



**610 Lincoln Way E  
Massillon, OH 44646**

SALE PRICE	\$350,000.00
LEASE RATE	\$2,950/Mo/NNN
TOTAL SQ FT	1,843
ACRES	0.46
ZONING	MAS-B1
YEAR BUILT	1974
PARCEL	617019
FRONTAGE	136
TRAFFIC COUNT	15,681 AADT

**Jared Sanford**

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### Property Highlights

- Great location with high visibility on Lincoln Way East at signalized intersection.
- Drive Thru
- Former Long John Silvers.

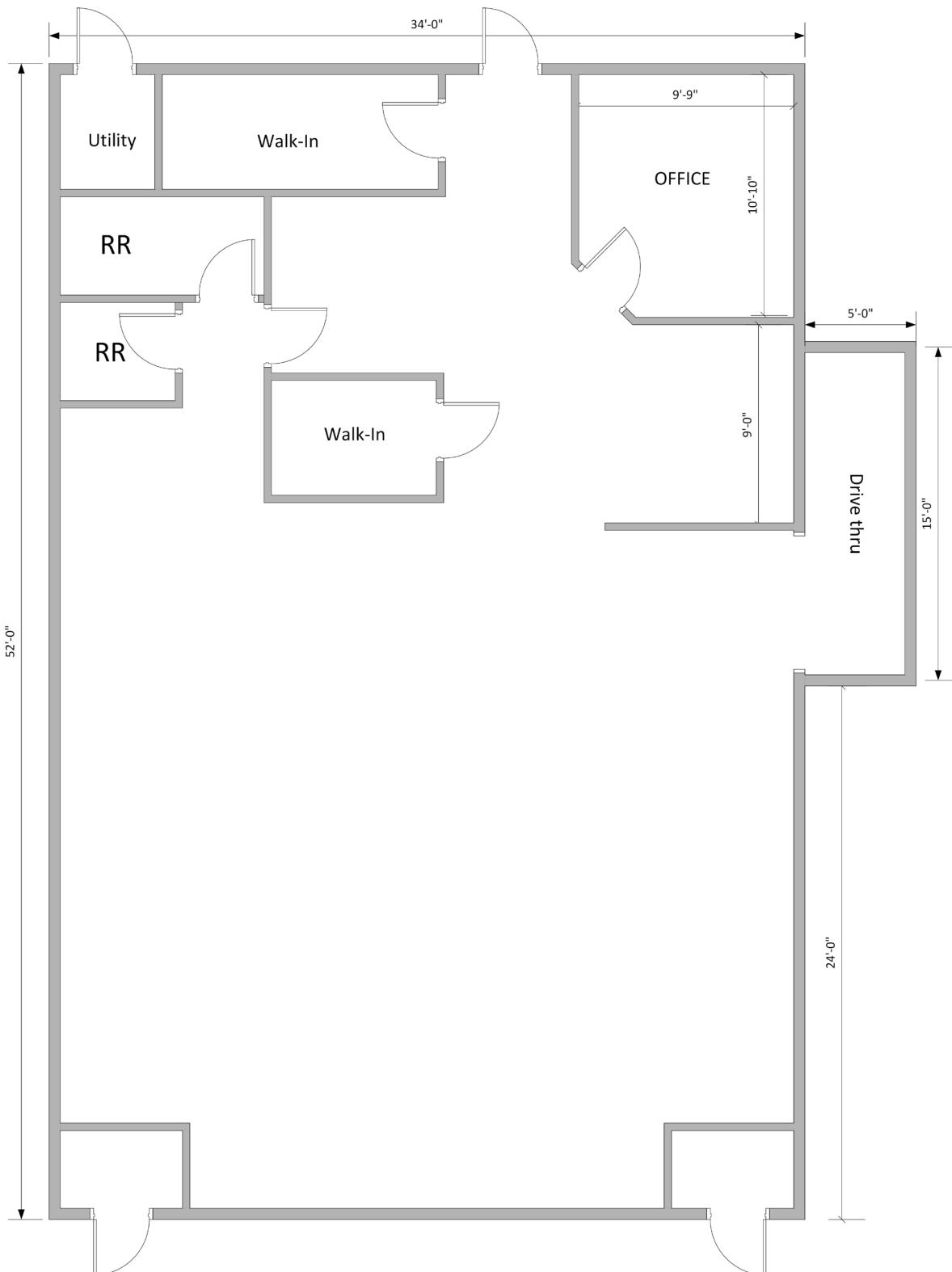
**Sean Sanford**

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8234 Pittsburg Ave NW  
North Canton, Ohio 44720  
330-966-8800

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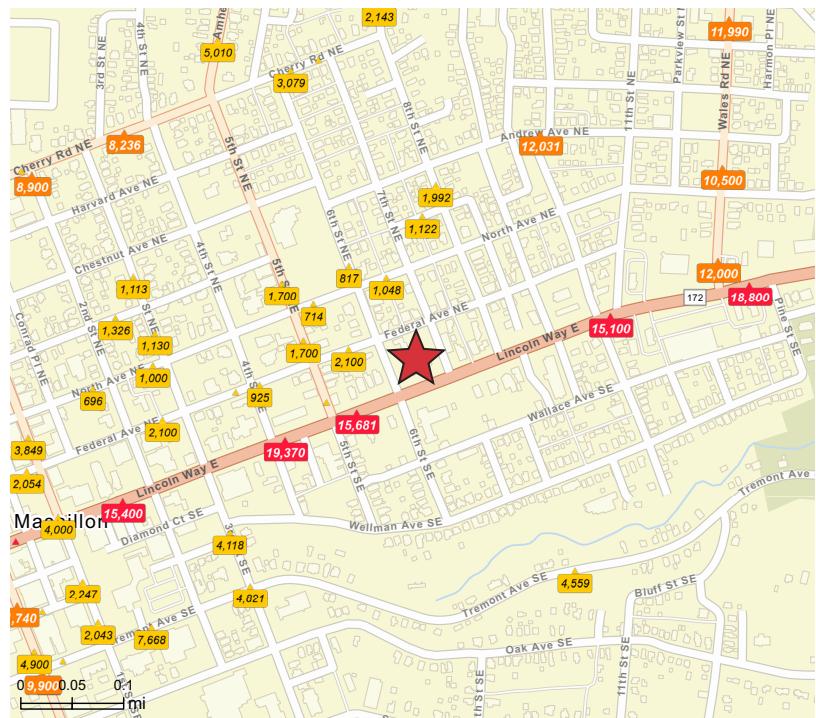
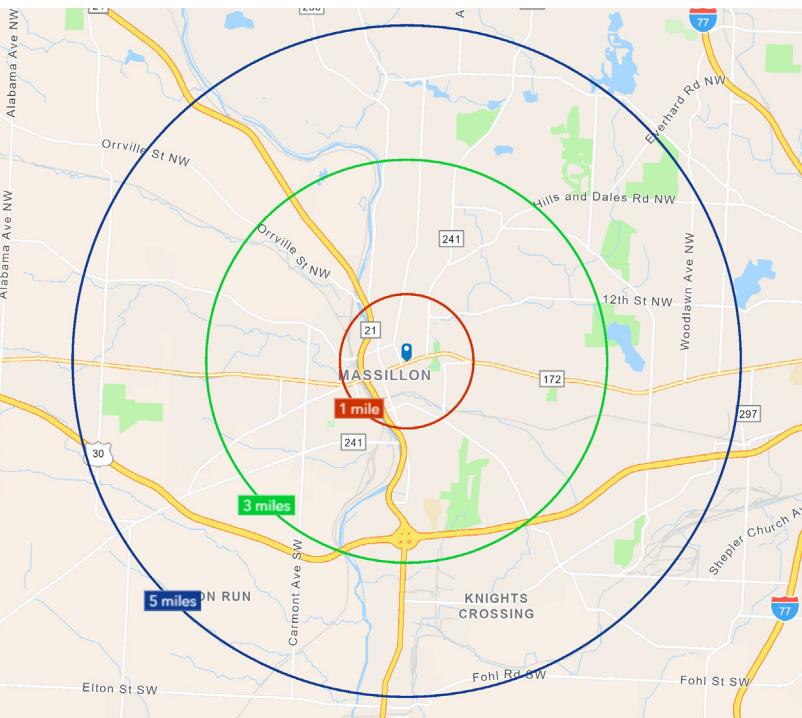
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## 2025 Summary

25 Summary	1 Mile	3 Miles	5 Miles
Population	10,089	51,050	89,153
Households	4,486	22,140	38,608
Families	2,347	13,106	23,277
Average Household Size	2.24	2.27	2.28
Owner Occupied Housing Units	2,435	14,644	27,100
Renter Occupied Housing Units	2,051	7,496	11,508
Median Age	38.7	42.8	44.1
Median Household Income	\$52,964	\$62,003	\$65,029
Average Household Income	\$63,362	\$78,448	\$85,050

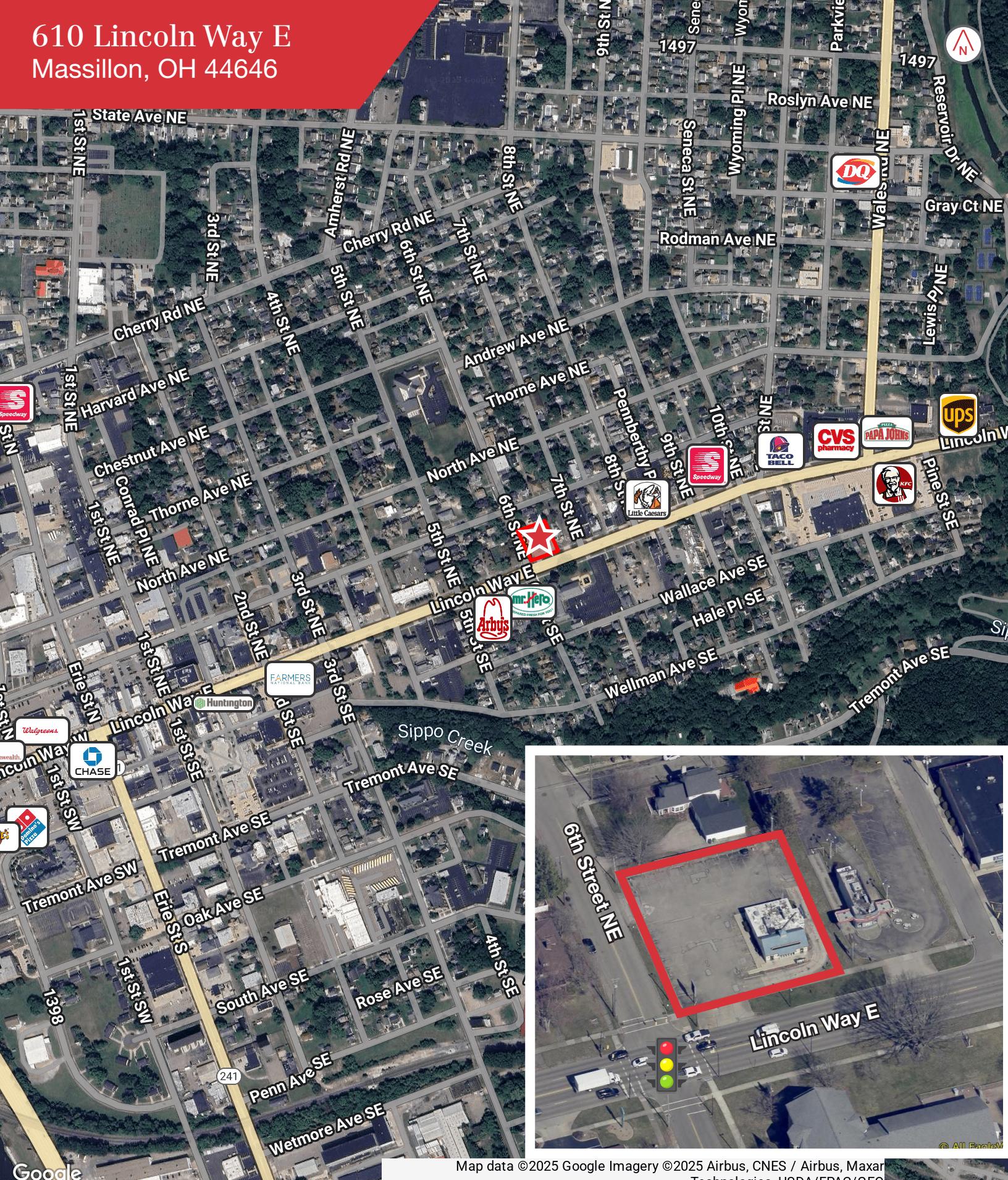


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