



## 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 outlot buildings and 2nd floor office.

### Property Features

- This neighborhood center is well located in a prime retail corridor between Jackson Township and Massillon on SR 241.
- Positioned on an 8-acre parcel with ample parking spaces, and ingress and egress from both Wales Ave and Hills and Dales Rd to the east.
- Located in a solid trade area with strong demographics and household income levels, directly across the street from Aultman West.
- Several vacant suites provide immediate value add potential.

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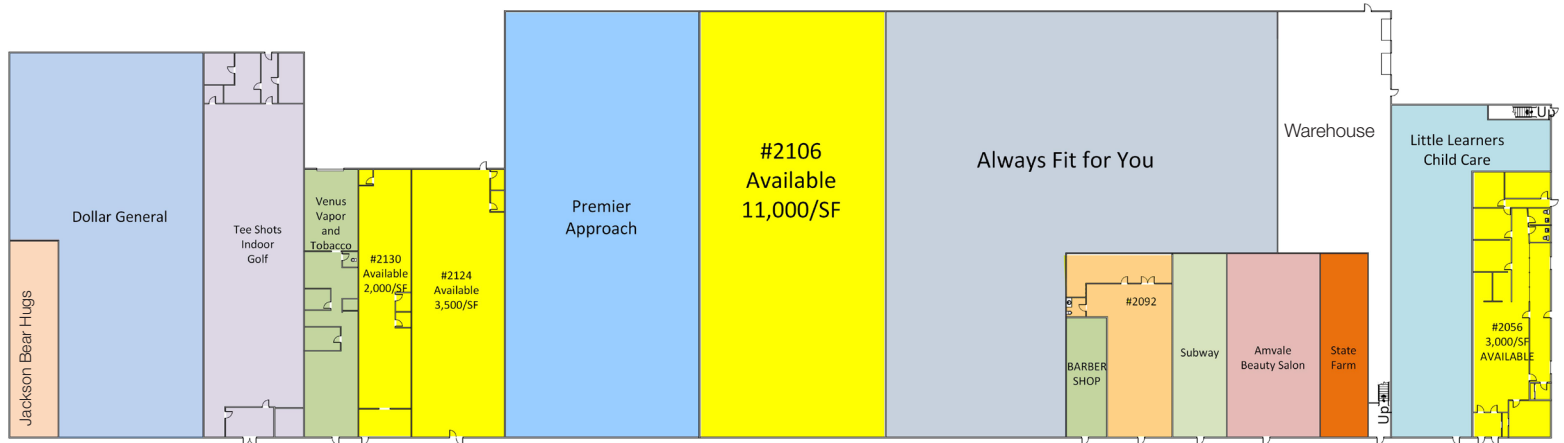
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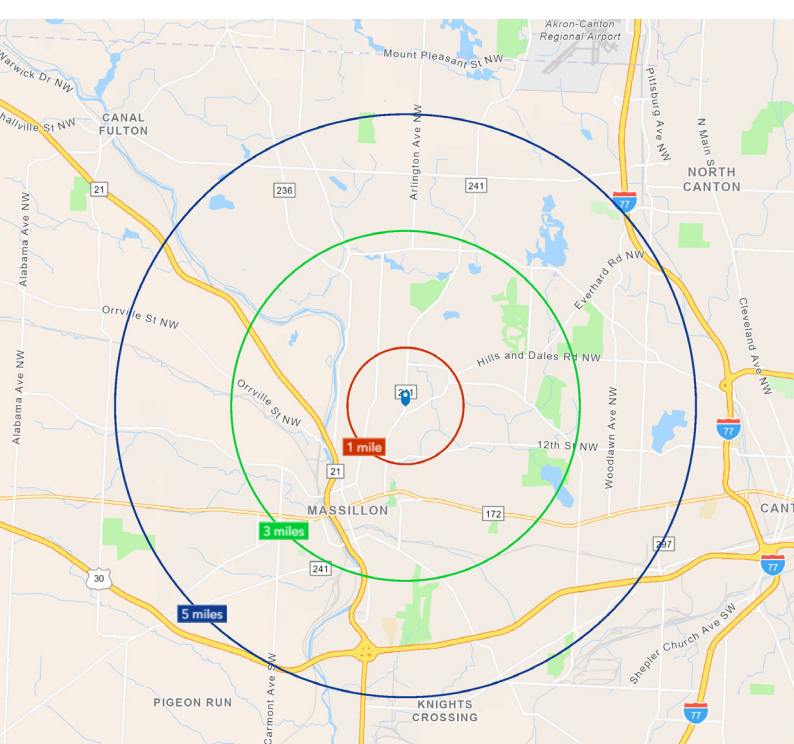
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FOR SALE  
2040 WALES AVE NW  
MASSILLON OH 44646



## 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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