

# 1,800 & 10,994 SQ.FT. RETAIL FOR LEASE

FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



## PROPERTY DESCRIPTION

This highly visible commercial property is on prominent corner lot Lincoln Way E and Wrexen Ave in Perry Township. Ideal for retailers & service users seeking maximum visibility. The corner positioning provides multiple access points & strong signage opportunities while ample on-site parking.

Professionally managed by local experts. Join existing tenants Head to Toe Salon and Tienda Sica, LLC (convenience store).

## PROPERTY HIGHLIGHTS

- High visibility on corner lot with high traffic counts (approx. 22,189 in 2025)
- Located in Perry Township (No Local Income Taxes)
- NNN fee is \$1.81 / SF / YR. NNN fee reimburses ownership for tenant's pro rata share of Real Estate Taxes, Insurance and CAM (common area maintenance).
- Tenants pay for trash, cable/internet/phone and utilities (or are rebilled by owner).

## LOCATION DESCRIPTION

Located in Perry Township at the intersection of Lincoln Way E (OH 172) & Wrexham Ave. This retail/office property is positioned on a prime thoroughfare through Perry with easy access to Massillon / Canton. Enjoy high visibility & accessibility at this corner location. Benefit from the convenience of being situated at a major thoroughfare, enhancing the exposure & accessibility for retail / neighborhood center tenants.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$10.00 - 12.00 SF/yr (NNN)
<b>Available SF:</b>	1,800 - 10,994 SF
<b>Lot Size:</b>	1.12 Acres
<b>Building Size:</b>	15,884 SF
<b>Zoning:</b>	Perry Township - B2 Commercial

### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

### Spencer Hartung

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



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. RETAIL FOR LEASE

FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



## 10,994 SQ.FT. RETAIL SPACE FOR LEASE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

3635 Lincoln Way E	Available	10,994 SF	NNN	\$10.00 SF/yr	<p>10,994 SF Anchor retail space for lease. Former home to Family Dollar.</p> <p>A functional, open layout with 2 restrooms, 1 office and storage room allows for a variety of commercial uses, making this well-positioned property adaptable and ideal for businesses seeking a high-exposure location with flexible leasing potential.</p> <p>Fully sprinklered. 12' Clear height. Ample parking. Excellent visibility on Lincoln Way E. Great signage available on building, freestanding sign specifically for this anchor space &amp; shared Pylon Sign.</p> <p>\$9,083.33 Per month plus NNN and utilities.</p>
--------------------	-----------	-----------	-----	---------------	--

### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

### Spencer Hartung

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

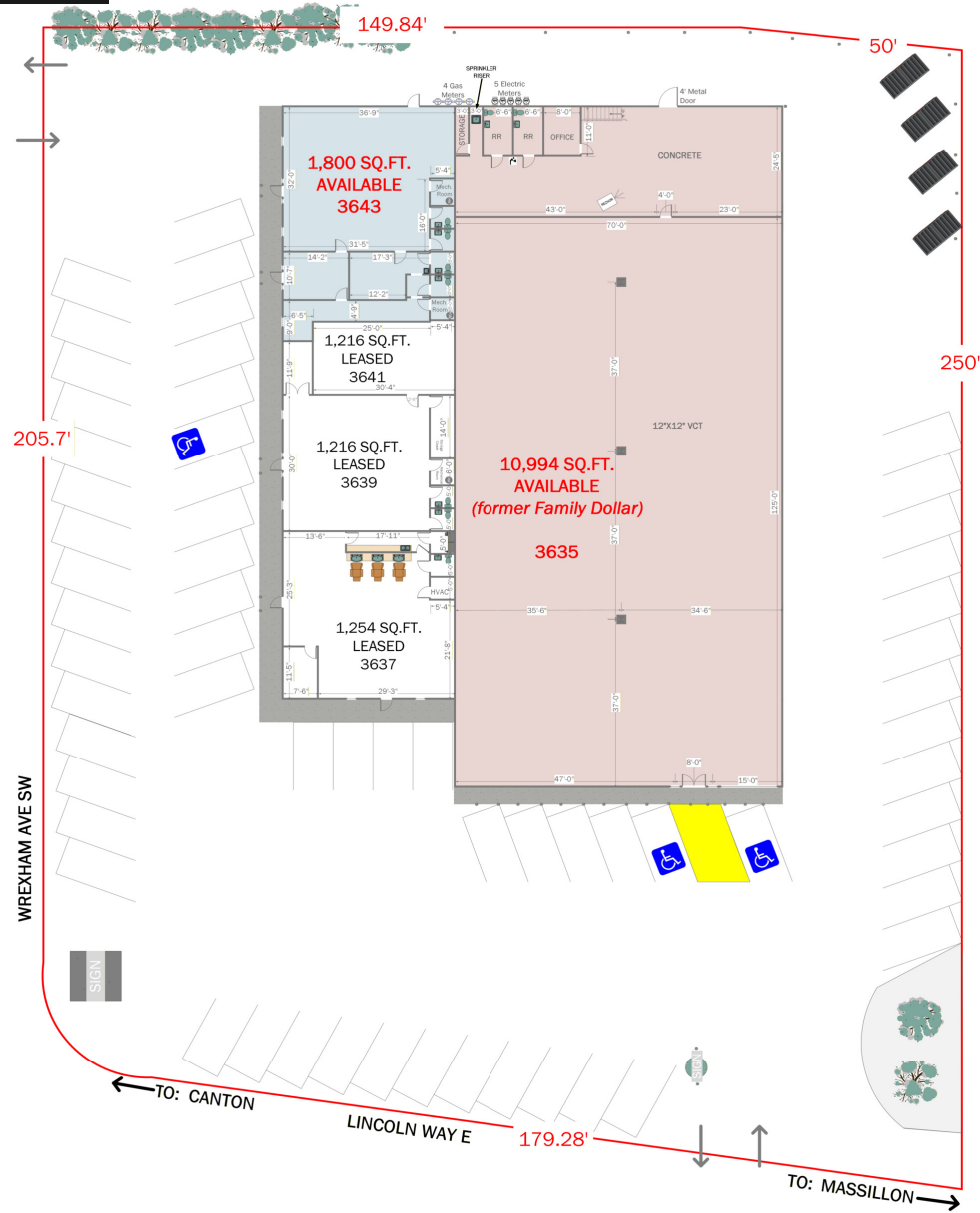


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. FOR LEASE

FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



## Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

## Spencer Hartung

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



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. RETAIL FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



## 1,800 SQ.FT. RETAIL/OFFICE SPACE FOR LEASE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

3643 Lincoln Way E	Available	1,800 SF	NNN	\$12.00 SF/yr	<p>1,800 SF end cap retail/office for lease. Formerly a dance studio and most recently a church.</p> <p>Two entry doors from parking lot. Large open concept area or bullpen with two (2) rooms that could serve as reception, office or break room. Four (4) restrooms. 9' CH.</p> <p>Ample parking. Excellent visibility on Lincoln Way E. Great signage available on building &amp; shared Pylon Sign.</p> <p>Owners are open to participate in tenant improvements for credited tenant and right terms.</p> <p>\$1,800 Per month plus NNN and utilities.</p>
--------------------	-----------	----------	-----	---------------	--

### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

### Spencer Hartung

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

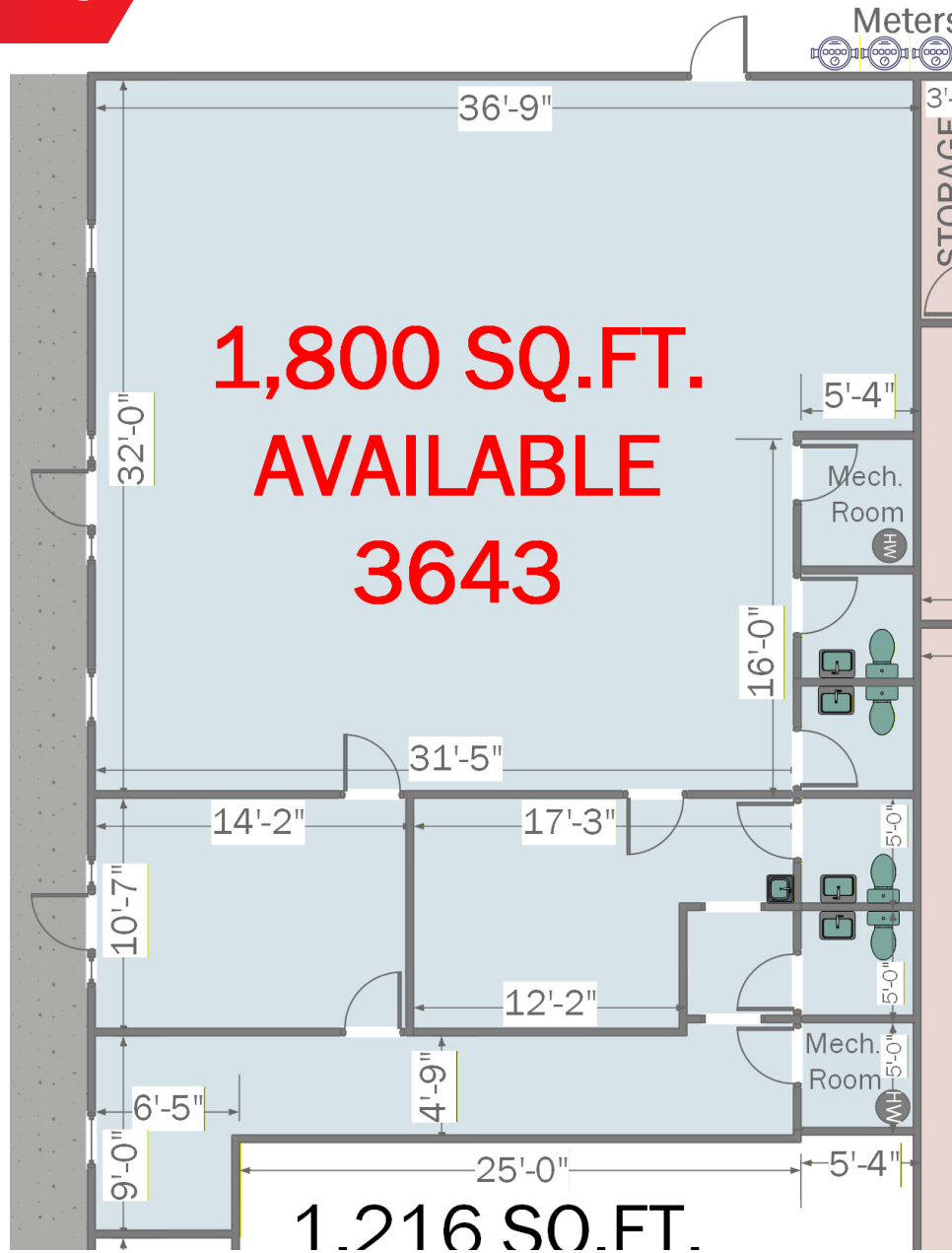


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. RETAIL FOR LEASE

FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



## Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

## Spencer Hartung

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



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USA/FPAC/Geo

### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

### Spencer Hartung

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



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

# 1,800 & 10,994 SQ.FT. FOR LEASE

3635 & 3643 LINCOLN WAY E, MASSILLON, OH 44646

FOR LEASE

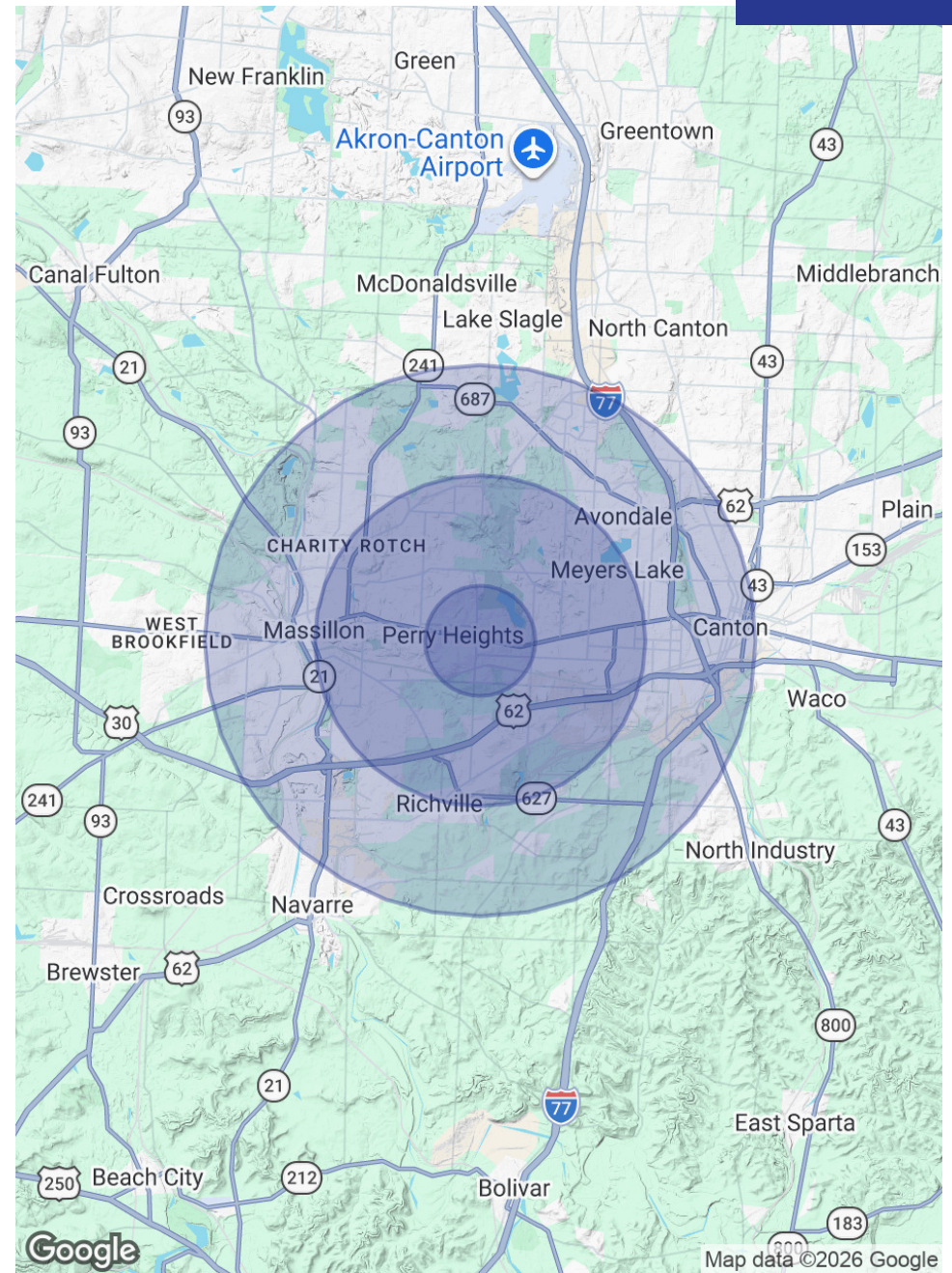
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,694	56,236	129,681
Average Age	40.0	42.9	42.1
Average Age (Male)	37.5	40.5	40.5
Average Age (Female)	44.4	45.4	44.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,012	24,146	56,578
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$76,206	\$77,395	\$74,633
Average House Value	\$182,028	\$178,972	\$177,369

2023 American Community Survey (ACS)



### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com

### Spencer Hartung

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



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.