



1145 Lincoln Way E
Massillon, Ohio 44646

AVAILABLE	2,122 - 5,742
ACRES	2.5
ZONING	B3
YEAR BUILT	1969
FRONTAGE	350'
TRAFFIC COUNT	29,300 AADT Wales-10,500 Lincoln Way-18,800

Unit	SQ FT	Rate	NNN	Monthly
B	2,122	\$25.00	\$2.10	\$4,792.18
C	3,620	\$9.00	\$2.10	\$3,348.50
B/C	5,742	\$13.00	\$2.10	\$7,225.35
ATM Pad				\$1,750.00

Property Highlights

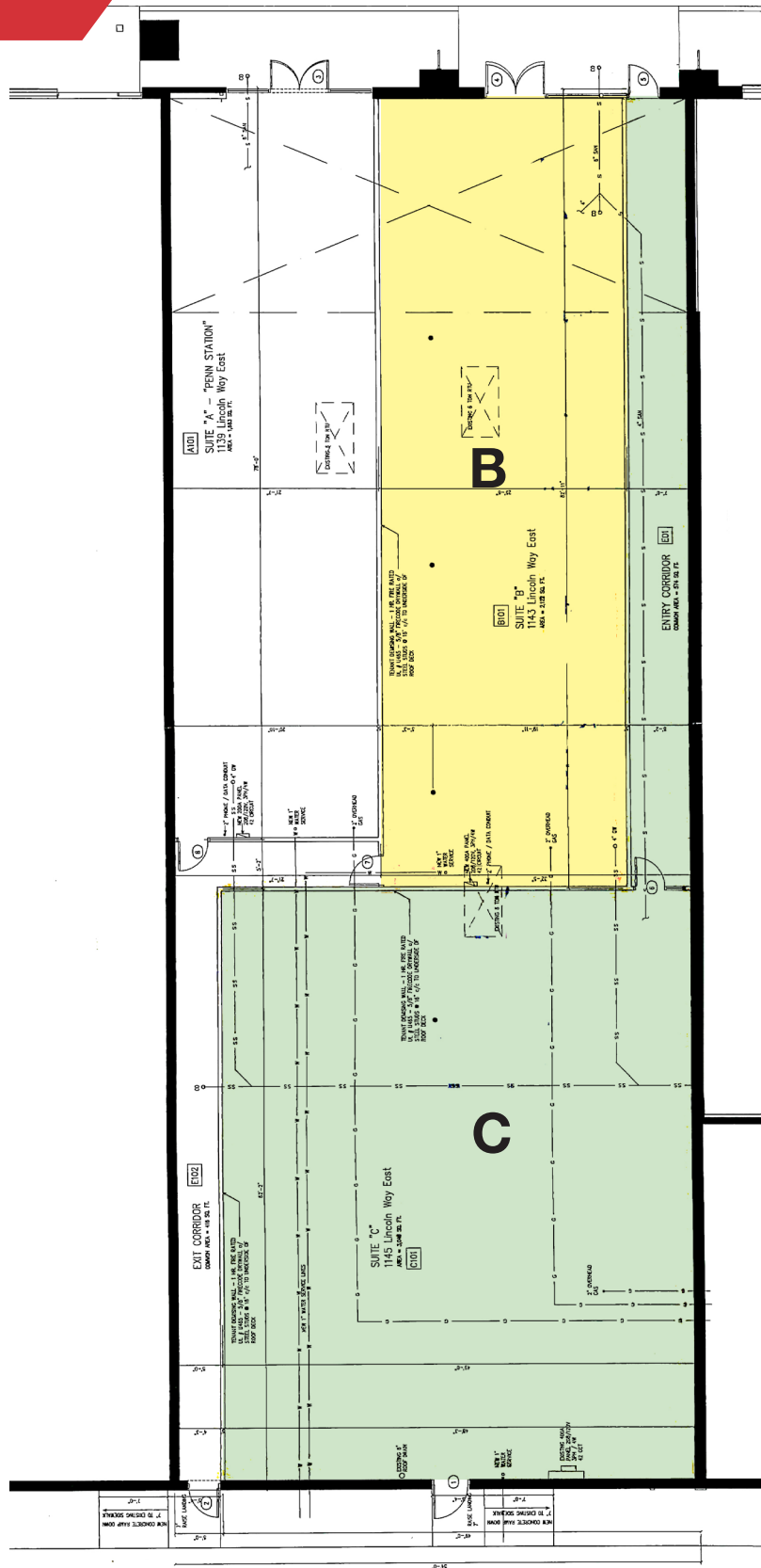
- Great location with easy access to downtown Massillon and Route 21/Route 30.
- Excellent visibility, located at signalized intersection.
- Strong retailers located within close proximity.
- Space can be demised lease together or seperately.
- ATM Pad available for lease.

Jared Sanford

330 354 3466 • jared@naispring.com

Sean Sanford

330 284 0331 • sean@naispring.com



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

2025 Summary

	1 Mile	3 Miles	5 Miles
Population	10,214	52,481	93,219
Households	4,636	22,670	40,755
Families	2,398	13,401	24,333
Average Household Size	2.18	2.28	2.26
Owner Occupied Housing Units	2,566	14,951	28,380
Renter Occupied Housing Units	2,070	7,719	12,375
Median Age	39.9	42.8	44.2
Median Household Income	\$53,357	\$62,179	\$64,825
Average Household Income	\$63,763	\$78,897	\$85,661

