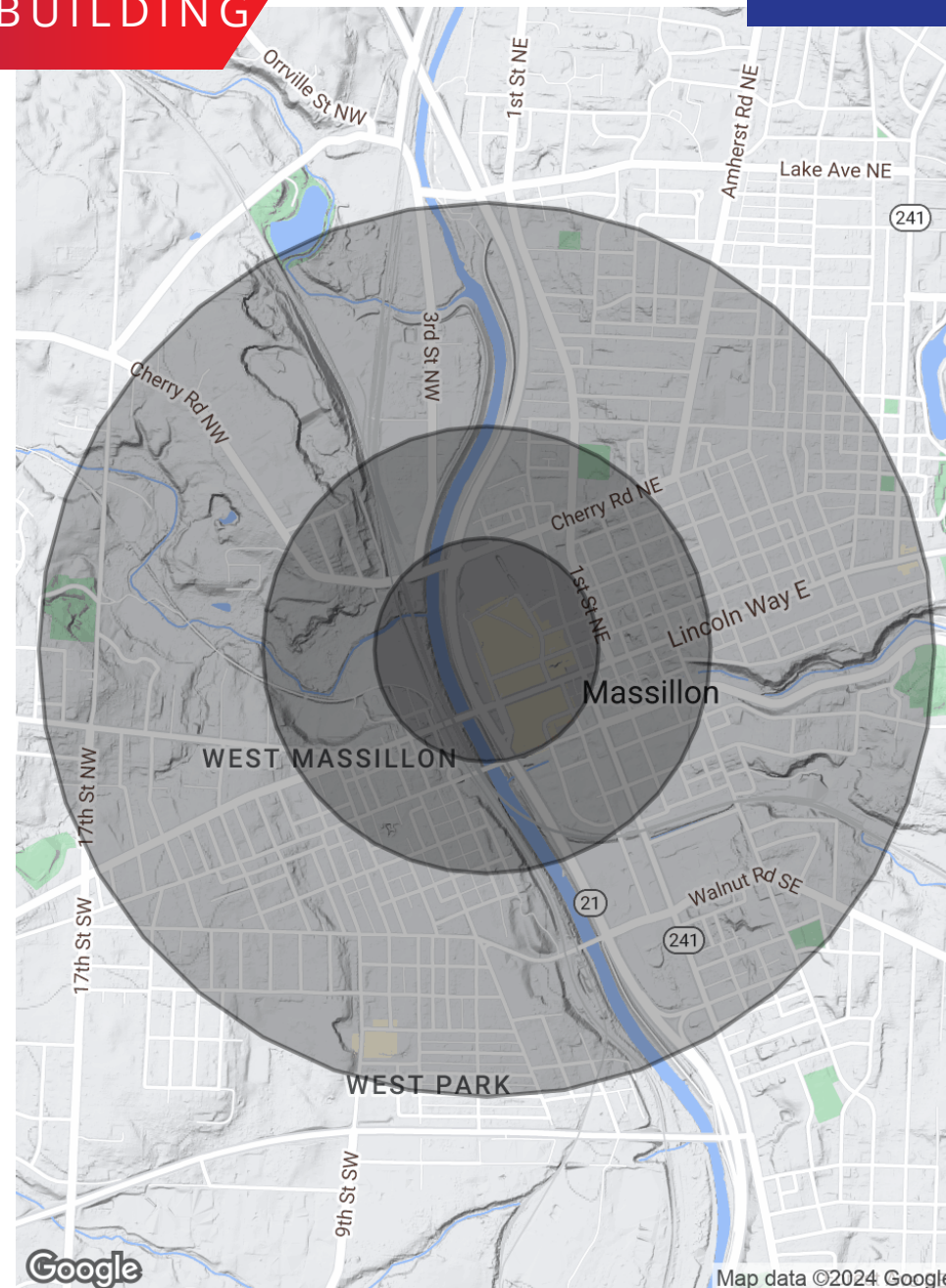
Total Population	710	2,401	9,977
Average Age	35.2	36.1	38.0
Average Age (Male)	34.0	34.4	36.4
Average Age (Female)	36.6	37.9	39.9

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

Total Households	317	1,159	4,872
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$53,383	\$45,827	\$46,339
Average House Value	\$78,796	\$78,550	\$80,666

2020 American Community Survey (ACS)



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