



7170 Portage St NW Massillon, Ohio 44646

SALE PRICE	\$1,950,000.00
TOTAL SQ FT	36,172
ACRES	5.24
YEAR BUILT	1978 / 1988 / 1996
ZONING	B3
FRONTAGE	372'
PARCELS	1630009, 1615184
BUILDINGS	3
TRAFFIC	11,611 AADT
TAXES	\$35,768.10/year

Property Features

- Former Casey's Furniture Building—well maintained retail/warehouse property on 5.24 acres.
- Three buildings totaling 36,172/SF with flexible retail, showroom, and warehouse configurations.
- Connected front retail buildings of 11,980/SF and 14,592/SF, including an overhead door for easy access.
- Rear warehouse of 9,600/SF featuring two loading docks and efficient circulation.
- Prime location on Portage St NW near the Wales Ave/Portage St intersection in Jackson Township.

Dan Spring, SIOR

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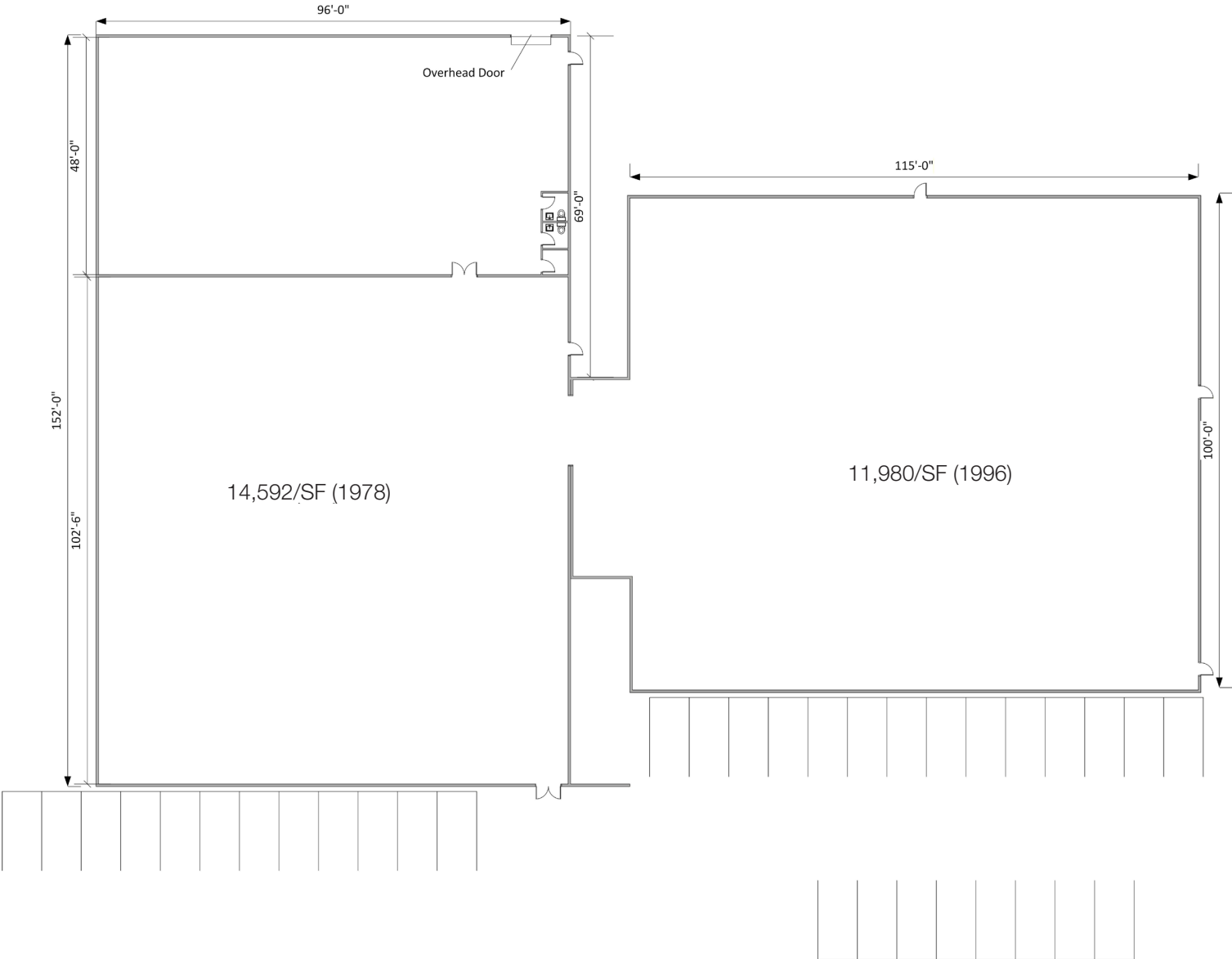
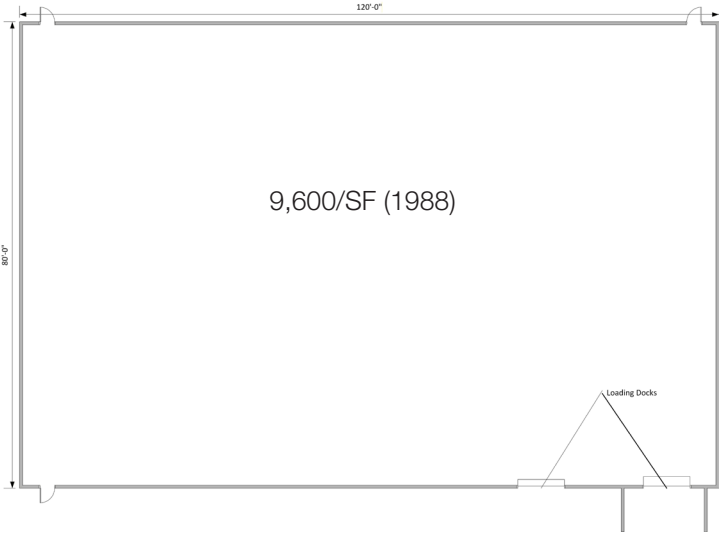
Kelly Sober, CCIM

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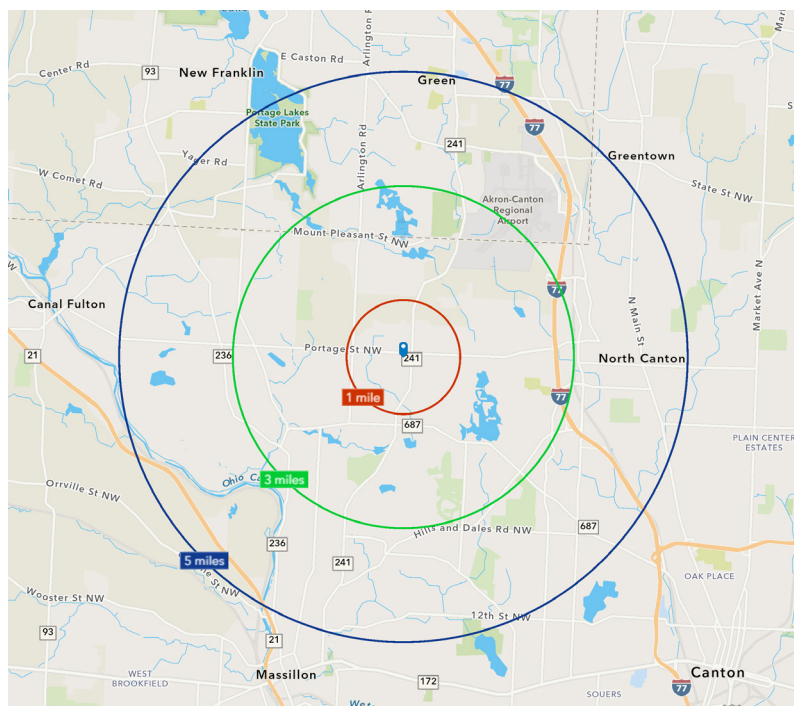
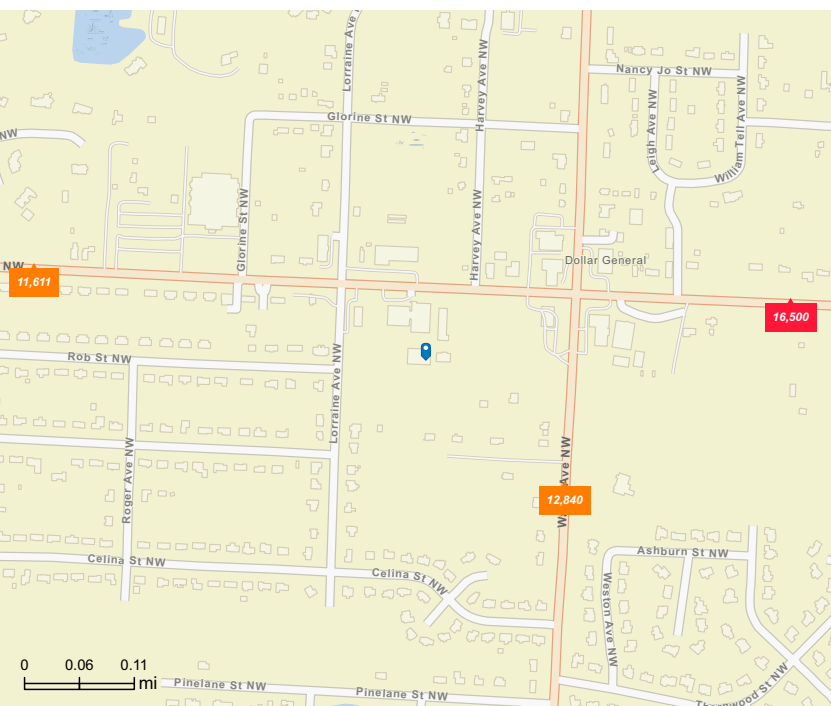


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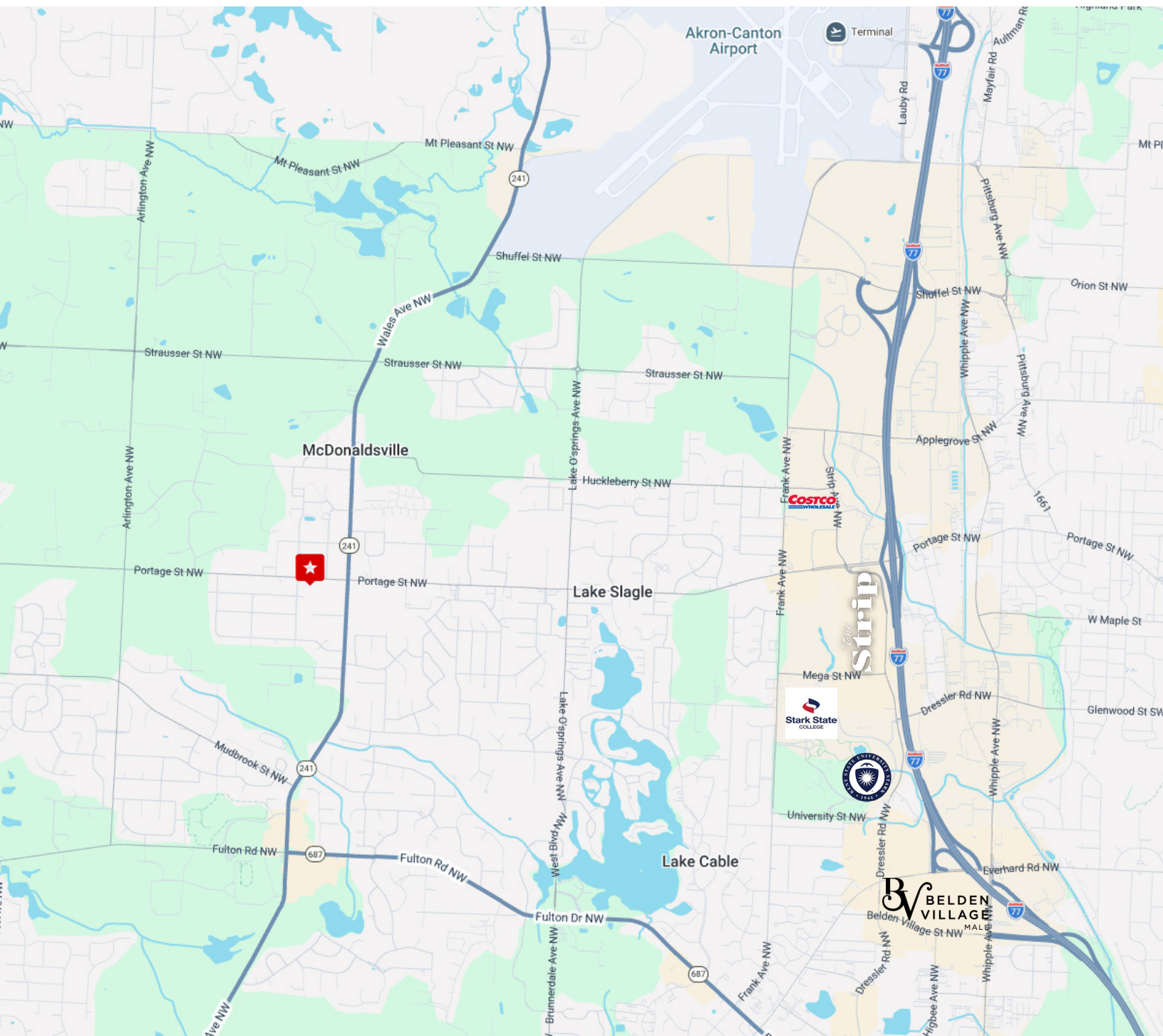
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DEMOGRAPHICS

2026 SUMMARY

	1 Mile	3 Miles	5 Miles
Population	5,247	29,005	90,058
Households	2,060	11,581	39,400
Families	1,501	8,145	24,362
Average Household Size	2.55	2.48	2.26
Owner Occupied Housing Units	1,622	9,201	28,018
Renter Occupied Housing Units	438	2,380	11,382
Median Age	43.9	43.9	44.5
Median Household Income	\$117,441	\$109,938	\$89,390
Average Household Income	\$145,916	\$146,531	\$119,814



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