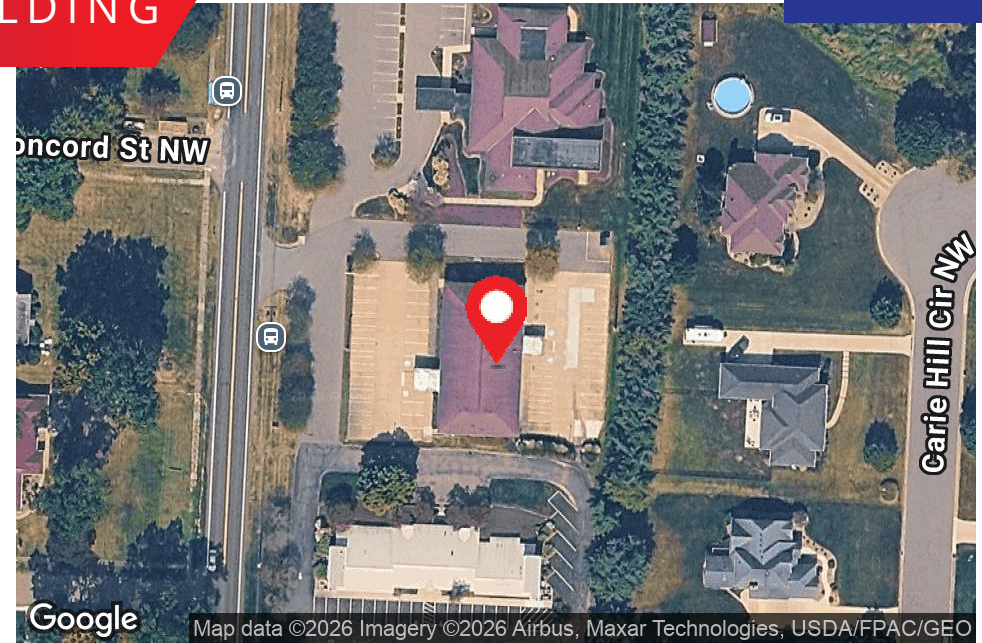


10,816 SQ.FT. OFFICE/MEDICAL BUILDING

FOR SALE

2520 WALES AVENUE NORTHWEST, MASSILLON, OH 44646



PROPERTY DESCRIPTION

Two-story brick medical office in Jackson Township (no personal or corporate income tax). Broker Interest.

LOCATION DESCRIPTION

State Route 21 to OH-236/Lake Ave NW, turn east onto Lake Ave NW, turn north onto Wales Ave NW. Go past Hills & Dales traffic light. Property is located on the right. From I-77, exit Fulton Rd, Exit #107, go west, go south 1 1/2 miles, turns into Hills & Dales, Hills & Dales dead ends into Wales, turn right, property on right.

Zoned Jackson Township B-1 Suburban Office and Limited Business District - professional offices, non-profit organizations, and limited business service activities.

OFFERING SUMMARY

Sale Price:	\$1,240,000
Number of Units:	3
Lot Size:	0.95 Acres
Building Size:	10,816 SF
NOI:	\$106,436.00
Cap Rate:	8.58%

Spencer Hartung

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

Saylor Putman

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

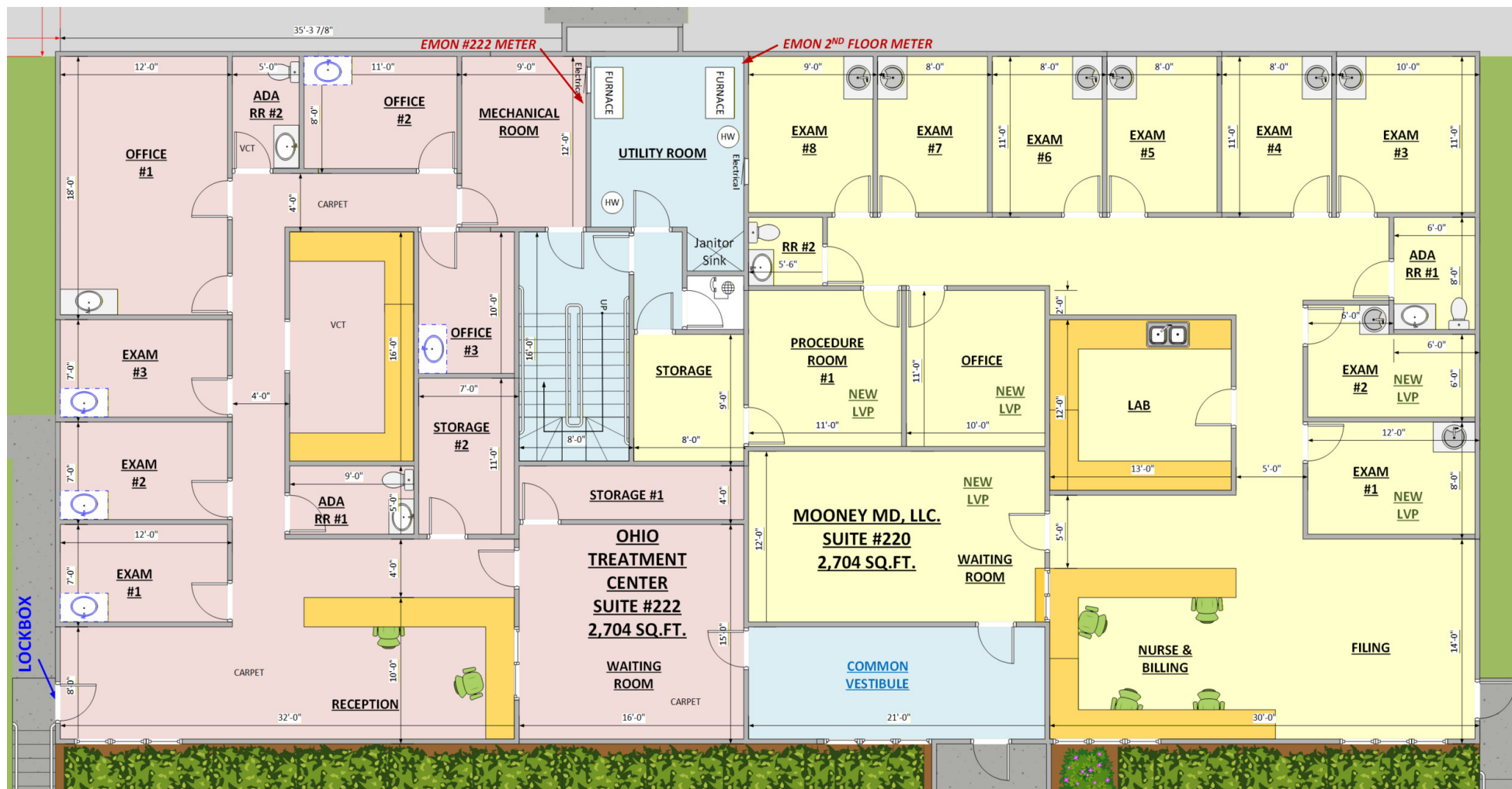


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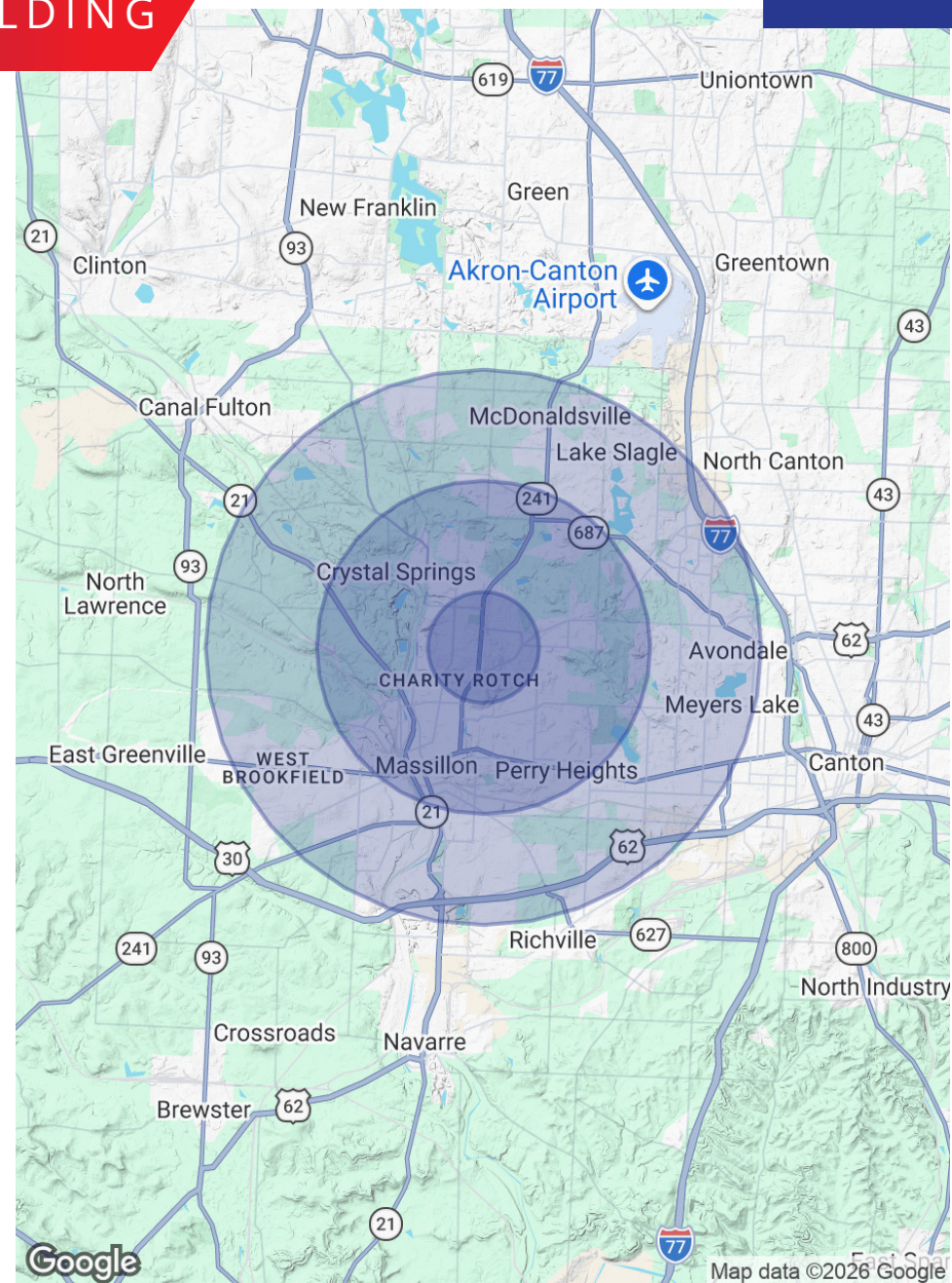
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,859	49,871	109,130
Average Age	46.7	43.0	43.6
Average Age (Male)	42.0	40.3	41.8
Average Age (Female)	53.4	45.8	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,084	21,123	46,162
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$89,751	\$92,607	\$93,643
Average House Value	\$206,359	\$218,157	\$217,283

2023 American Community Survey (ACS)



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