

32,000 SF FORMER OFFICE MAX

4333 LINCOLN WAY E, MASSILLON, OHIO 44646

CBRE

FOR LEASE

SITE



EXCLUSIVE CONTACTS:

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THE OPPORTUNITY

- 32,000 SF Former Office Max available for lease located along the high traffic Lincoln Way retail corridor, first time available since 1995!
- For Lease: \$6.75/SF NNN
- Rare big box opportunity in the Massillon/Canton retail market
- Large Pylon signage Position Available & Large Façade Signage Opportunity
- Neighboring Tenants include Target, Home Depot, Walmart, Giant Eagle, Aldi, Starbucks, Panda Express, 7 Brew, Chipotle, and many more
- The space has clear height of 15' in the front and 16' to the joist towards the middle and rear
- Loading: 2 recessed loading dock and 1 garage door
- High traffic count of 20,590 VPD (source ODOT TIMS)
- 138,616 people in a 5 mile radius with an average household income of \$72,045



Quick Stats - 5 Mile Radius



DAYTIME
POPULATION
154,518



POPULATION
138,667



HOUSEHOLDS
60,809



POPULATION
25 & OVER
98,480



AVG. HOUSEHOLD
INCOME
\$72,046

INTERIOR PHOTOS



AERIAL VIEW



SITE

AMERICAN FREIGHT

Lincoln Way E - 20,590 VPD

AERIAL VIEW



Lincoln Way E - 20,590 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	6,261	58,403	138,667
2025 Daytime Population	5,762	55,088	154,518
2025 Households - Current Year Estimate	2,661	25,178	60,809
2025 Average Household Income	\$71,501	\$74,463	\$72,046
2030 Average Household Income Projection	\$78,751	\$81,679	\$78,761
2025 Median Household Income	\$55,865	\$59,415	\$55,249
2025 Population Over 25	4,499	41,735	98,480

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