

670 & 1,216 SQ.FT. RETAIL FOR LEASE

3641 & 3643 LINCOLN WAY E, MASSILLON, OH 44646

FOR LEASE



PROPERTY DESCRIPTION

This visible commercial property is on prominent corner lot Lincoln Way E and Wrexen Ave in Perry Township. Ideal for retailers & service users seeking maximum visibility. The corner positioning provides multiple access points & strong signage opportunities with ample on-site parking.

Professionally managed by local experts. Join existing tenants Head to Toe Salon, Tienda Sica, LLC (convenience store) and coming soon Dollar Tree!

PROPERTY HIGHLIGHTS

- High visibility on corner lot with high traffic counts (approx. 22,189 in 2025)
- Located in Perry Township (No Local Income Taxes)
- NNN fee is \$1.98 / SF / YR. NNN fee reimburses ownership for tenant's pro rata share of Real Estate Taxes, Insurance and CAM (common area maintenance).
- Tenants pay for cable/internet/phone and utilities (or are rebilled by owner).
- Located in Perry Twp with no personal or income tax.

LOCATION DESCRIPTION

Located in Perry Township at the intersection of Lincoln Way E (OH 172) & Wrexham Ave. This retail/office property is positioned on a prime thoroughfare through Perry with easy access to Massillon / Canton. Enjoy high visibility & accessibility at this corner location. Benefit from the convenience of being situated at a major thoroughfare, enhancing the exposure & accessibility for retail / neighborhood center tenants.

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	670 - 1,216 SF
Lot Size:	1.12 Acres
Building Size:	15,884 SF
Zoning:	Perry Township - B2 Commercial

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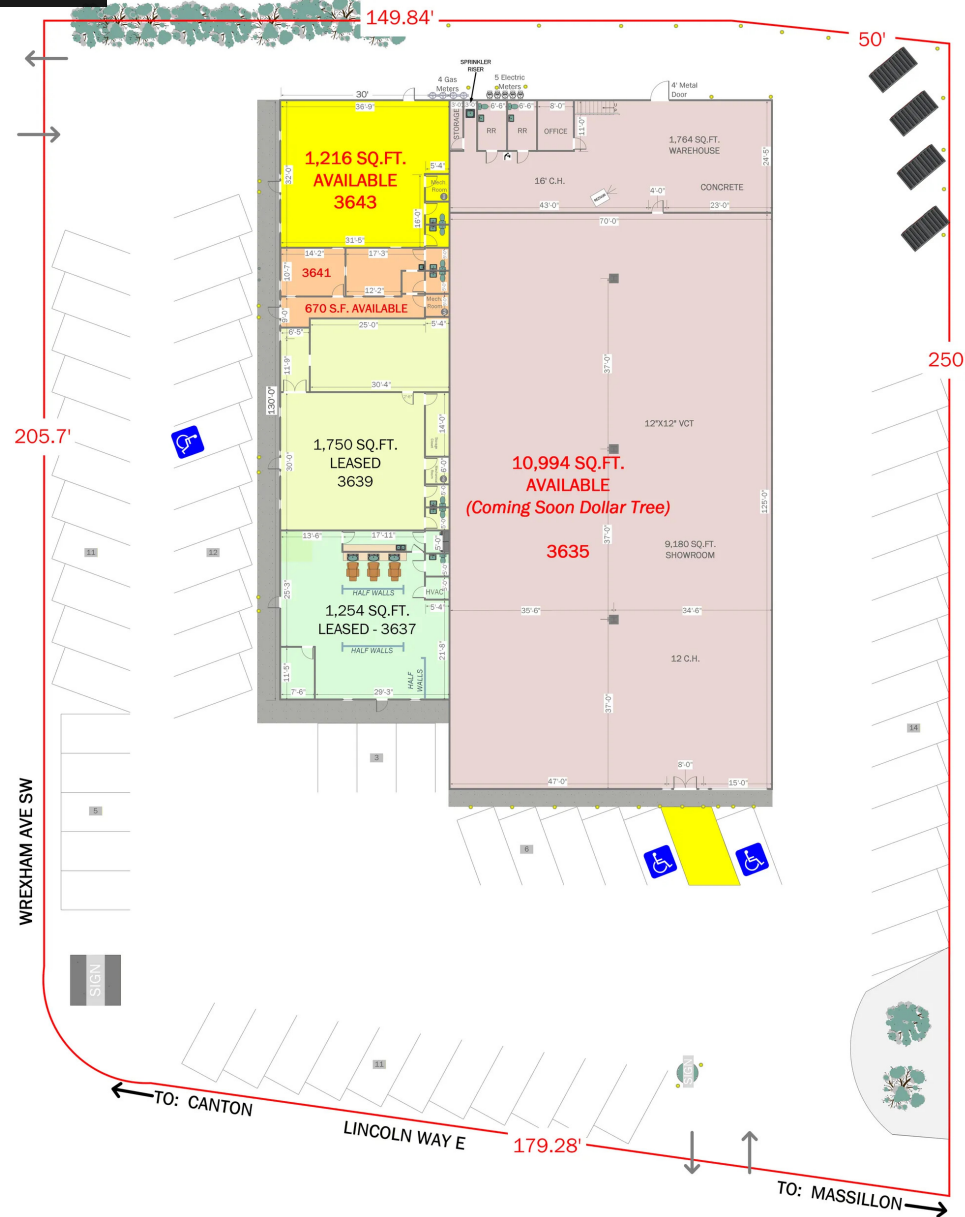


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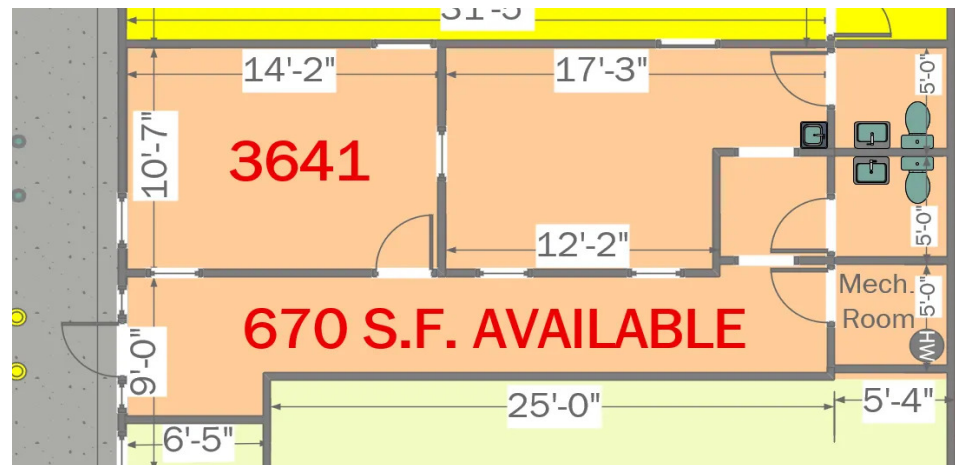


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670 & 1,215 SQ.FT. RETAIL/OFFICE SPACE FOR LEASE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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3643 Lincoln Way E	Available	1,216 SF	NNN	\$12.00 SF/yr	1,216 SF end cap retail/office for lease. Formerly a dance studio and most recently a church. Two entry doors from parking lot. Large open concept area or bullpen with two (2) restrooms. 9' CH. Ample parking. Excellent visibility on Lincoln Way E. Great signage available on building & shared Pylon Sign.
3641 Lincoln Way E	Available	670 SF	NNN	\$12.00 SF/yr	670 SF office space with private office, conference / break room and two (2) restrooms. 9' CH. Excellent visibility on Lincoln Way E. Great signage available on building & shared Pylon Sign. 670 SF - \$780.55 / month + utilities (includes NNN fee). Owners are open to participate in tenant improvements for credited tenant and right terms. Ideal counseling office, insurance agency, etc.

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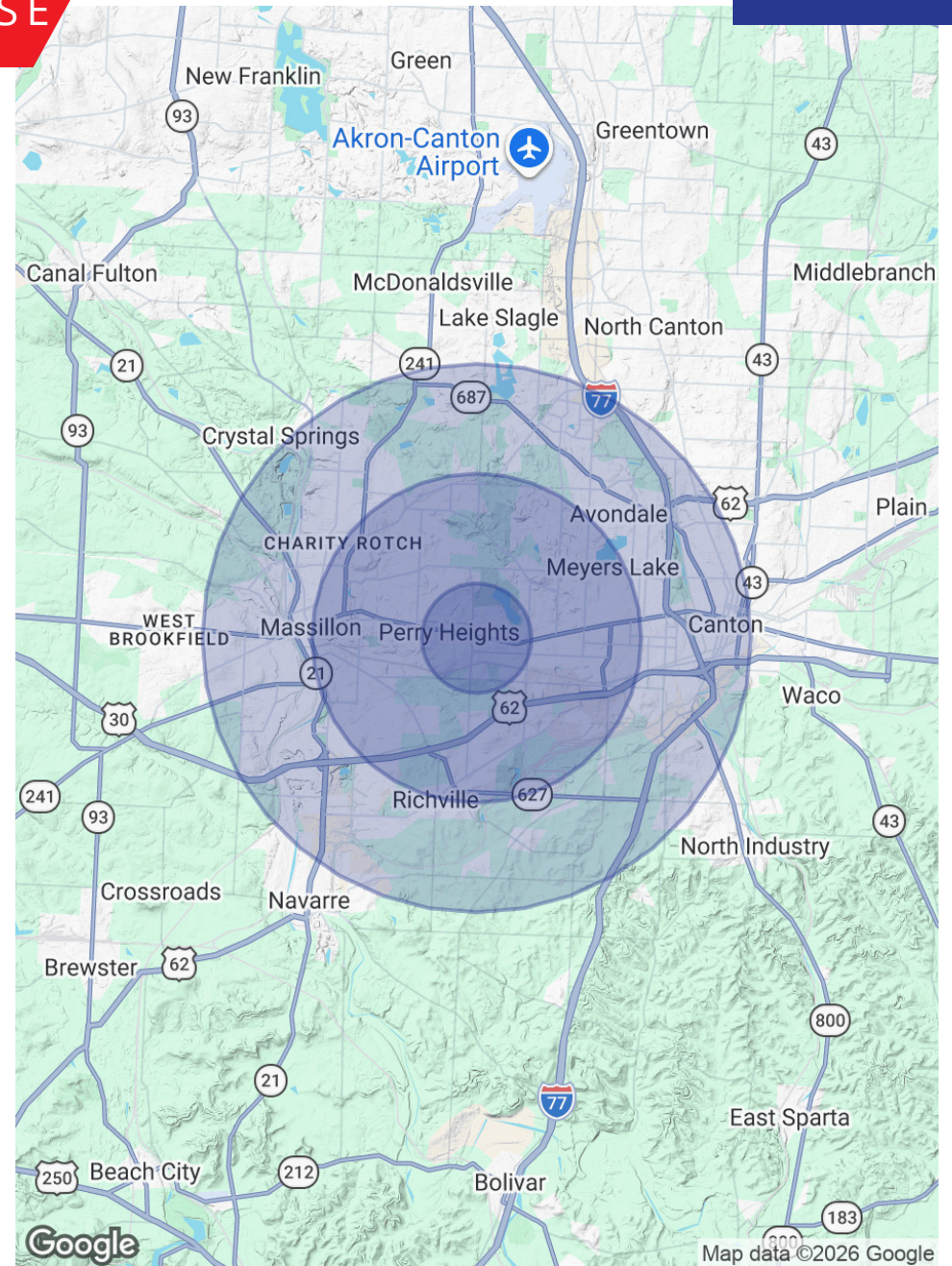
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,669	56,159	129,674
Average Age	40.0	42.9	42.1
Average Age (Male)	37.5	40.4	40.5
Average Age (Female)	44.4	45.4	44.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,006	24,109	56,578
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$76,080	\$77,366	\$74,567
Average House Value	\$182,094	\$178,896	\$177,198

2023 American Community Survey (ACS)



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