

FOR SALE  
/ LEASE

# JAMES FILLMORE COMPLEX FOR SALE

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

## Saylor Putman

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## PROPERTY DESCRIPTION

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 2025 calendar year. Professionally managed. Call agent for rent roll & financials for sale inquiry. Broker interest.

Join Wayne Dalton, Dee's Restaurant & Iglesia Evangelica Penta Cristo Viene Church.

## LOCATION DESCRIPTION

I-77 to New Philadelphia exit #84, left turn on Tuscarawas, right turn on Wabash, left turn on Bowers

James-Fillmore Complex is located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Divisible retail, office, service, and warehouse/distribution building.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$4,700,000
<b>Lot Size:</b>	9 Acres
<b>Building Size:</b>	112,586 SF
<b>NOI:</b>	\$0.00
<b>Cap Rate:</b>	0.0%

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*Dover/New Philadelphia Credit Union*

*The Dover Seton II Retirement Village*

*YMCA*

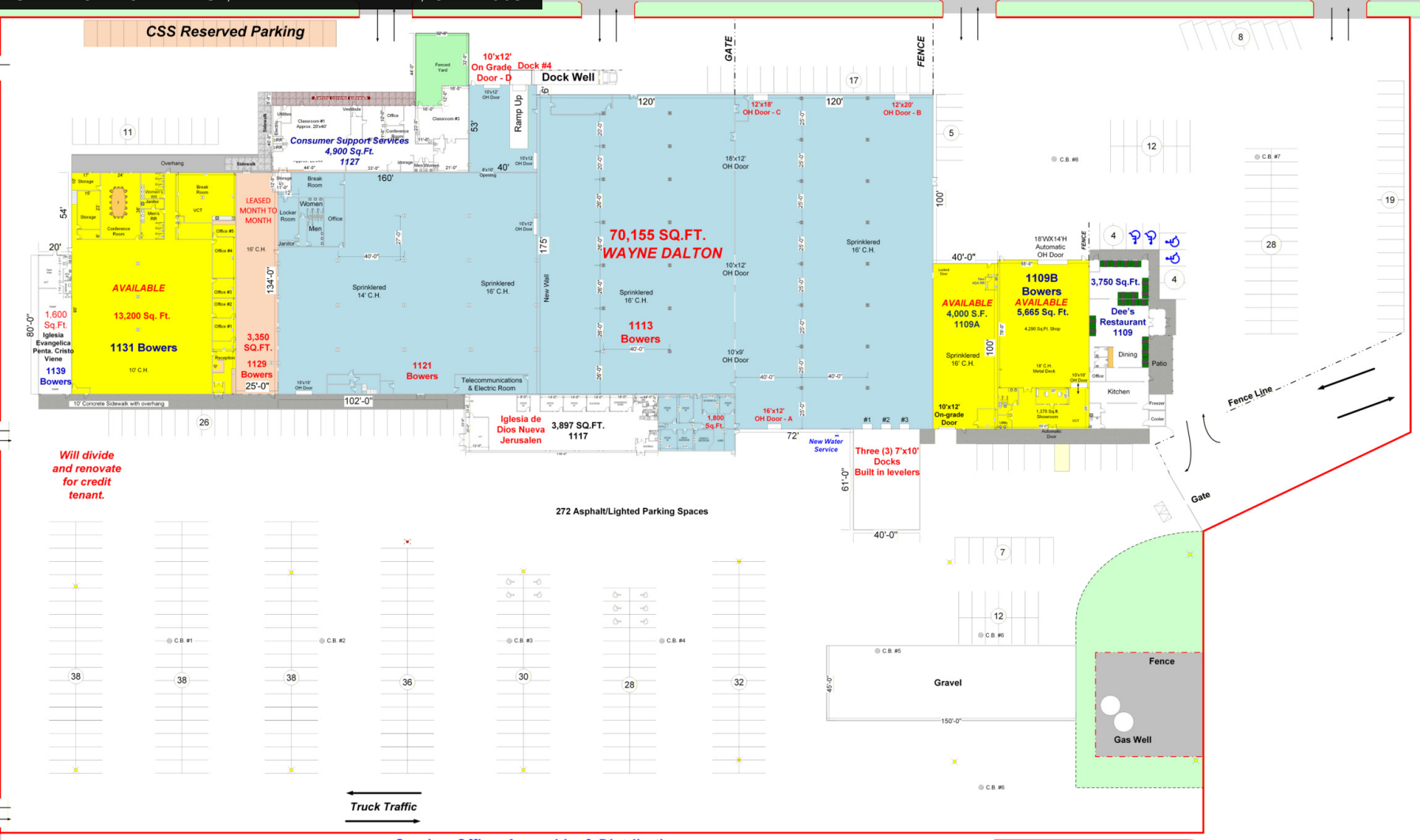
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To: Monroe Street

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash



Will divide and renovate for credit tenant.

**Service, Office, Assembly, & Distribution**  
 110,517 Sq.Ft. on Approx. 9 Acres  
 1109 - 1139 Bowers Ave  
 New Philadelphia, Ohio 44643

Marketed By:  
 Wick Hartung  
 Cell: 330-495-0601  
 &  
 Tim Putman  
 Cell: 330-495-0600

**PUTMAN PROPERTIES**  
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**PUTMAN PROPERTIES**  
 Est. 1985

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## POPULATION

### 1 MILE 3 MILES 5 MILES

<b>Total Population</b>	8,265	30,803	37,738
<b>Average Age</b>	42	42	43
<b>Average Age (Male)</b>	40	41	41
<b>Average Age (Female)</b>	44	44	44

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

<b>Total Households</b>	3,576	12,861	15,747
<b># of Persons per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$74,067	\$83,912	\$89,236
<b>Average House Value</b>	\$172,061	\$203,021	\$213,738

2020 American Community Survey (ACS)

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