

# 725 MAIN AVE W - 5,500 SQ.FT. RETAIL BLDG

FOR SALE / LEASE

725 MAIN AVE W, MASSILLON, OH 44647



## PROPERTY DESCRIPTION

Former home of Midwest Family of Companies, a social services organization.

Free standing 5,500 sq.ft. brick commercial building for sale or lease. The wide open, building measures 50'x110'. Plenty of asphalt parking in front. West of Route 21, neighbor of Dairy Queen.

Inside features 9' ceiling height, two (2) ADA restrooms, several offices, lots of glass facing Main Ave, commercial carpeting, a kitchenette area with sink & dishwasher, central air conditioning & gas heat plus storage and a utility room.

For lease at \$9.00 per sq.ft. NN. NN fee reimburses ownership for real estate taxes and property insurance. NN fee estimated at \$1.13 / SF / YR or \$517.92 / month. Base rent is \$4,125 per month. Total monthly rent is \$4,642.92 + utilities.

## LOCATION DESCRIPTION

From Route 21, exit Lillian Gish Blvd SW, left onto OH-172/Lincoln Way W, keep left to get onto Main Ave W. Cross over the Erie Canal & railroad bridge. Property is on the left just past Dairy Queen.

Zoned B-1 Local Business District ideal for retail, personal service, insurance/finance, general offices, medical professional service offices, etc.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$549,000
<b>Lease Rate:</b>	\$9.00 SF/yr (NN)
<b>Number of Units:</b>	1
<b>Available SF:</b>	5,500 SF
<b>Lot Size:</b>	0.48 Acres
<b>Real Estate Taxes</b>	\$5,304.66

### Wick Hartung

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### Spencer Hartung

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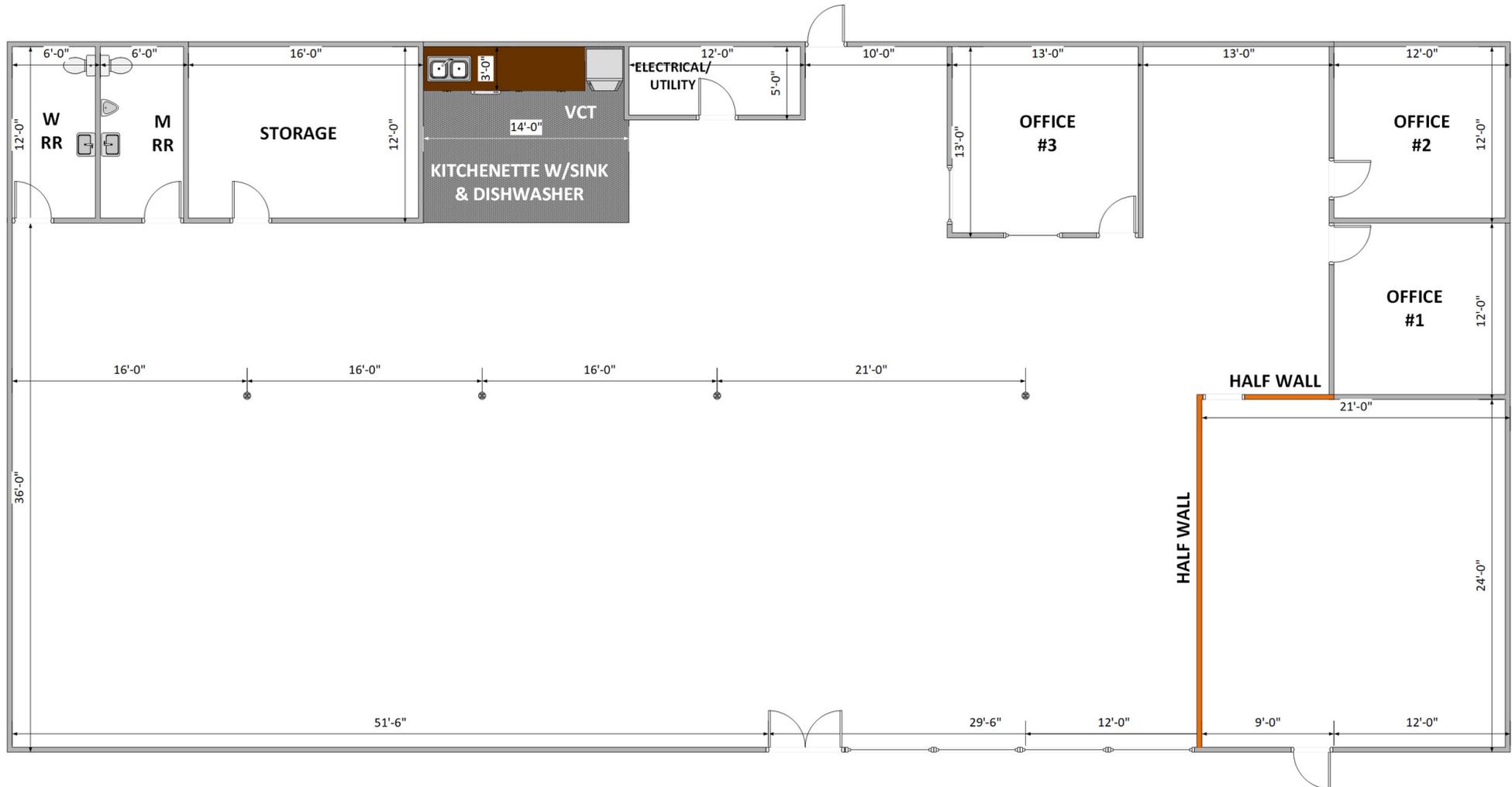


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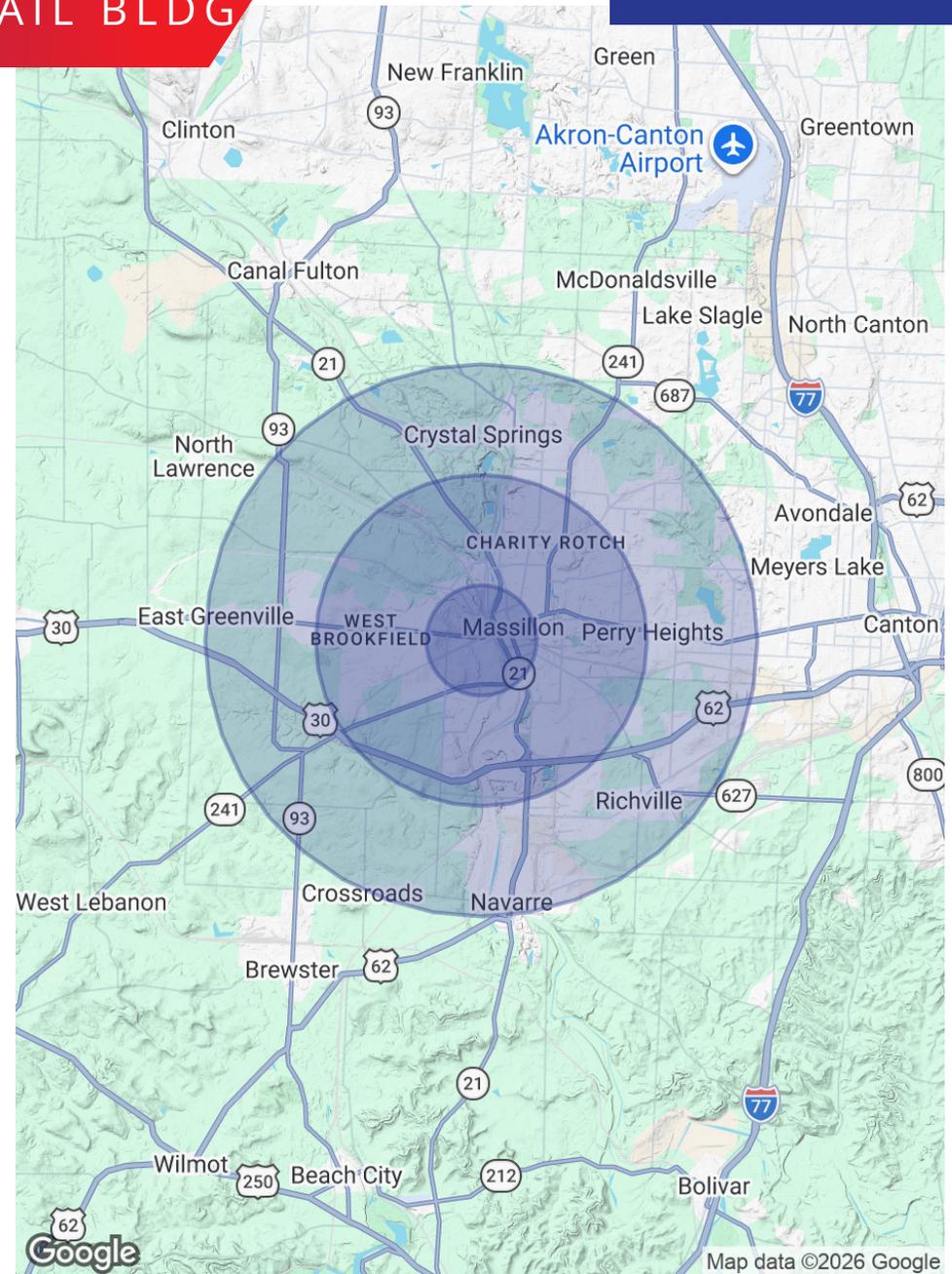
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,484	40,795	77,649
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,646	17,424	32,903
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,869	\$73,670	\$84,963
Average House Value	\$113,081	\$160,949	\$192,145

Demographics data derived from AlphaMap



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