



2040 Wales Ave NW

Massillon, Ohio 44646

SALE PRICE	\$3,500,000
* TOTAL SQ FT	92,516
YEAR BUILT	1969-2014
ZONING	B-3
BUILDINGS	3
CONSTRUCTION	Brick/Stucco
CLEAR HEIGHT	Varies
ACRES	8.43
TRAFFIC COUNT	15,100 (AADT)
OCCUPANCY	71.67%
NOI	\$334,555
CAP RATE	9.56%

* Includes two outlet buildings and 2nd floor office.

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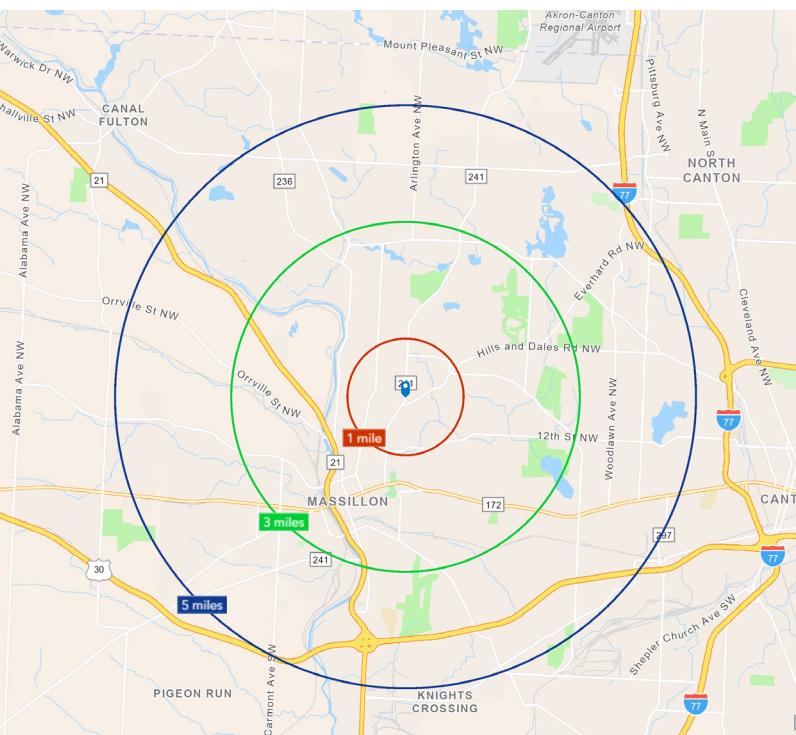
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DEMOGRAPHICS 2025 SUMMARY

	1 Mile	3 Mile	5 Mile
Population	8,768	51,158	107,078
Households	4,178	22,073	46,569
Families	2,368	13,211	28,201
Average Household Size	2.06	2.29	2.27
Owner Occupied Housing Units	2,497	14,670	32,782
Renter Occupied Housing Units	1,681	7,403	13,787
Median Age	43.6	43.1	44.3
Median Household Income	\$62,594	\$64,553	\$67,555
Average Household Income	\$83,996	\$85,347	\$90,682

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