

FOR
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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FOR LEASE:

Suite A: 2,302 SF large reception area with built in desk & private office or copy room, waiting room, mix of eight (8) private office or exam rooms, some sinks throughout, second waiting or open bullpen room and one restroom.

NNN fee is \$5.59 per sq. ft. or \$1,072.35 per month and reimburses ownership for tenant's pro rata share of real estate taxes, insurance, landscaping, snow plowing, electric, water, sewer, trash and other common area expenses.

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

- Convenient Belden Village location, with easy access to I-77, between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St.
- Ground floor units with plenty of parking in professionally managed building.
- Zoned Jackson Township B3 Commercial Business.
- All electric building with a new roof 2021, newer asphalt & newer LED lighting in & out.
- Join existing tenants Erie Insurance, Fast Labs of Canton and David J. Simmons & Assoc.

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LOCATION DESCRIPTION

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

OFFERING SUMMARY

Lease Rate:	\$11.45 SF/yr (NNN)
Available SF:	2,302 SF
Lot Size:	1.51 Acres
Building Size:	19,002 SF





First Floor

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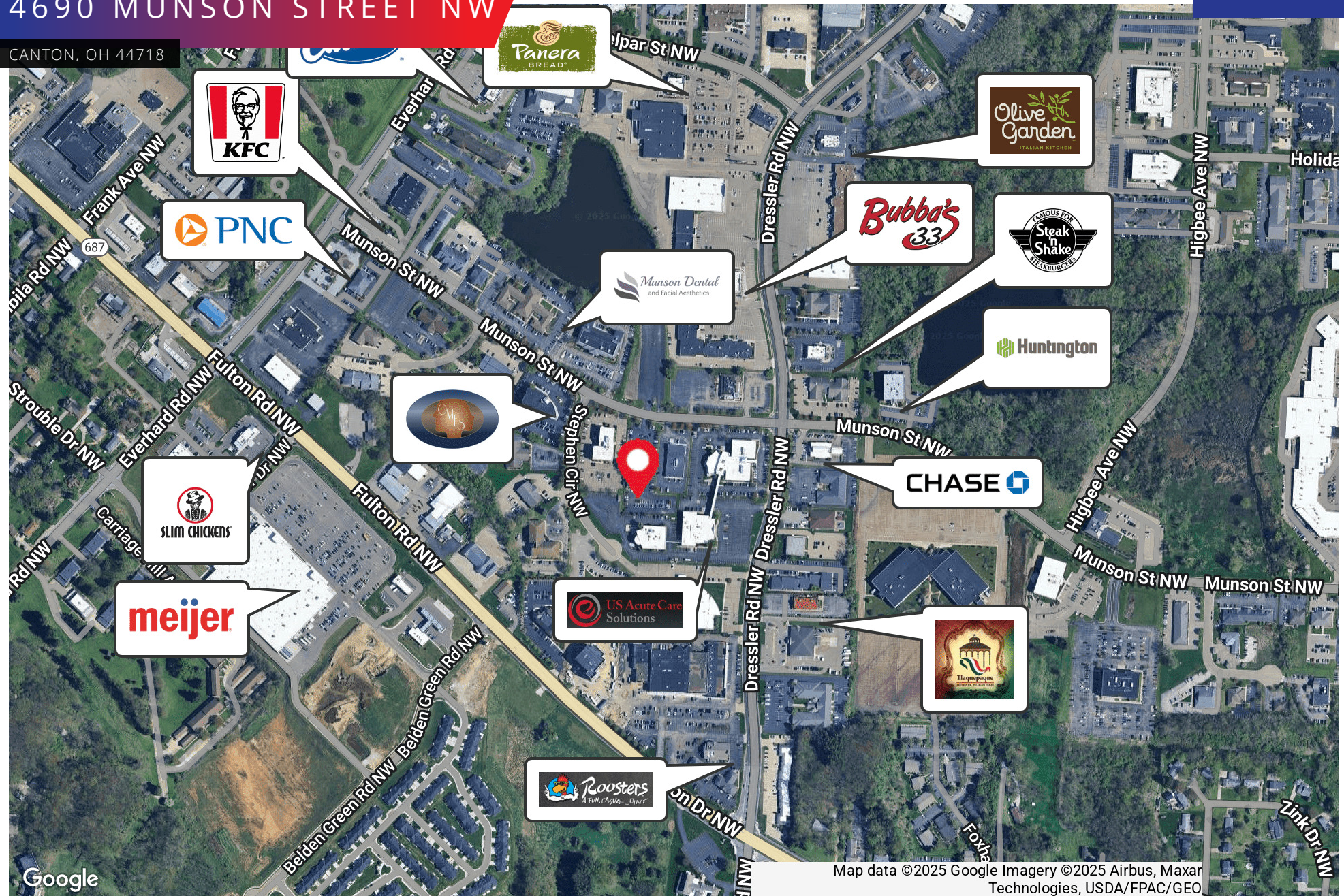
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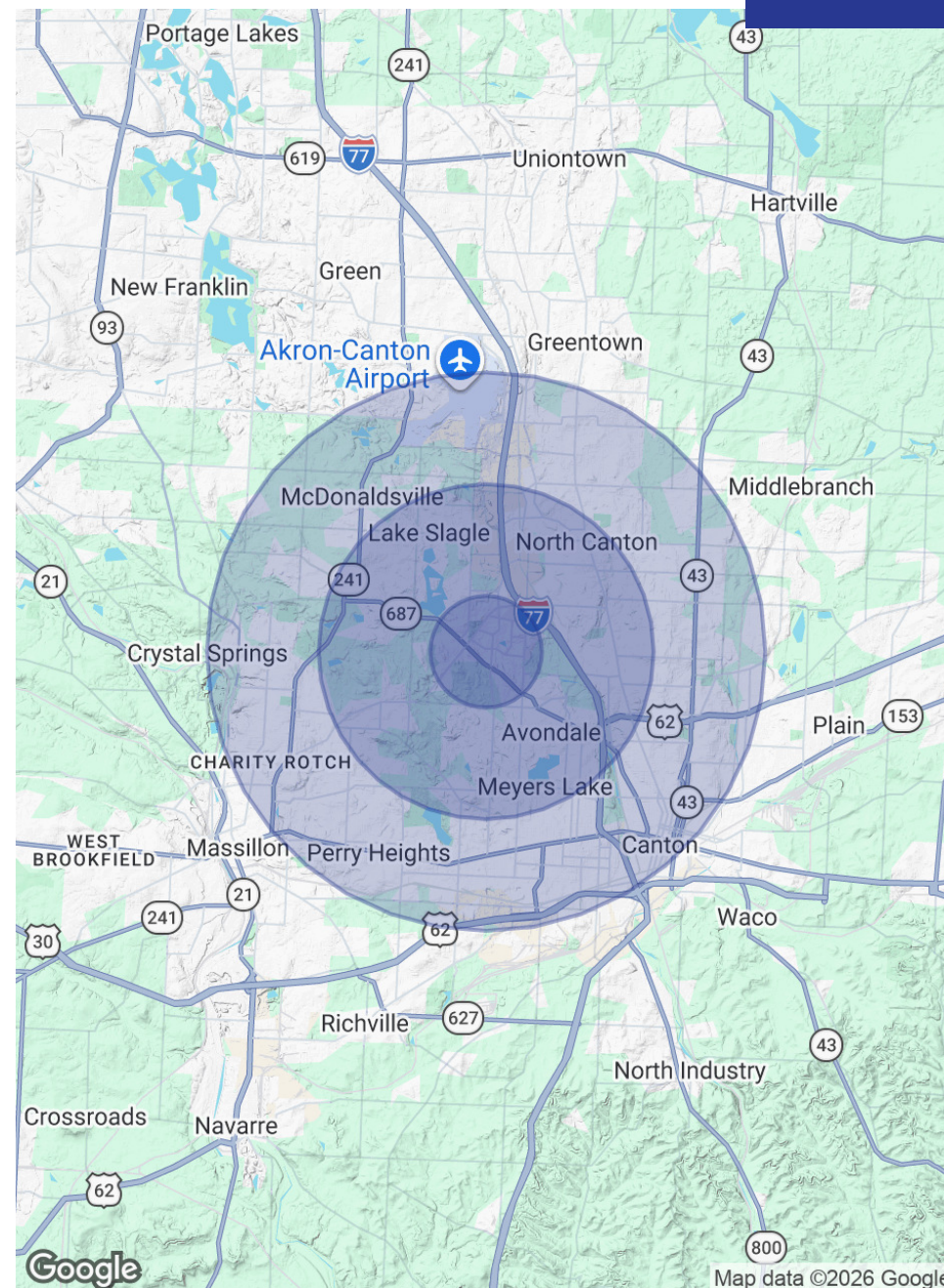
POPULATION

	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

2020 American Community Survey (ACS)



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