



**7983-8003 Hills & Dales Rd NE**  
Massillon, Ohio 44646

SQ FT AVAILABLE	1,360/SF
LEASE RATE	\$10.00/SF
LEASE TYPE	NNN (\$3.55/SF)
ACRES	2.22
YEAR BUILT	1986
ZONING	B3
TRAFFIC COUNT	13,300 (AADT)

### Property Features

- 7987 - Office suite with reception, 3 offices, and restroom.
- Monument signage available on highly travelled Hills & Dales Rd NW and Wales intersection.
- Great location between Jackson Township and Massillon in well kept plaza.



**Dan Spring, SIOR**

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**Kelly Sober, CCIM**

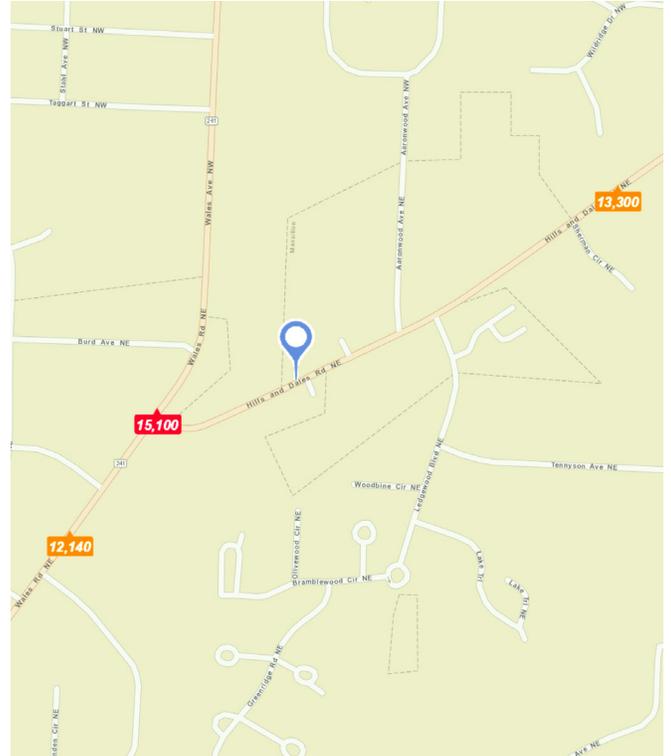
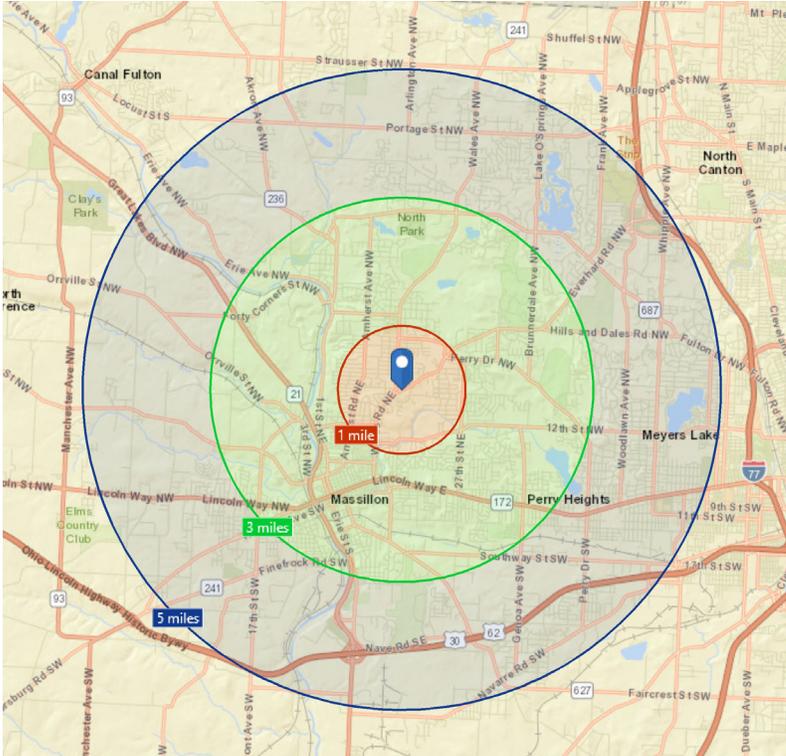
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## Space Detail

Suite	Size	Rate/sf	CAM	Monthly Total
7987	1,360	\$9.00	\$3.55	\$1,422.33



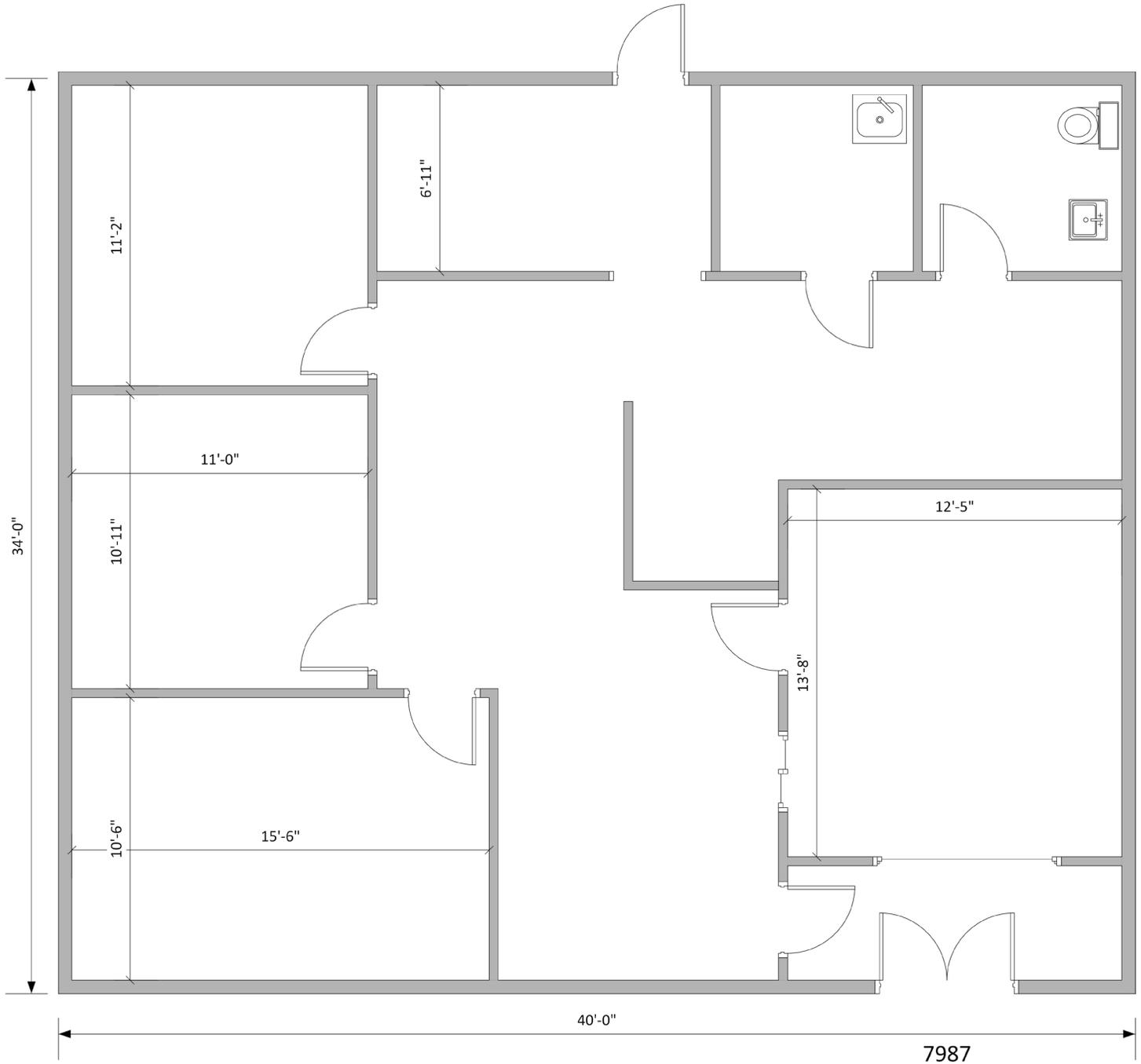
## Demographics

	1 Mile	3 Miles	5 Miles
Population	9,393	53,009	108,461
Households	4,231	21,901	45,820
Avg. Household Size	2.18	2.38	2.33
Median Age	44.6	42.3	44.3
Median Household Income	\$49,644	\$45,972	\$49,207
Avg. Household Income	\$58,100	\$63,649	\$67,240

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