

.4 ACRE COMMERCIAL LOT W/ OFFICE FOR LEASE

FOR LEASE

1204 ERIE AVE SW, NAVARRE, OH 44662



PROPERTY HIGHLIGHTS

- Former Auto Dealer Lot on approximately .4 acres!
- Corner location at Erie Ave SW / Route 21 and Cliftwood St NE just south of Route 30 & Route 21 interchange in Massillon.
- 160' Frontage on State Route 21 (Erie) in the Village of Navarre
- Traffic Count: 15,815 Vehicles per day
- Pylon sign available for great visibility.
- 496 SF brick office onsite with room for two has one (1) restroom and central heating system.
- \$1,800 Per month plus utilities

LOCATION DESCRIPTION

Directions: Take Route 30 or Route 21 to Massillon exit 21 South or Erie St, go south, property on the northeast corner of Route 21/Erie St and Cliftwood St NE

Zoning: Navarre Village B-2 General Business District - office, food service, retail, repair services, studio, specialty shop, automotive service station or sales, etc.

OFFERING SUMMARY

Lease Rate:	\$1,800 per month + utilities
Available SF:	496 SF
Lot Size:	0.4 Acres
Annual Taxes:	\$2,976.63

Spencer Hartung

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



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**PUTMAN
PROPERTIES**
Est. 1985

4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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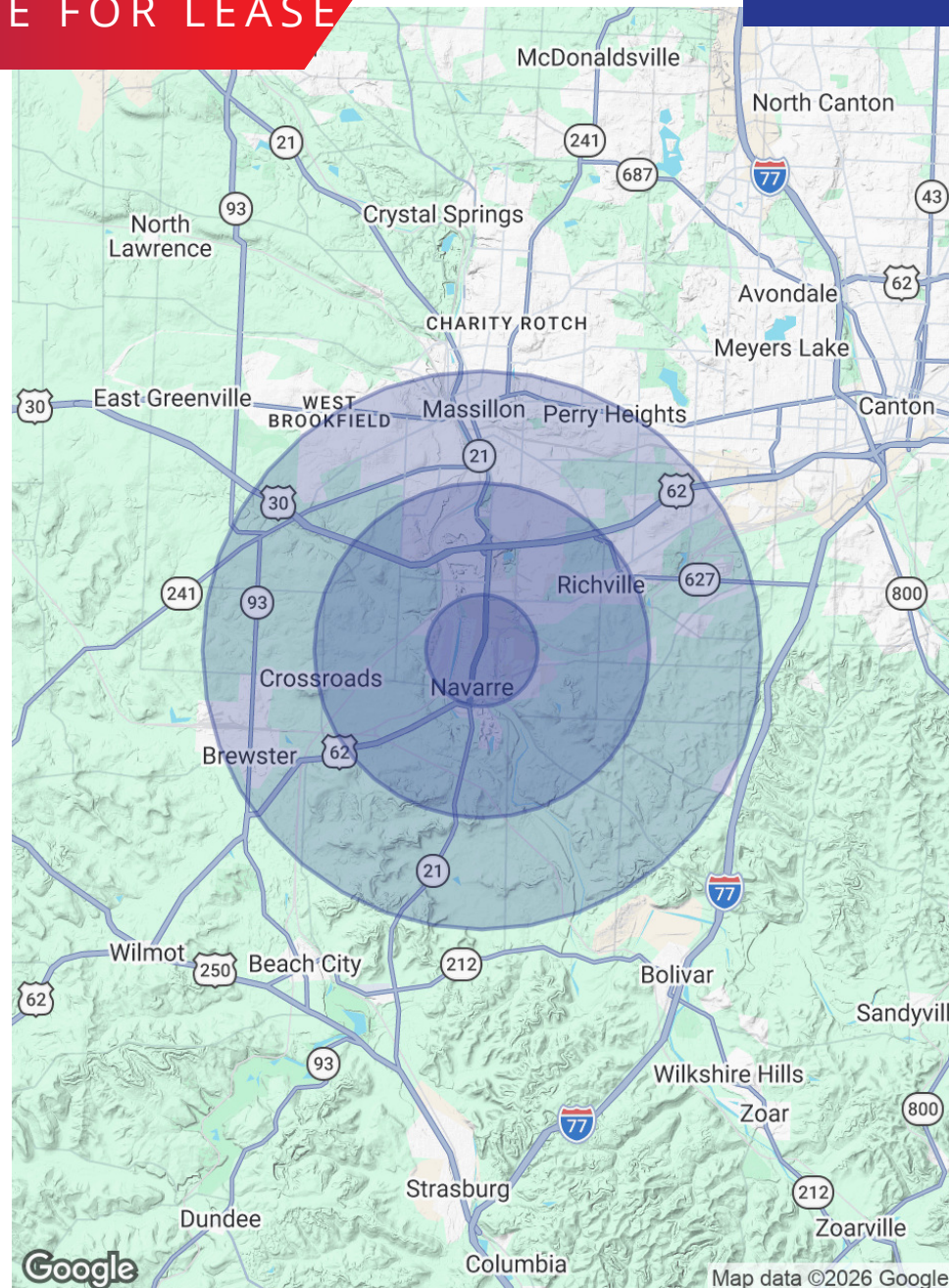
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,886	8,632	42,898
Average Age	48.8	46.4	41.4
Average Age (Male)	47.4	45.4	40.8
Average Age (Female)	50.5	48.9	42.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	834	3,378	17,597
# of Persons per HH	2.3	2.6	2.4
Average HH Income	\$80,203	\$84,759	\$72,788
Average House Value	\$137,916	\$190,580	\$166,304

2023 American Community Survey (ACS)



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