



8648 Waynesburg Drive SE
Waynesburg, Ohio 44688

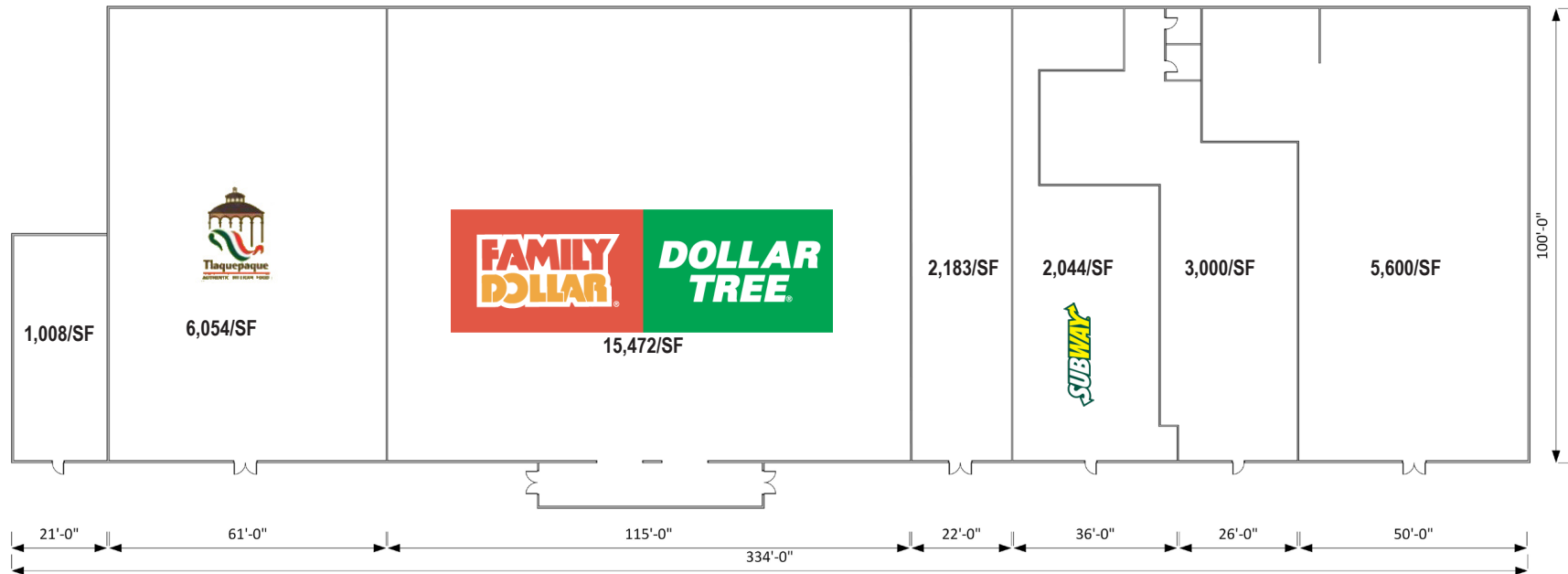
SQ FT AVAILABLE	2,044 - 8,600/SF
LEASE RATE	\$12.00-\$18.00/SF
LEASE TYPE	NNN (\$2.25/SF)
ACRES	8.48
YEAR BUILT	1983 & 1999
TRAFFIC COUNT	15,682 AADT
FRONTAGE	240' Waynesburg Dr 850' Minerva Rd

- Located at busy signalized intersection.
- Site is not zoned
- Less than 20 minutes from Canton.
- Under new ownership.
- Renovations to start Spring 2022
- New Dunkin Donut under construction on outlot.

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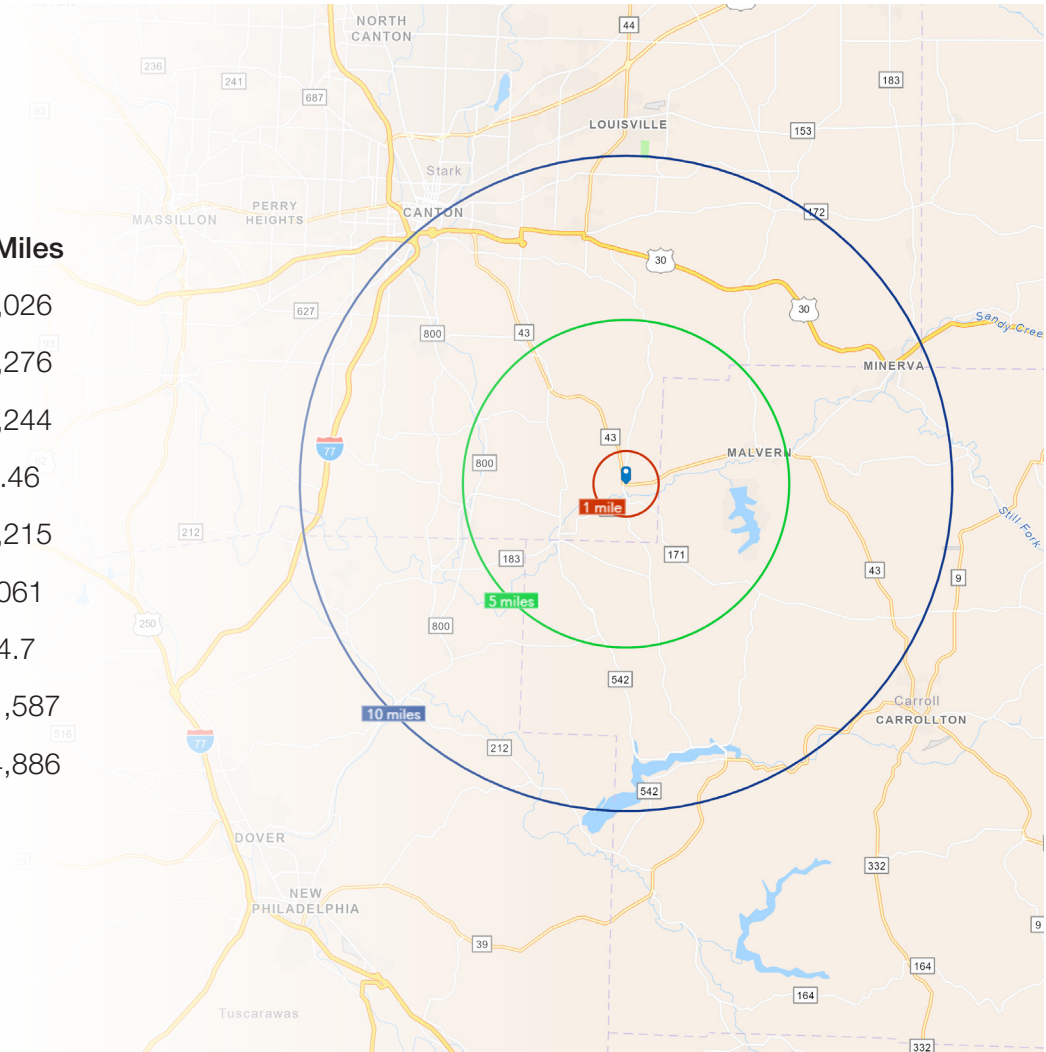
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Demographics

	1 Mile	5 Miles	10 Miles
Population	1,756	10,712	55,026
Households	714	4,339	22,276
Families	498	3,043	15,244
Average Household Size	2.46	2.47	2.46
Owner Occupied Housing Units	487	3,345	16,215
Renter Occupied Housing Units	227	995	6,061
Median Age	42.8	45.9	44.7
Median Household Income	\$54,382	\$54,782	\$51,587
Average Household Income	\$65,186	\$73,732	\$64,886





Traffic Count Map - Close Up

8648 Waynesburg Dr SE, Waynesburg, Ohio, 44688
Rings: 1, 3, 5 mile radii

Prepared by NAI Spring Commercial Realty
Latitude: 40.67654
Longitude: -81.25933

