

# 725 MAIN AVE W - 5,500 SQ.FT. RETAIL BLDG

725 MAIN AVE W, MASSILLON, OH 44647



## PROPERTY DESCRIPTION

Former home of Midwest Family of Companies, a social services organization.

Free standing 5,500 sq.ft. brick commercial building for lease. The wide open, building measures 50'x110'. Plenty of asphalt parking in front. West of Route 21, neighbor of Dairy Queen.

Inside features 9' ceiling height, two (2) ADA restrooms, several offices, lots of glass facing Main Ave, commercial carpeting, a kitchenette area with sink & dishwasher, central air conditioning & gas heat plus storage and a utility room.

For lease at \$9.00 per sq.ft. NN. NN fee reimburses ownership for real estate taxes and property insurance. NN fee estimated at \$1.13 / SF / YR or \$517.92 / month. Base rent is \$4,125 per month. Total monthly rent is \$4,642.92 + utilities.

## LOCATION DESCRIPTION

From Route 21, exit Lillian Gish Blvd SW, left onto OH-172/Lincoln Way W, keep left to get onto Main Ave W. Cross over the Erie Canal & railroad bridge. Property is on the left just past Dairy Queen.

Zoned B-1 Local Business District ideal for retail, personal service, insurance/finance, general offices, medical professional service offices, etc.

## OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NN)
Number of Units:	1
Available SF:	5,500 SF
Lot Size:	0.48 Acres
Building Size:	5,500 SF

### Wick Hartung

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### Spencer Hartung

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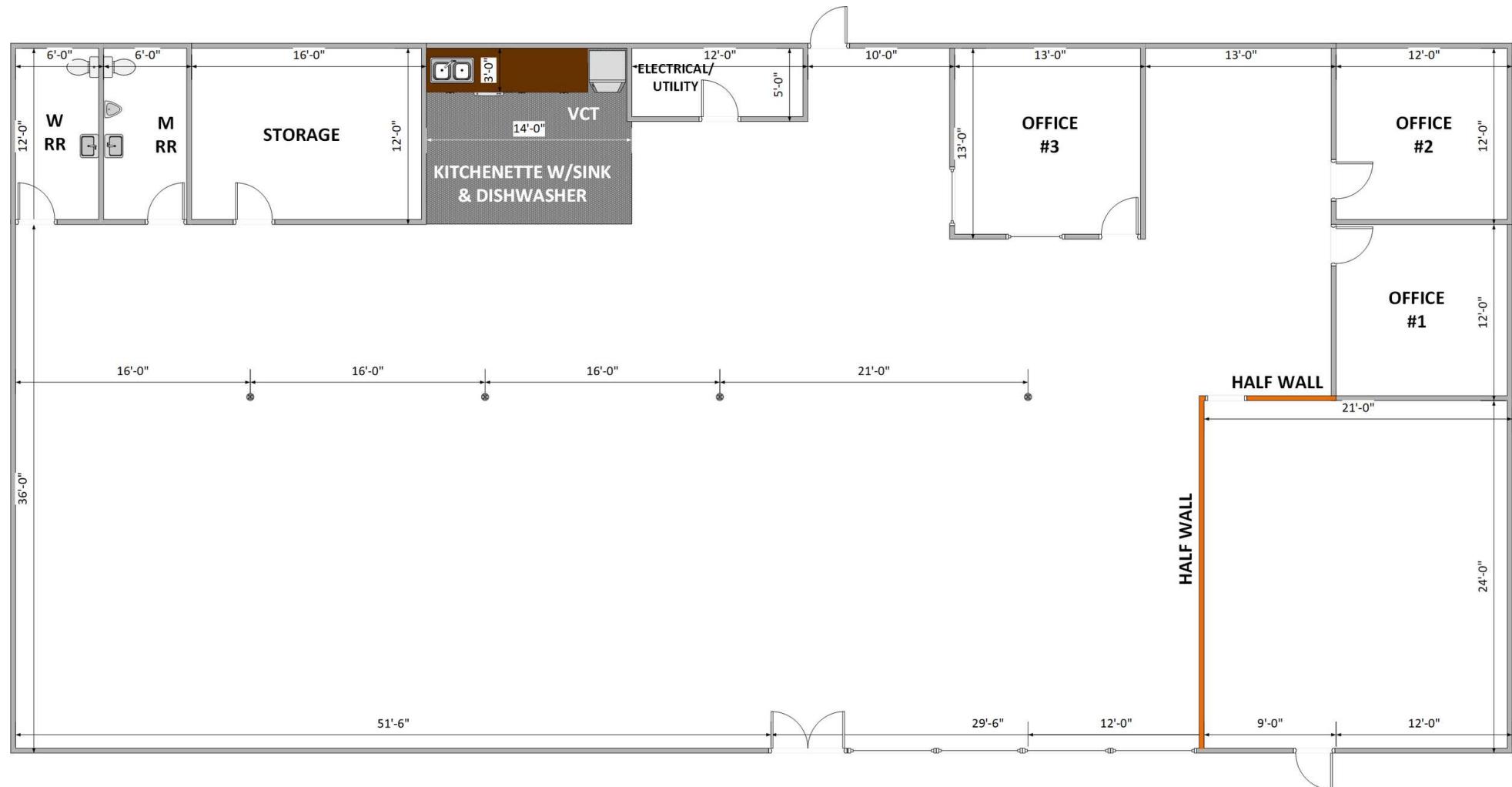
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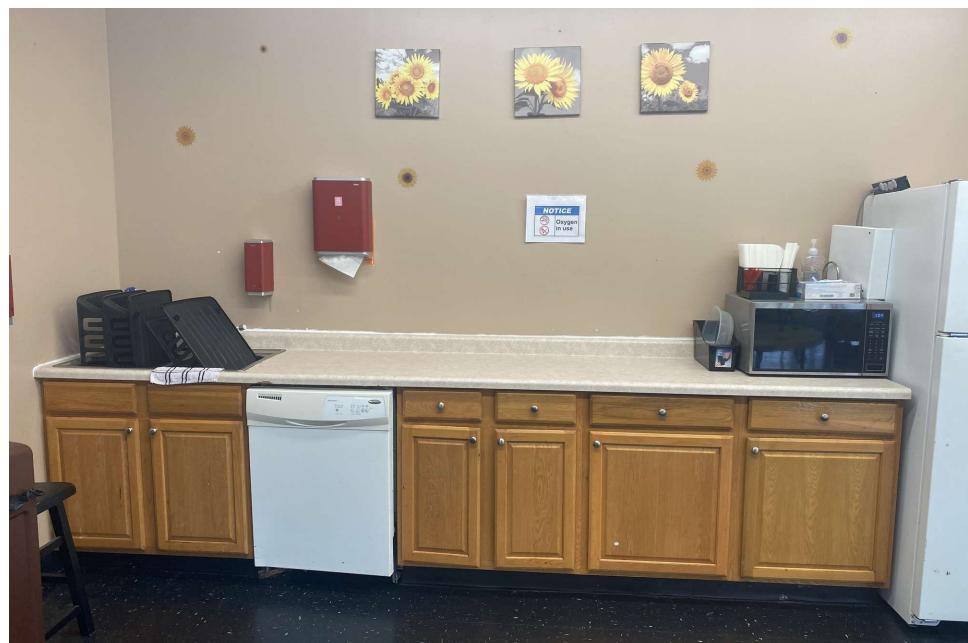
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## POPULATION

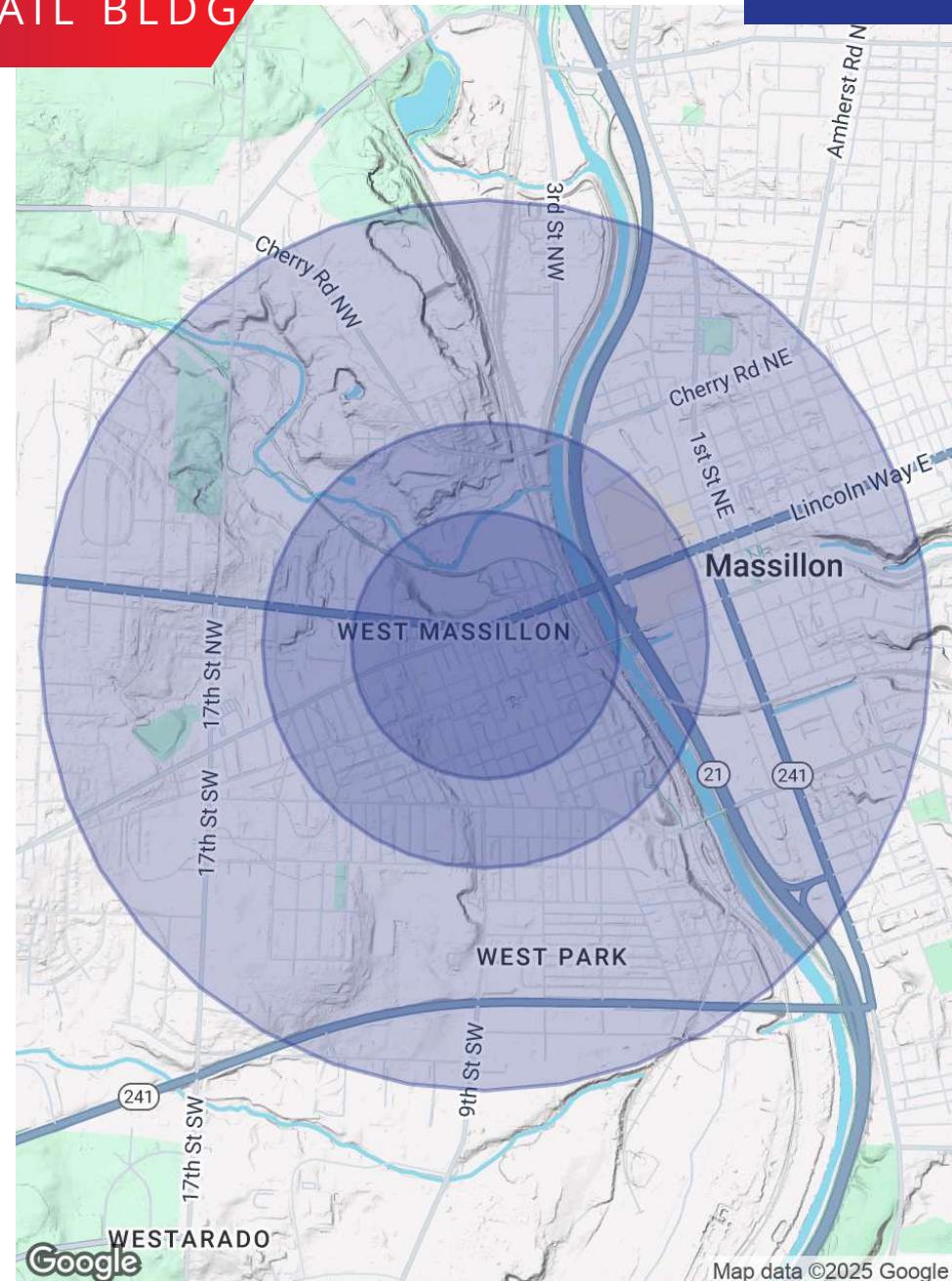
0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Population	865	2,841	8,482
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS &amp; INCOME 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	355	1,175	3,644
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$59,544	\$60,821	\$62,867
Average House Value	\$95,162	\$103,251	\$113,080

Demographics data derived from AlphaMap



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