

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



PROPERTY DESCRIPTION - FOR SALE & FOR LEASE

1109B Bowers: 5,665 SF available shop space for lease. Former Crystal Springs Water. Front showroom with office and two (2) restrooms. Rear shop space has an automatic 18' x 14' on grade door. 18' clear in shop space. Not sprinklered. \$2,931.64 / month + utilities.

1131 Bowers: 13,200 SF available office for lease. Former call center that is currently occupied by a church on a month-to-month basis. Reception, six (6) private offices, large open bullpen area, break room, conference room, two (2) restrooms and two (2) storage rooms. Sprinklered. \$10,131.00 / month + utilities.

Mix of retail, office, service, and warehouse/distribution. Over 400 free parking spaces on site. Mostly sprinklered building. Most leases are triple net with tenants reimbursing landlord for pro rata share of real estate taxes, insurance and operating expenses. NNN fee is \$1.21 / SF for the 2024 calendar year. Professionally managed. Call agent for rent roll & financials for sale inquiry. Broker interest.

OFFERING SUMMARY

Sale Price:	\$4,150,000
Lease Rate:	\$5.00 - 8.00 SF/yr (NNN)
Available SF:	5,665 - 13,200 SF
Lot Size:	9 Acres
Building Size:	112,586 SF

SPACES

	LEASE RATE	SPACE SIZE
13,200 SQ.FT. OFFICE/FLEX/SERVICE SPACE	\$8.00 SF/yr	13,200 SF
5,665 SQ.FT. SHOP SPACE FOR LEASE	\$5.00 SF/yr	5,665 SF

Saylor Putman

Vice President - Senior Sales Associate
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Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
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**1109B Bowers Ave NW
New Philadelphia**
5,665 Sq.Ft. Shop/Showroom Space
**\$5.00 Per Sq.Ft. Triple Net
CAM at \$1.21/Sq. Ft.**

- 4,290 Sq.ft. of shop space with 18'Wx14' Automatic overhead door
- 18' Clear span – no columns
- 10'x10' overhead door into front 1,375 sq.ft. showroom
- Two (2) restrooms
- One 10'x20' office



Base Rent: \$2,360.42 Per Month
CAM: \$571.22 Per Month
TOTAL: \$2,931.64 Per Month

Marketed by:
Spencer Hartung Cell: 330-936-0276
Saylor Putman Cell: 330-495-8292

PUTMAN PROPERTIES
4065 Fulton Dr NW, Canton, Ohio 44718
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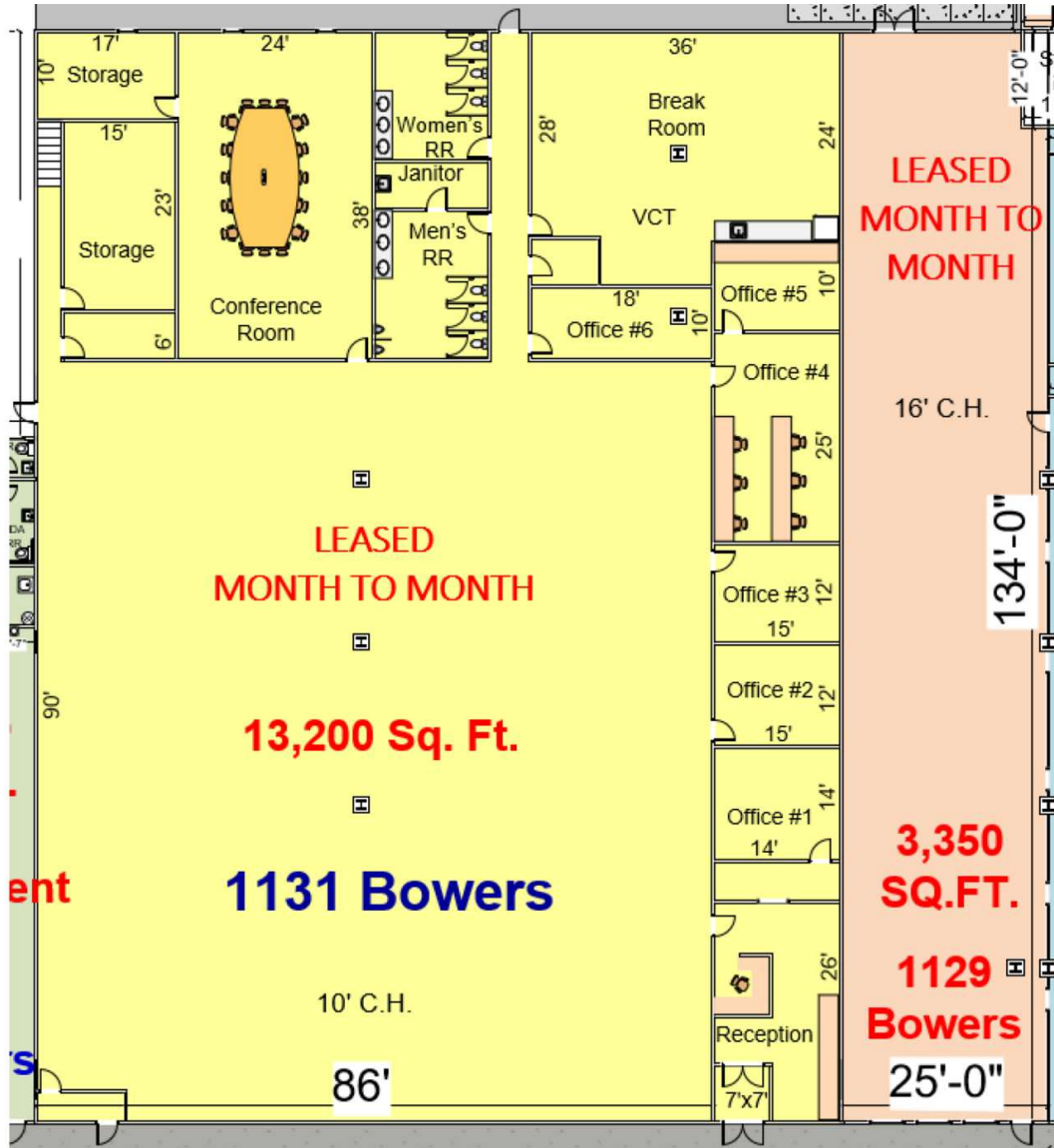
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**1131 Bowers Ave NW
New Philadelphia
13,200 S.F. office at
\$8.00 per sq.ft.
CAM at \$1.21/Sq. Ft.**

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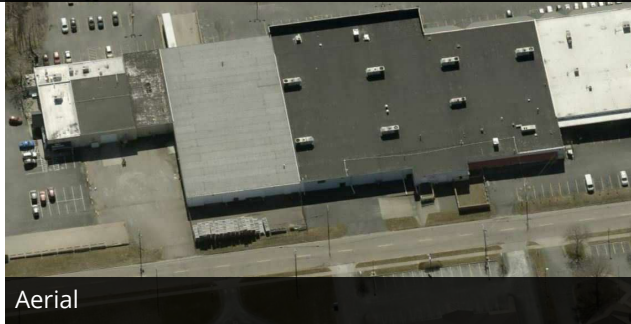
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PUTMAN PROPERTIES
Est. 1985

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Aerial



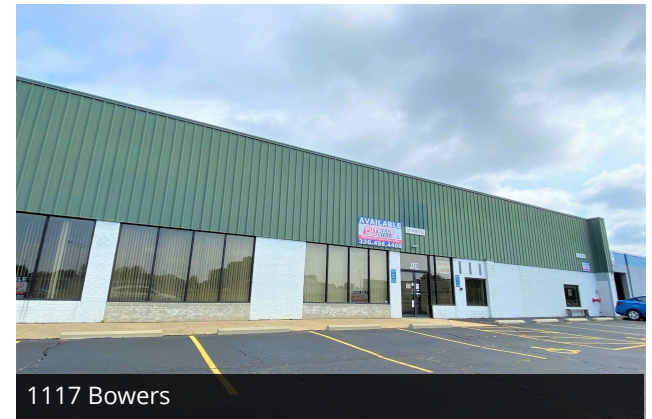
1109B Front Showroom



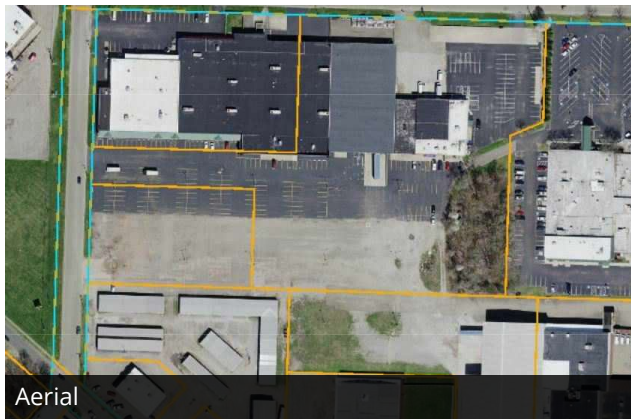
1131 Bowers



Ext



1117 Bowers



Aerial



1109B Rear On Grade Door



1113 Bowers

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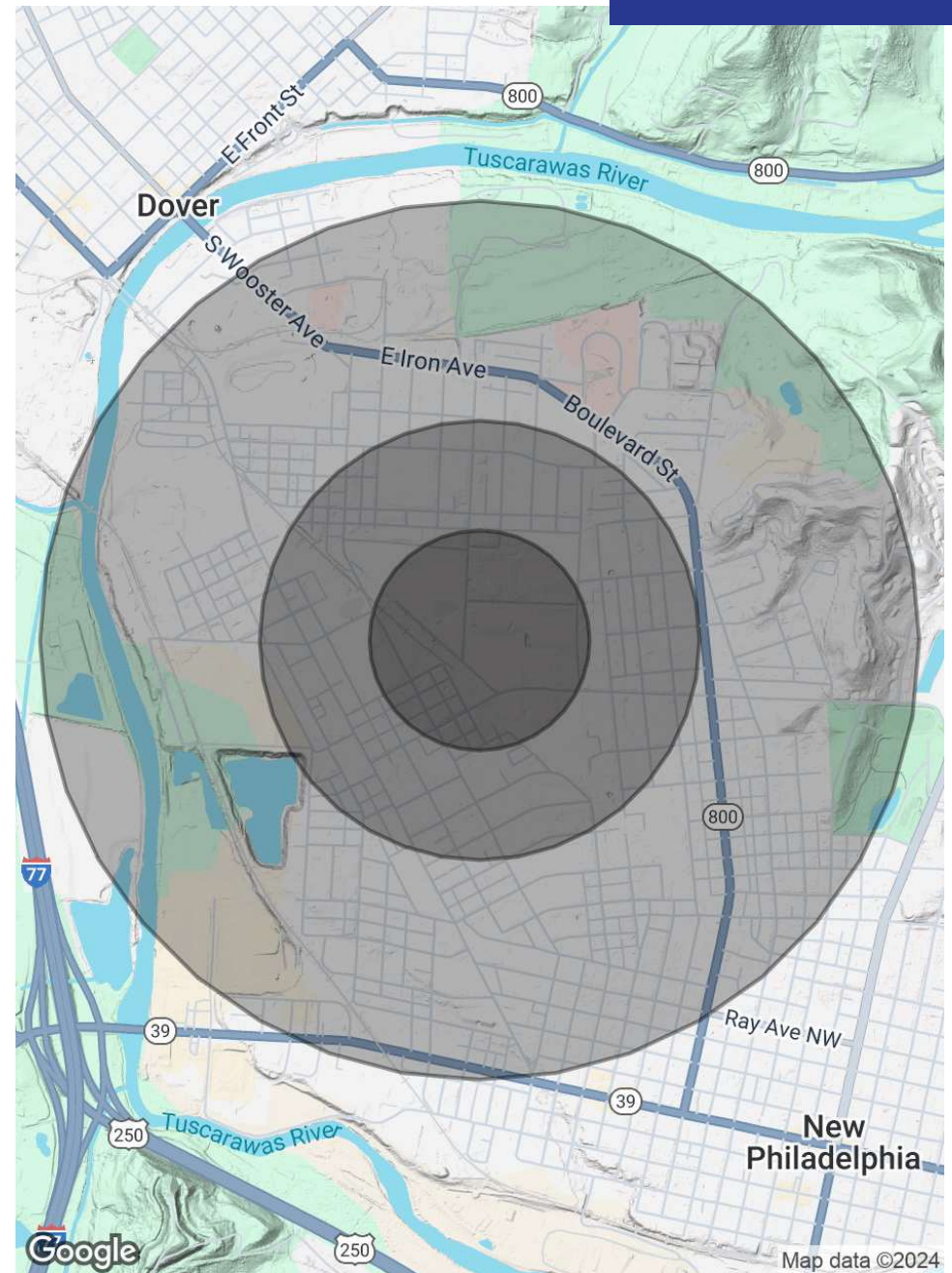
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	500	2,044	6,971
Average Age	41.7	43.3	42.9
Average Age (Male)	42.9	42.2	41.2
Average Age (Female)	45.4	49.2	47.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,099	3,508
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$50,877	\$51,857	\$55,468
Average House Value	\$140,770	\$136,041	\$127,370

2020 American Community Survey (ACS)



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