

# 4111 BRADLEY CIR NW

4111 BRADLEY CIRCLE NORTHWEST, CANTON, OH 44718



FOR LEASE

## PROPERTY HIGHLIGHTS

- Great location convenient to I-77 & Belden Village Mall. Attractive building with exterior lighting and 55 parking spaces.
- Professionally managed office building in Jackson Township which has no personal or corporate income tax.
- NNN fee is \$4.73 / SF / YR and includes real estate taxes, insurance, water, sewer, snow removal landscaping and twice weekly restroom cleaning/stocking.
- Two (2) new commercial exterior doors and two (2) new awnings.
- Join StandOut Design, Lighthouse Family Center and Window Nation.

## LOCATION DESCRIPTION

From I-77 take Everhard Rd NW exit east toward Whipple Ave NW, south on Whipple Ave, west on Bradley Cir. Located next to Great Escapes Pool & Spa.

### SPACES

### \$/SQ.FT. SPACE SIZE

|                                                     |              |          |
|-----------------------------------------------------|--------------|----------|
| <b>SUITE 210A - 1,729 SQ.FT. OFFICE - 2ND FLOOR</b> | \$7.00 SF/yr | 1,729 SF |
| <b>SUITE 240 - 2,104 SQ.FT. OFFICE - 2ND FLOOR</b>  | \$7.00 SF/yr | 2,104 SF |
| <b>SUITE 240A - 1,415 SQ.FT. OFFICE - 2ND FLOOR</b> | \$7.00 SF/yr | 1,415 SF |
| <b>SUITE 240B - 689 SQ.FT. OFFICE - 2ND FLOOR</b>   | \$7.00 SF/yr | 689 SF   |

### Spencer Hartung

Vice President, Senior Sales Associate  
330.936.0276  
spencer@putmanproperties.com

### Saylor Putman

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com



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## AVAILABLE SPACES

| SUITE                                        | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------|-----------|-----------|------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SUITE 210A - 1,729 SQ.FT. OFFICE - 2ND FLOOR | Available | 1,729 SF  | NNN        | \$7.00 SF/yr | Second floor walk up 1,729 SF carpeted partially furnished office space with 6 offices, reception area, waiting room and conference room. Access to common area restrooms.<br><br>Total rent is \$1,690.10 per month plus utilities.                                                                                                                                                                                      |
| SUITE 240 - 2,104 SQ.FT. OFFICE - 2ND FLOOR  | Available | 2,104 SF  | NNN        | \$7.00 SF/yr | Second floor partially furnished walk up 3,571 SF office with 10 private offices, copier room, temperature-controlled server room & kitchenette/breakroom with sink, dishwasher and refrigerator. Access to common area restrooms.<br><br>Total rent is \$2,056.66 per month plus utilities.<br><br>NNN fee is \$4.73 per sq. ft. and includes real estate taxes, insurance, water, sewer, snow removal, and landscaping. |
| SUITE 240A - 1,415 SQ.FT. OFFICE - 2ND FLOOR | Available | 1,415 SF  | NNN        | \$7.00 SF/yr | Second floor partially furnished walk up 1,415 SF office with 6 private offices, copier room, temperature-controlled server room & kitchenette/breakroom with sink, dishwasher and refrigerator. Access to common area restrooms.<br><br>Total rent is \$1,383.16 per month plus utilities.<br><br>NNN fee is \$4.73 per sq. ft. and includes real estate taxes, insurance, water, sewer, snow removal, and landscaping.  |
| SUITE 240B - 689 SQ.FT. OFFICE - 2ND FLOOR   | Available | 689 SF    | NNN        | \$7.00 SF/yr | Second floor partially furnished walk up 689 SF office with 4 private offices. Access to common area restrooms.<br><br>Total rent is \$673.50 per month plus utilities.<br><br>NNN fee is \$4.73 per sq. ft. and includes real estate taxes, insurance, water, sewer, snow removal, and landscaping.                                                                                                                      |

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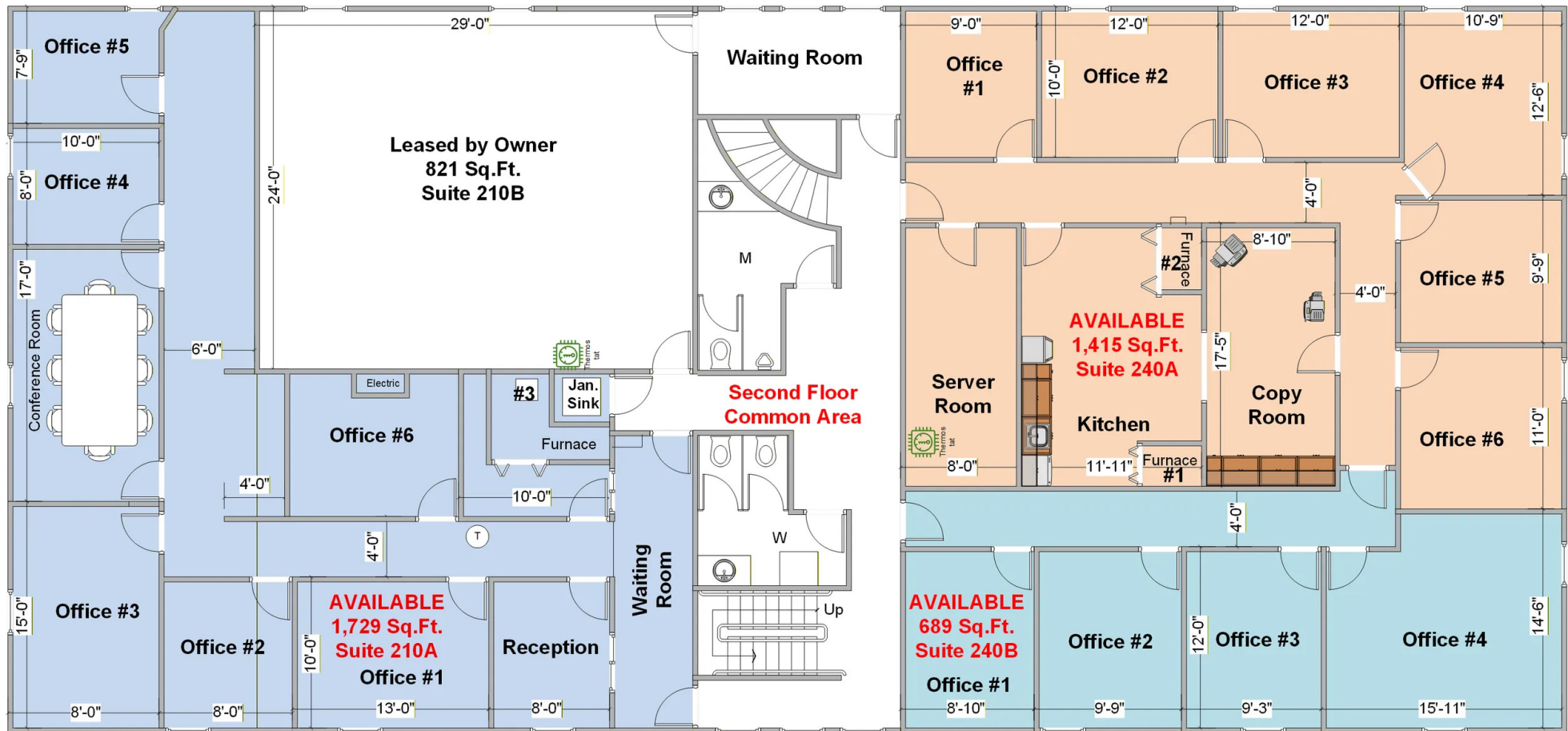
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(NOT to Scale)



2nd Floor

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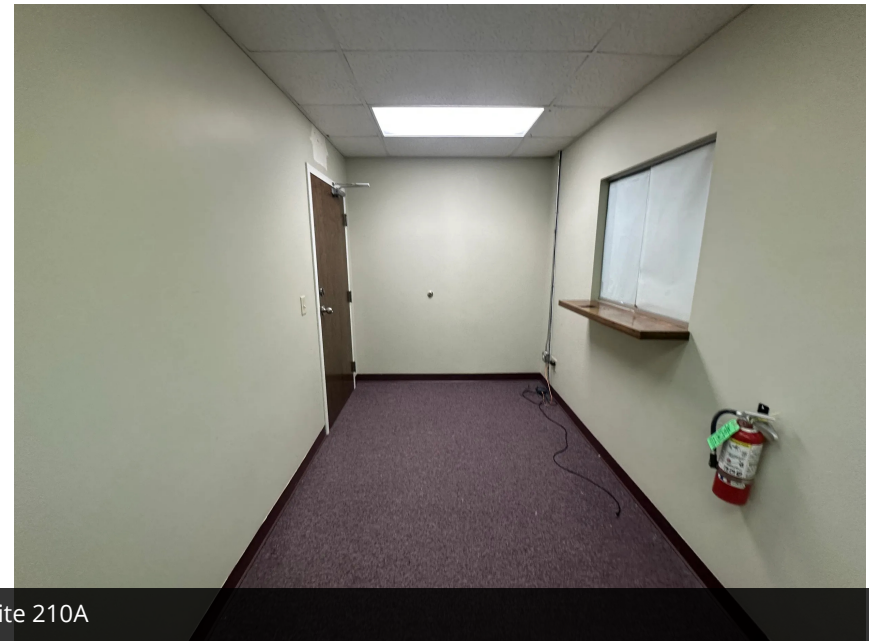
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Suite 210A



Suite 210A



Suite 210A

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Suite 240



Suite 240



Suite 240

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4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // [putmanproperties.com](http://putmanproperties.com)



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Google

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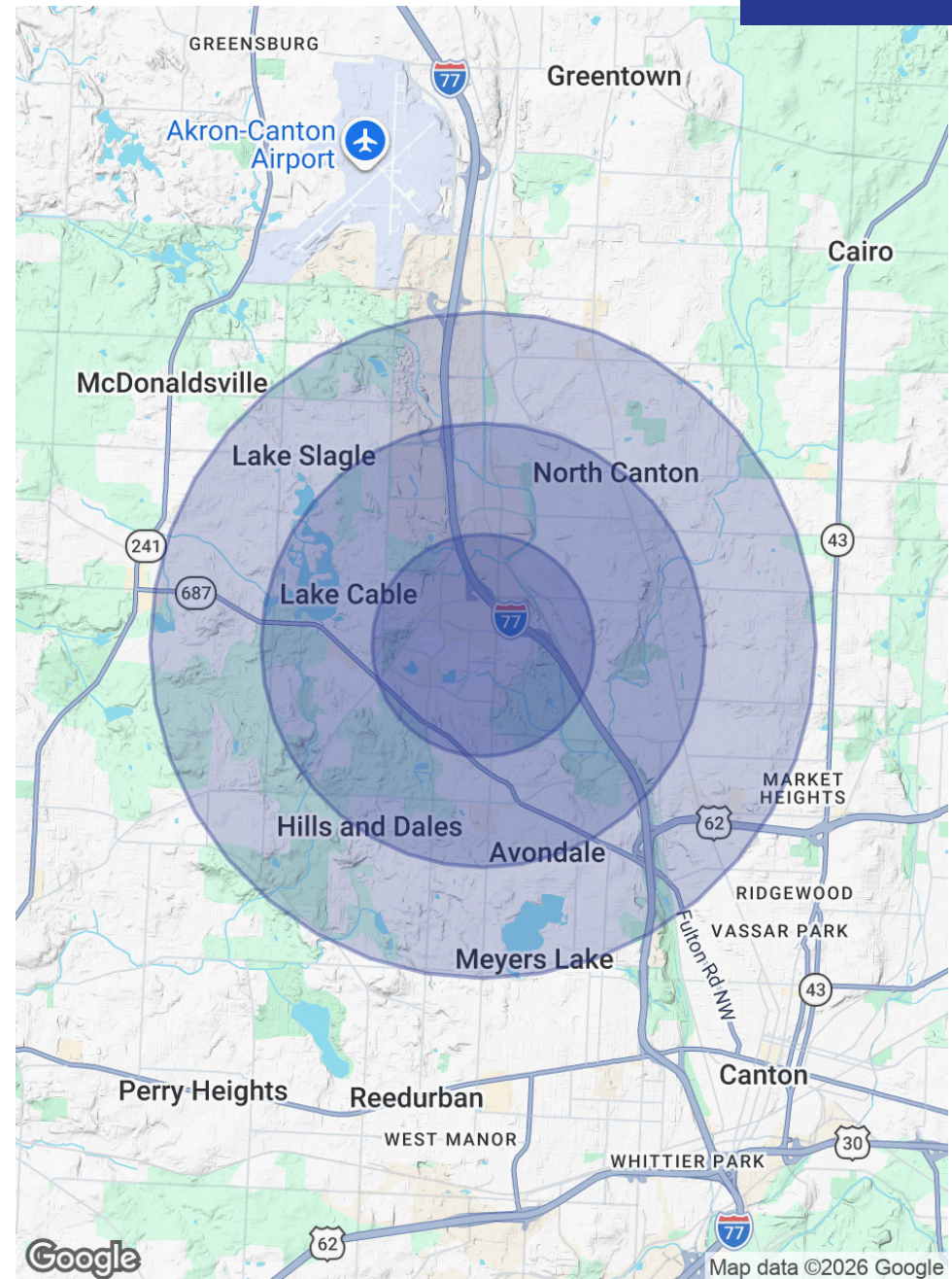
## POPULATION

|                      | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 2,869  | 21,105  | 54,126  |
| Average Age          | 48.3   | 43.6    | 44.4    |
| Average Age (Male)   | 46.9   | 42.2    | 43.0    |
| Average Age (Female) | 52.1   | 46.3    | 46.4    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,550     | 10,575    | 26,463    |
| # of Persons per HH | 1.9       | 2.0       | 2.0       |
| Average HH Income   | \$58,342  | \$72,531  | \$74,412  |
| Average House Value | \$176,297 | \$177,161 | \$167,439 |

2020 American Community Survey (ACS)



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