

FOR SALE
/ LEASE

MANAGED BY
PUTMAN
PROPERTIES
PutmanProperties.com
330.498.4400

4690 MUNSON

4690 MUNSON STREET NW

CANTON, OH 44718

Spencer Hartung

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Saylor Putman

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ALL BRICK, 2-STORY, ELEVATOR SERVED 19,002 S.F.

- Convenient Belden Village location, with easy access to I-77, between Everhard & Dressler in Jackson Township (no personal or corporate income tax) along prestigious Munson St.
- Ground floor units with plenty of parking in professionally managed building.
- Zoned Jackson Township B3 Commercial Business.
- All electric building with a new roof 2021, newer asphalt & newer LED lighting in & out.
- Join existing tenants Erie Insurance and David J. Simmons & Assoc.
- NNN fee is \$5.59 / SF / YR and reimburses ownership for tenant's pro rata share of real estate taxes, insurance, landscaping, snow plowing, electric, water, sewer, trash and other common area expenses.
- For sale at \$2.5 million or \$131.56 per sq.ft. (call broker for income & expenses)

LOCATION DESCRIPTION

Directions: I-77 to Everhard (exit 109), left turn on Munson St and property will be on your right.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$11.45 SF/yr (NNN)
Number of Units:	5
Available SF:	877 - 3,179 SF
Lot Size:	1.51 Acres
Building Size:	19,002 SF
Real Estate Taxes:	\$41,653.12

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	877 SF	NNN	Negotiable	<p>Suite D: Three (3) private offices with carpet, one (1) room with VCT, one break room with tile floor and two (2) restrooms.</p> <p>NNN fee is \$5.59 per sq. ft. or \$408.54 per month and reimburses ownership for tenant's pro rata share of real estate taxes, insurance, landscaping, snow plowing, electric, water, sewer, trash and other common area expenses.</p>
Suite E	Available	2,302 SF	NNN	Negotiable	<p>Suite A: Large reception area with built in desk & private office or copy room, waiting room, mix of eight (8) private office or exam rooms, some sinks throughout, second waiting or open bullpen room and one restroom.</p> <p>NNN fee is \$5.59 per sq. ft. or \$1,072.35 per month and reimburses ownership for tenant's pro rata share of real estate taxes, insurance, landscaping, snow plowing, electric, water, sewer, trash and other common area expenses.</p>
Suites D & E Combined	Available	3,179 SF	NNN	\$11.45 SF/yr	<p>Suites A & D: 3,179 Sq.ft. finished first floor medical office suite includes thirteen (13) offices (one with restroom), waiting/reception area, two (2) ADA restrooms, kitchen, mechanical room and bullpen area.</p> <p>Base rent is \$11.45 per sq.ft. or \$3,033.30 per month.</p> <p>NNN fee is \$5.59 per sq. ft. or \$1,480.88 per month and reimburses ownership for tenant's pro rata share of real estate taxes, insurance, landscaping, snow plowing, electric, water, sewer, trash and other common area expenses.</p> <p>Total is \$17.04 per sq. ft. or \$4,514.18 / month.</p>

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First Floor

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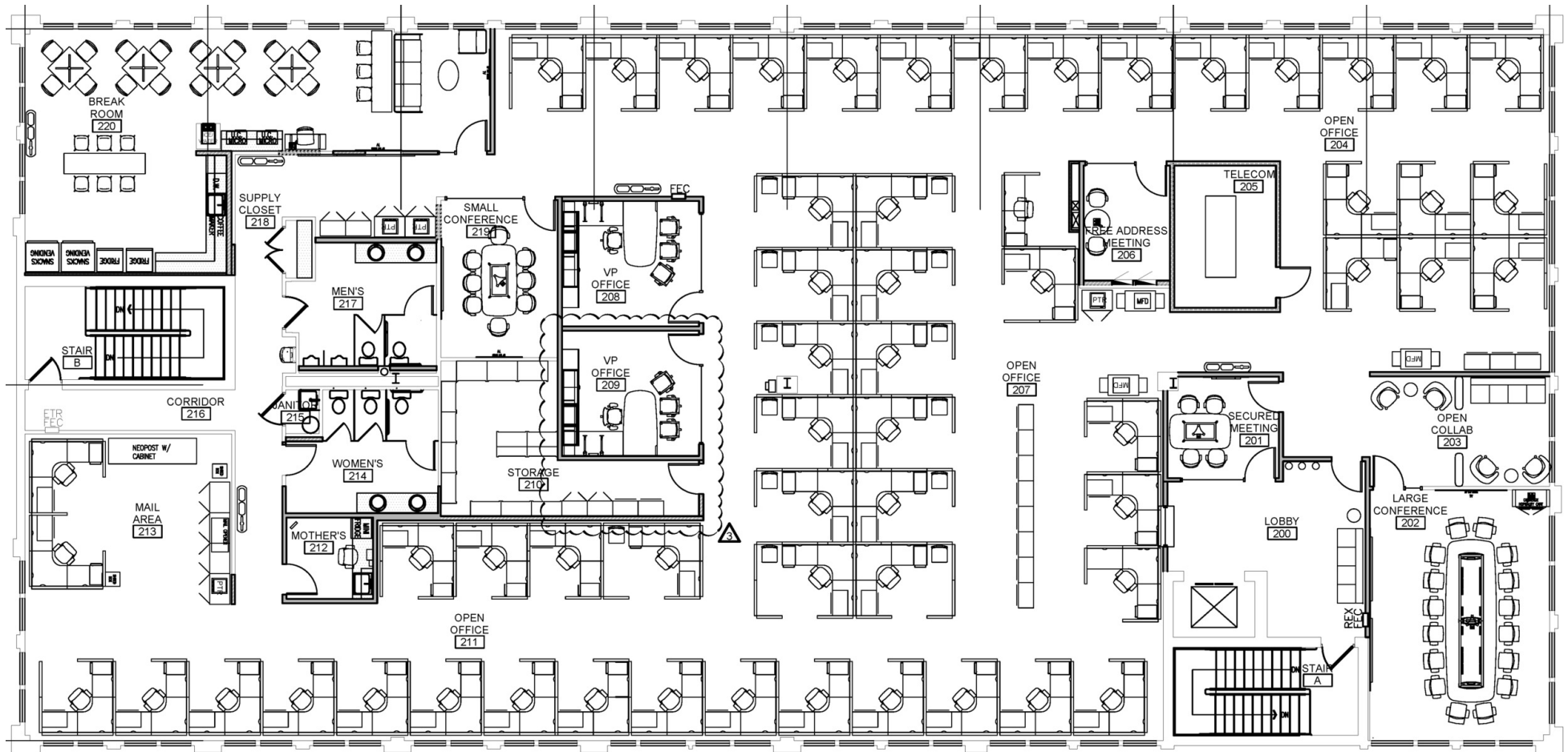
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Second Floor - 100 % Leased to Erie Insurance

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4690 MUNSON STREET NW - SUITE C - 2,511 SQ. FT.

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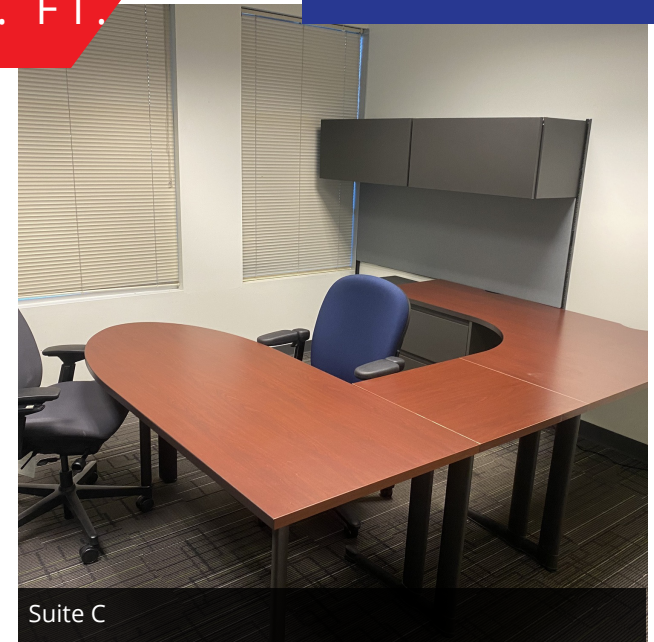
CANTON, OH 44718



Pylon Sign



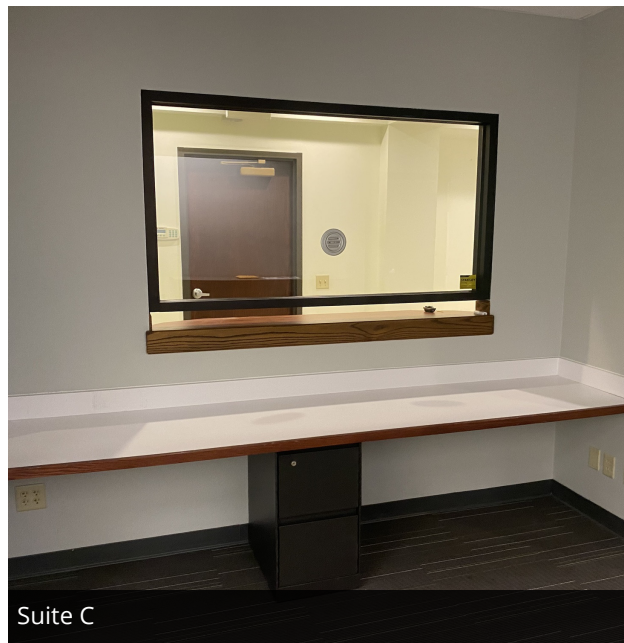
Suite C



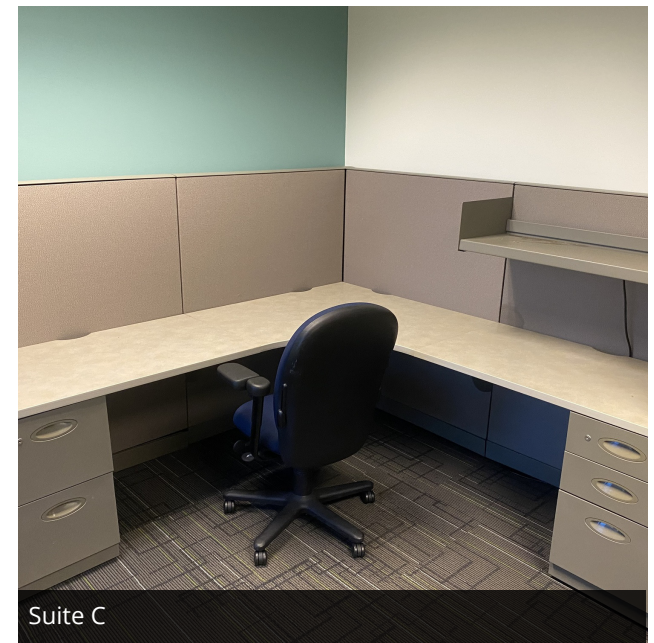
Suite C



Suite C



Suite C



Suite C

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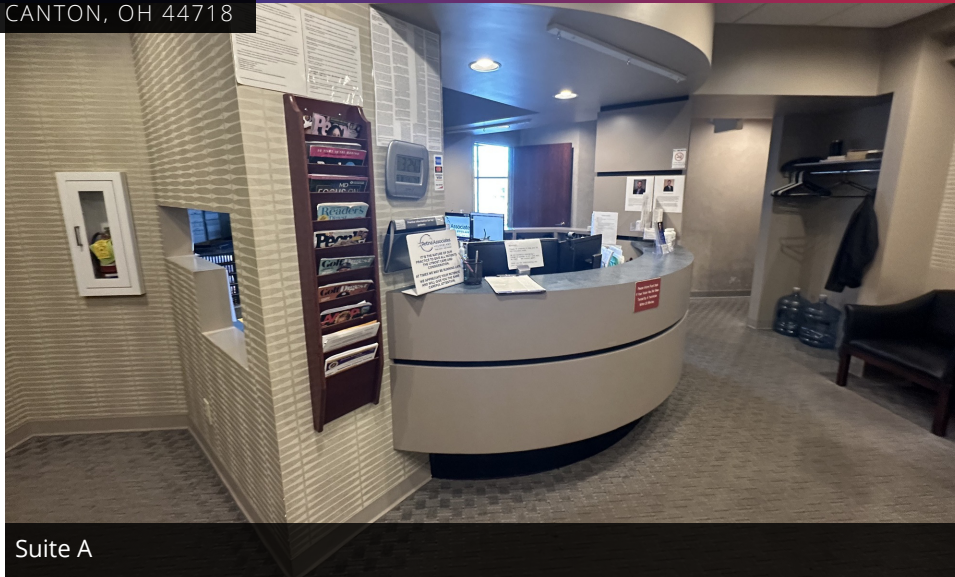


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4690 MUNSON STREET NW - SUITE A - 3,179 SQ.FT.

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Suite A



Suite A



Suite A



Suite A



Suite A

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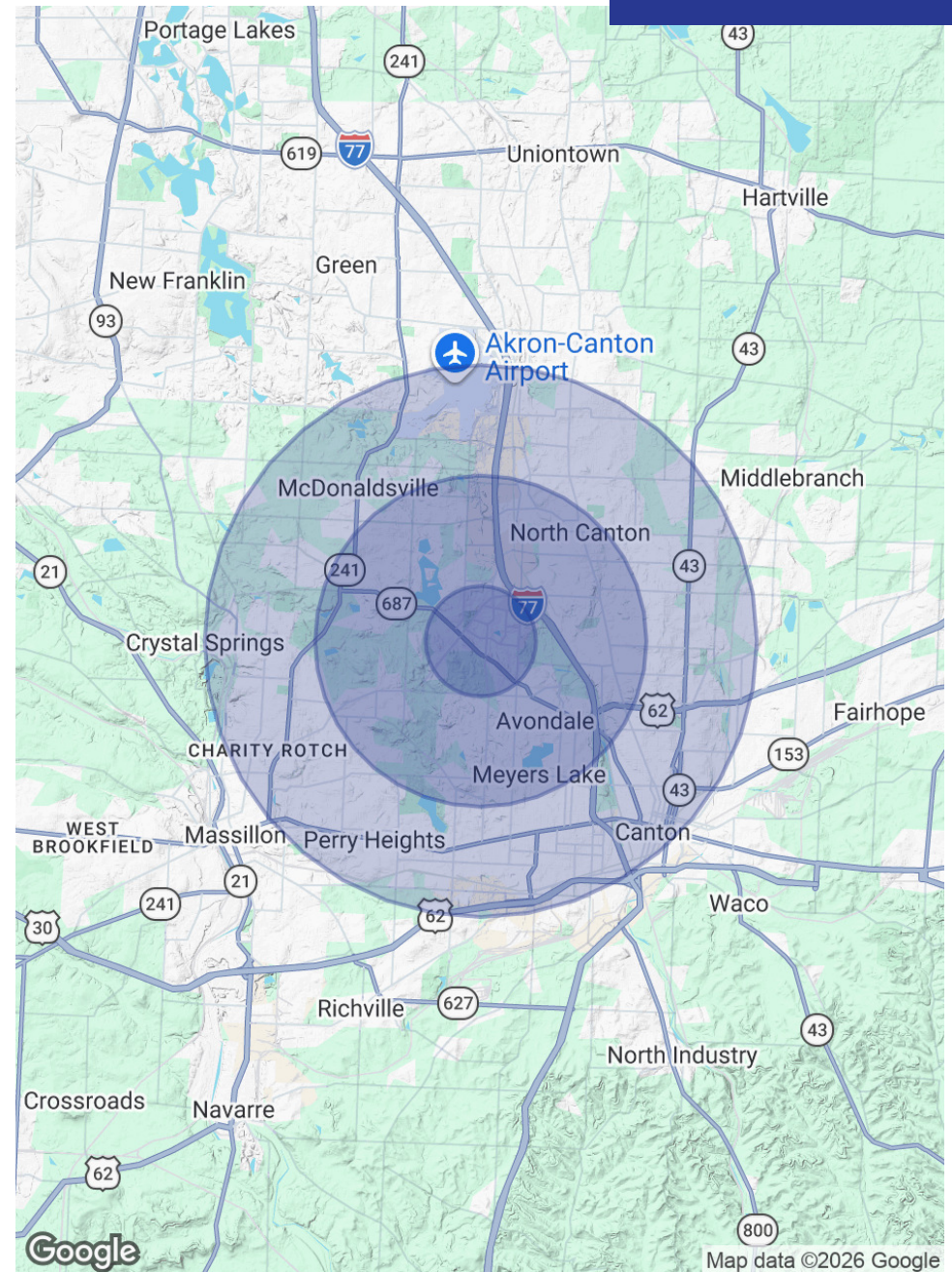
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,730	52,447	163,817
Average Age	47	45	43
Average Age (Male)	45	43	41
Average Age (Female)	49	46	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,908	23,994	71,386
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,964	\$96,990	\$87,770
Average House Value	\$286,474	\$251,555	\$208,873

2020 American Community Survey (ACS)



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