

FOR SALE
/ LEASE

MANAGED BY
PUTMAN
PROPERTIES
PutmanProperties.com
330.498.4400

4690 MUNSON

4690 MUNSON STREET NW

CANTON, OH 44718

Spencer Hartung

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ALL BRICK, 2-STORY, ELEVATOR SERVED 19,002 S.F.

- Located in Belden Village, Jackson Township - on Munson between Dressler and Everhard.
- Jackson Township has no personal or corporate income taxes.
- Professionally managed building.
- New roof 2021, new asphalt and new LED lighting in and out.
- Other tenants include Erie Insurance and David J. Simmons & Assoc.
- Easy access to I-77 from this Belden Village address.
- For sale at \$2.5 million or \$131.56 per sq.ft. (call broker for income & expenses)
- Two suites for lease: 2,511 sq.ft. & 3,179 sq.ft.

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LOCATION DESCRIPTION

Convenient Belden Village location between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St. Ground floor unit with plenty of parking in professionally managed building. Zoned Jackson Township B3 Commercial Business.

Directions: I-77 to Everhard (exit 109), left turn on Munson St and property will be on your right.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$10.50 & \$11.45 SF/yr (NNN)
Number of Units:	4
Available SF:	2,511 - 3,179 SF
Lot Size:	1.51 Acres
Building Size:	19,002 SF



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4690 Munson St NW, Suite C	Available	2,511 SF	NNN	\$10.50 SF/yr	<p>2,511 sq. ft. partially furnished class A ground floor office suite for lease with three (3) private offices, reception/waiting room area, conference room, bullpen area with cubicles, one (1) ADA restroom, storage room, and a kitchenette with a fridge. New roof 2021, new asphalt and new LED lighting in and out.</p> <p>Base rent is \$10.50 per sq. ft. or \$2,197.13 per month.</p> <p>NNN fee is \$5.59 per sq. ft. or \$1,169.71 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance.</p> <p>Utilities are \$2.96 per sq. ft. or \$619.38 per month.</p> <p>Total is \$19.05 per sq. ft. or \$3,986.21 / month including utilities!</p>
4690 Munson St. NW, Suite A	Available	3,179 SF	NNN	\$11.45 SF/yr	<p>Suite A: 3,179 Sq.ft. finished first floor medical office suite includes thirteen (13) offices (one with restroom), waiting/reception area, two (2) ADA restrooms, kitchen, mechanical room and bullpen area.</p> <p>Base rent is \$11.45 per sq.ft. or \$3,033.30 per month.</p> <p>NNN fee is \$5.59 per sq. ft. or \$1,480.88 per month includes pro rata share of real estate taxes, insurance, landscaping, snow plowing, and parking lot maintenance.</p> <p>Utilities are \$2.96 per sq. ft. or \$788.59 per month.</p> <p>Total is \$20.00 per sq. ft. or \$5,298.33 / month including utilities!</p> <p>Available November 1st, 2025</p>

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First Floor

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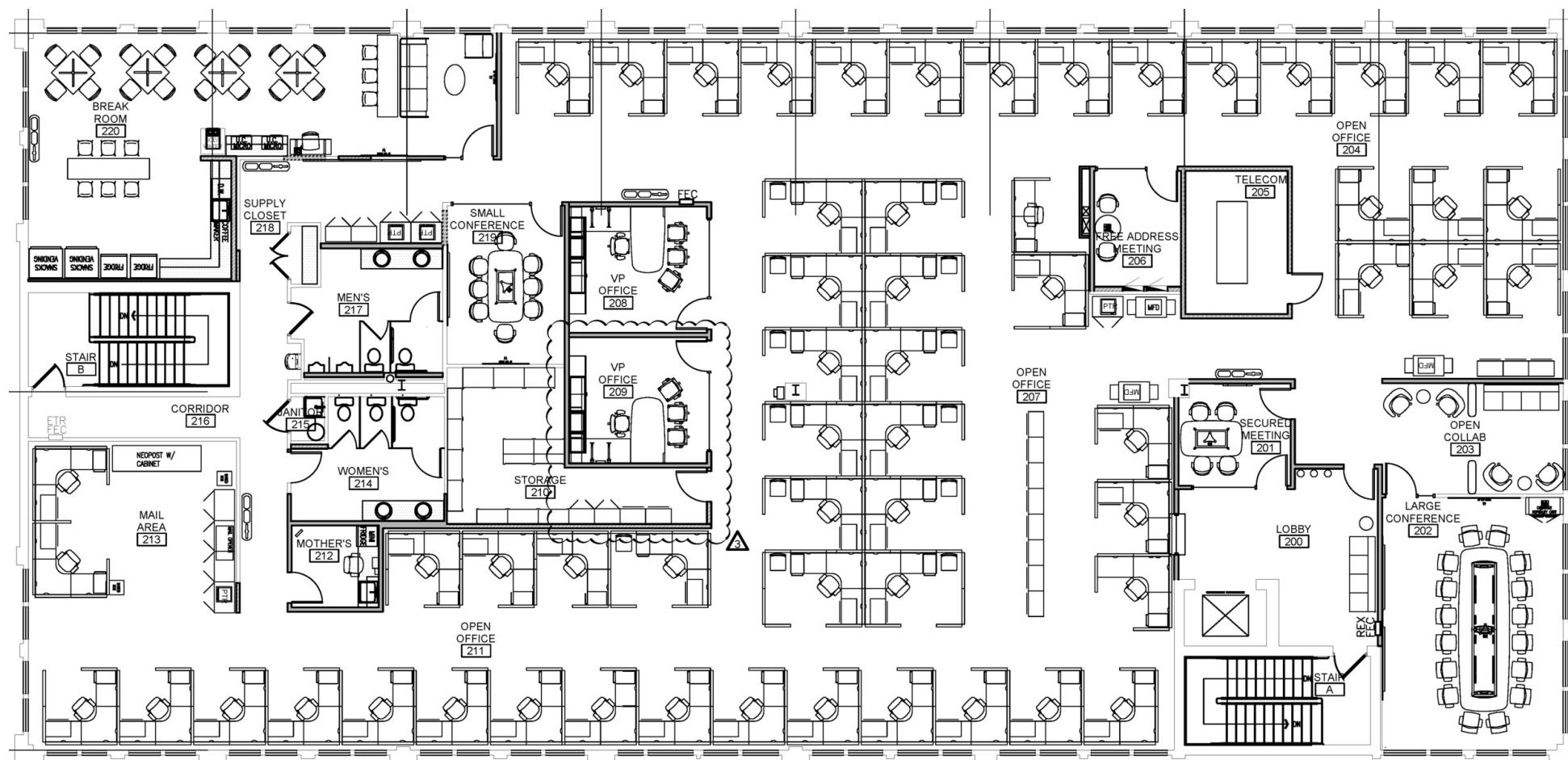
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Second Floor - 100 % Leased to Erie Insurance

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4690 MUNSON STREET NW - SUITE C - 2,511 SQ. FT.

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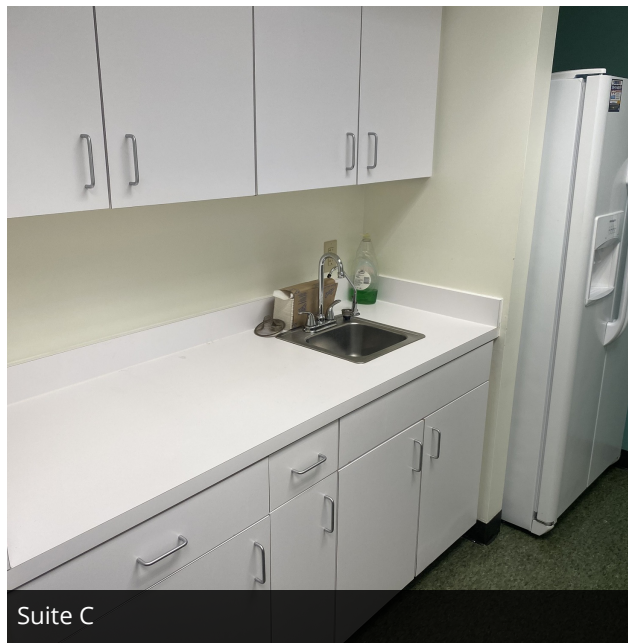
Pylon Sign



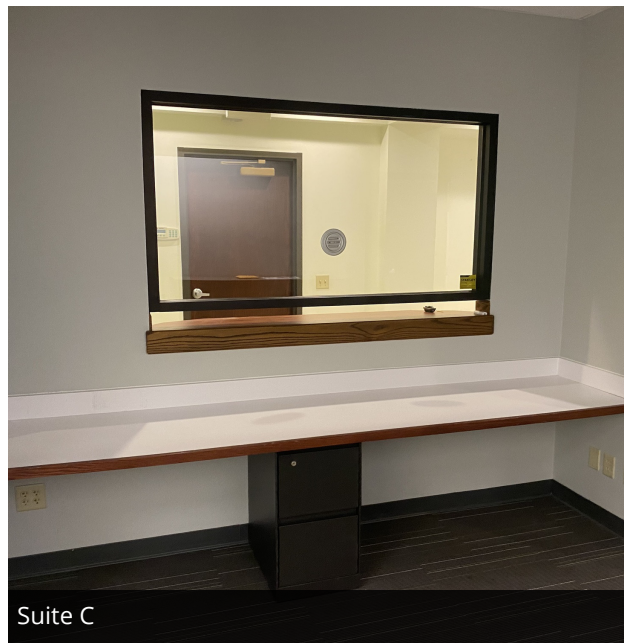
Suite C



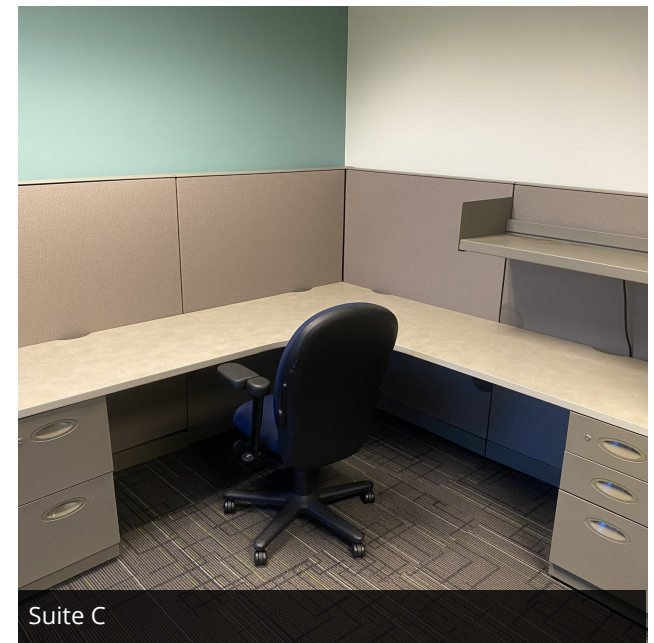
Suite C



Suite C



Suite C



Suite C

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4690 MUNSON STREET NW - SUITE A - 3,179 SQ.FT.

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Suite A



Suite A



Suite A



Suite A



Suite A

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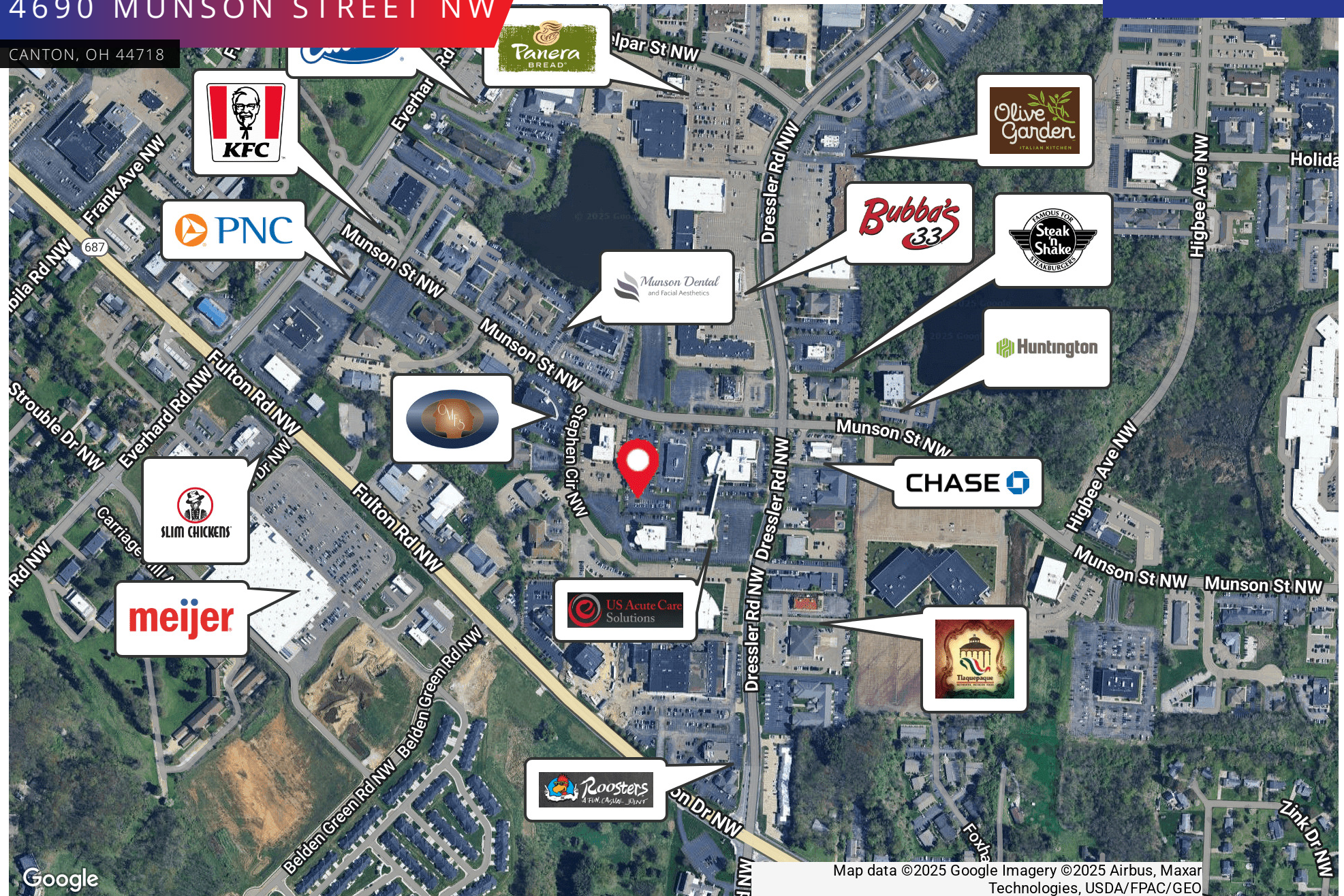


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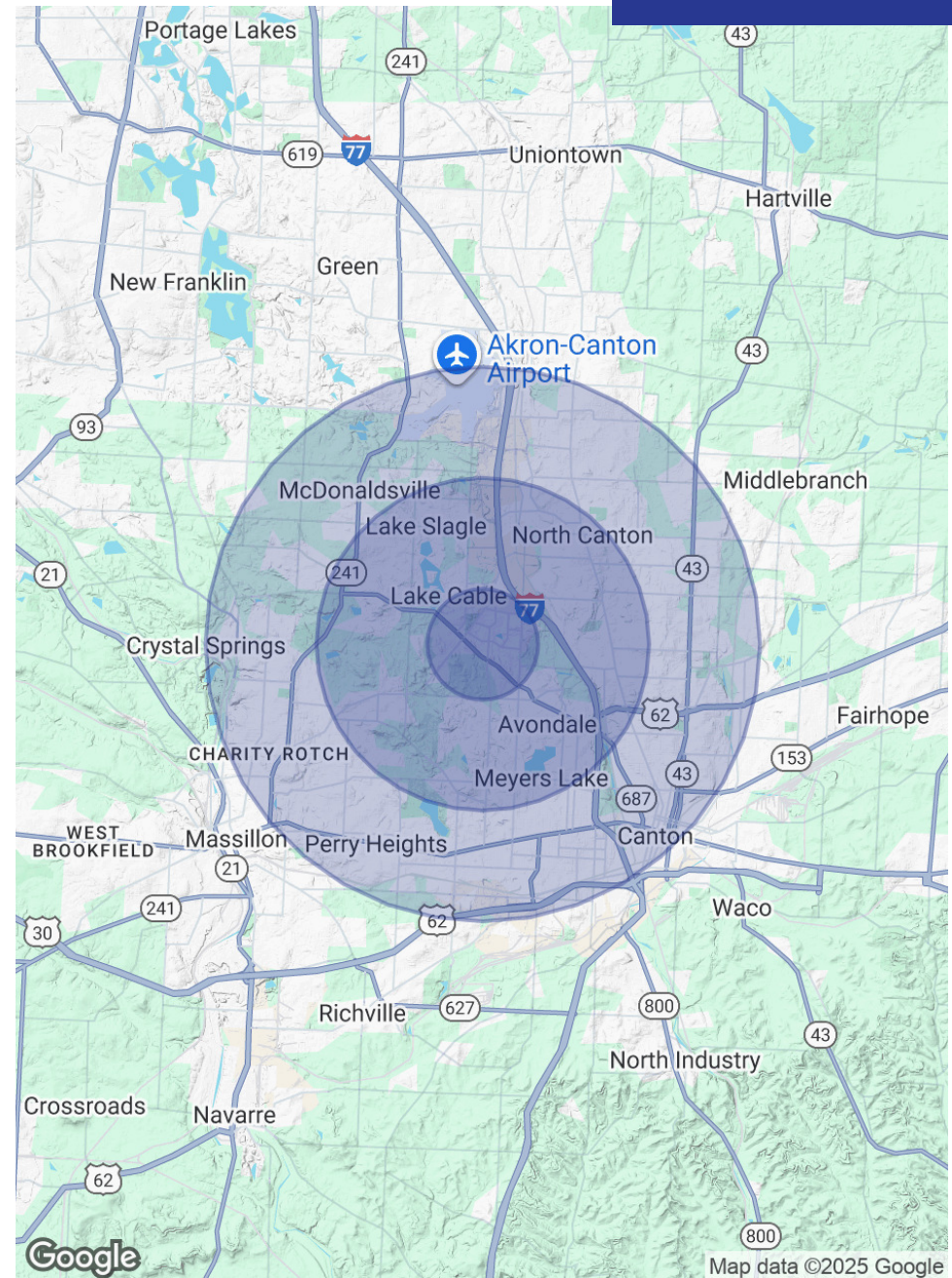
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,730	52,447	163,817
Average Age	47	45	43
Average Age (Male)	45	43	41
Average Age (Female)	49	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,908	23,994	71,386
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,964	\$96,990	\$87,770
Average House Value	\$286,474	\$251,555	\$208,873

Demographics data derived from AlphaMap



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