



3154 Lincoln Way NW Massillon, Ohio 44647

TOTAL SQ FT	3,770
SALE PRICE	\$300,000.00
YEAR BUILT	1969
PARCEL	602639, 608283
LAND	0.36/ACRES
ZONING	B1
FRONTAGE/DEPTH	88' / 195'
TRAFFIC COUNT	7,100 AADT

Property Features

- Fully leased plaza on the corner of 32nd Street and Lincoln Way NW
- 10% CAP rate
- Adjacent 4,308/SF vacant building on 0.48/acre available for \$175,000.00

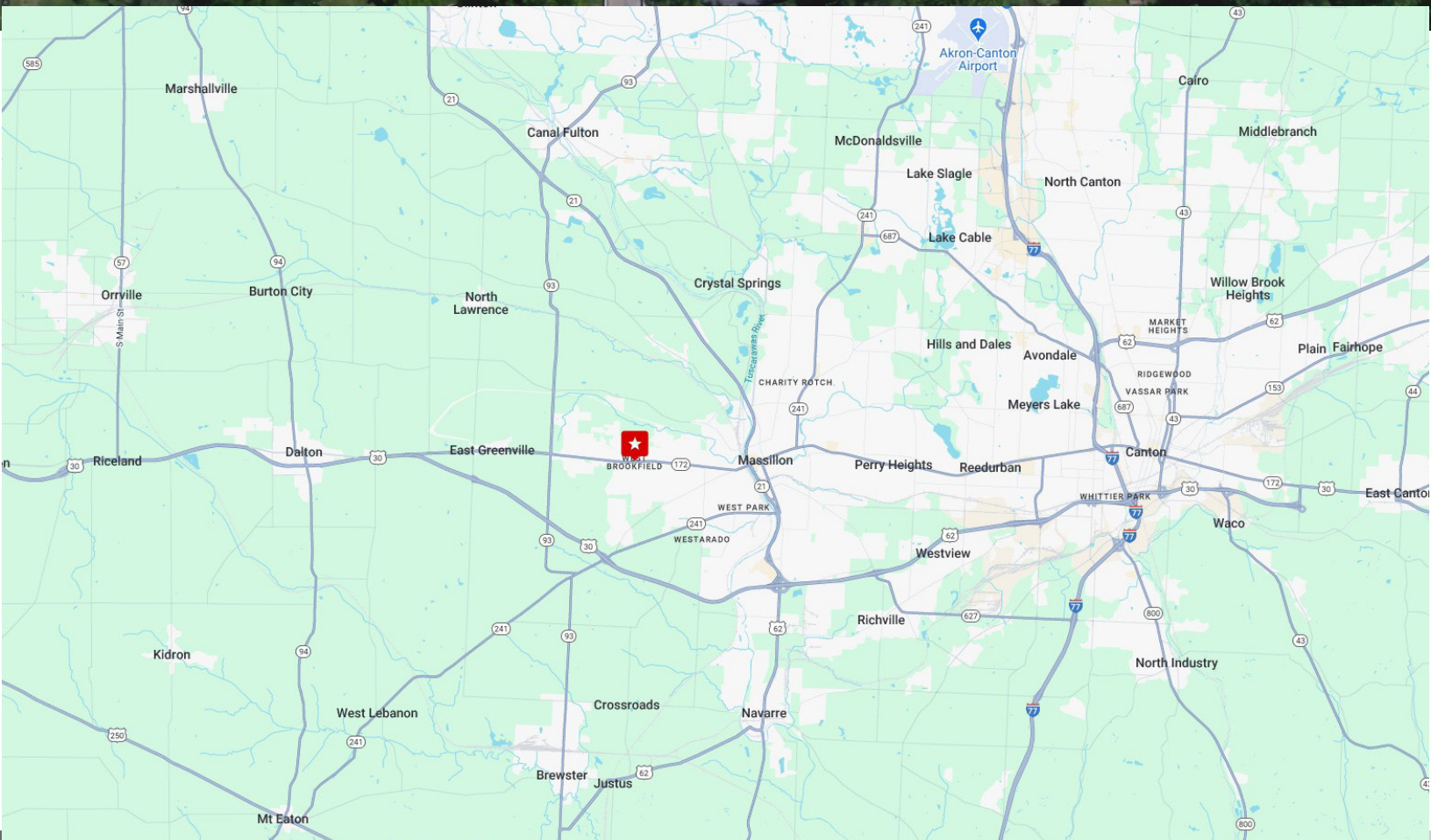
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MAPS



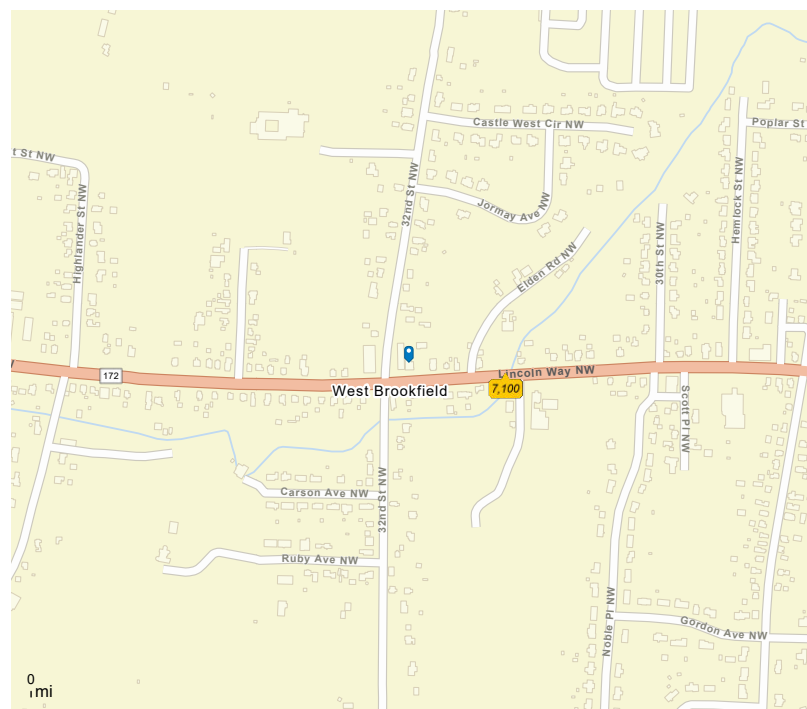
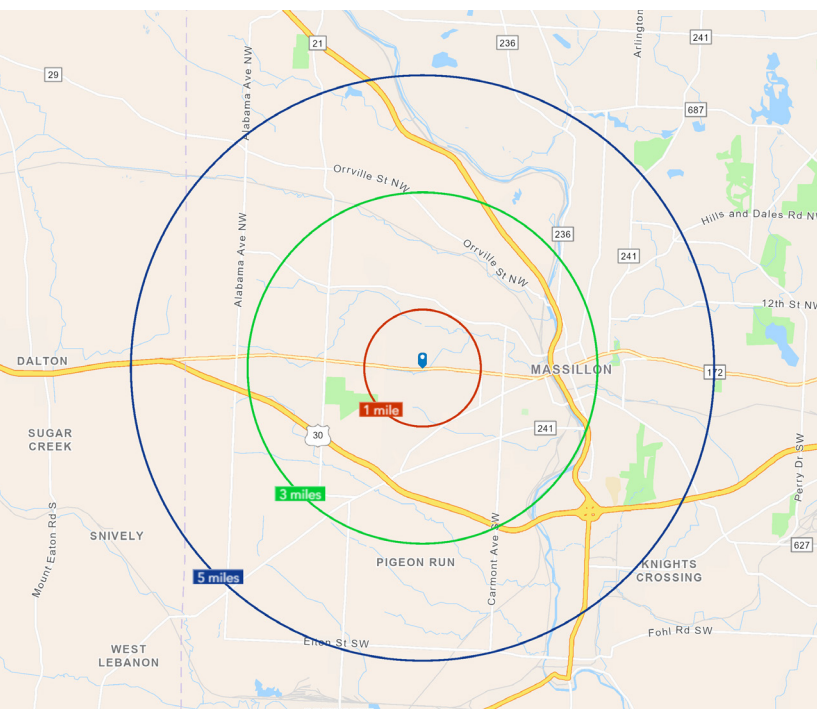
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8234 Pittsburg Ave NW
North Canton, Ohio 44720
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DEMOGRAPHICS

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	4,047	23,441	55,256
Households	1,765	10,033	23,534
Families	1,150	6,202	14,928
Average Household Size	2.29	2.32	2.31
Owner Occupied Housing Units	1,462	6,791	16,158
Renter Occupied Housing Units	303	3,242	7,376
Median Age	47.2	43.3	43.6
Median Household Income	\$66,311	\$53,611	\$58,407
Average Household Income	\$86,572	\$71,567	\$81,613



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