



## 4016-4018 Massillon Rd.

Uniontown, OH 44685(City of Green)

### Property Features

- Office Investment in City of Green
- 4016 Building Size: 10,855 SF
- 4018 Building Size: 5,240 SF
- Two Buildings Total: 16,095 SF
- Multiple Long-Term Tenants
- Located on busy Massillon Rd Corridor



For more information:

**Scott Raskow**

+1 330 608 5172 • [sraskow@naipvc.com](mailto:sraskow@naipvc.com)

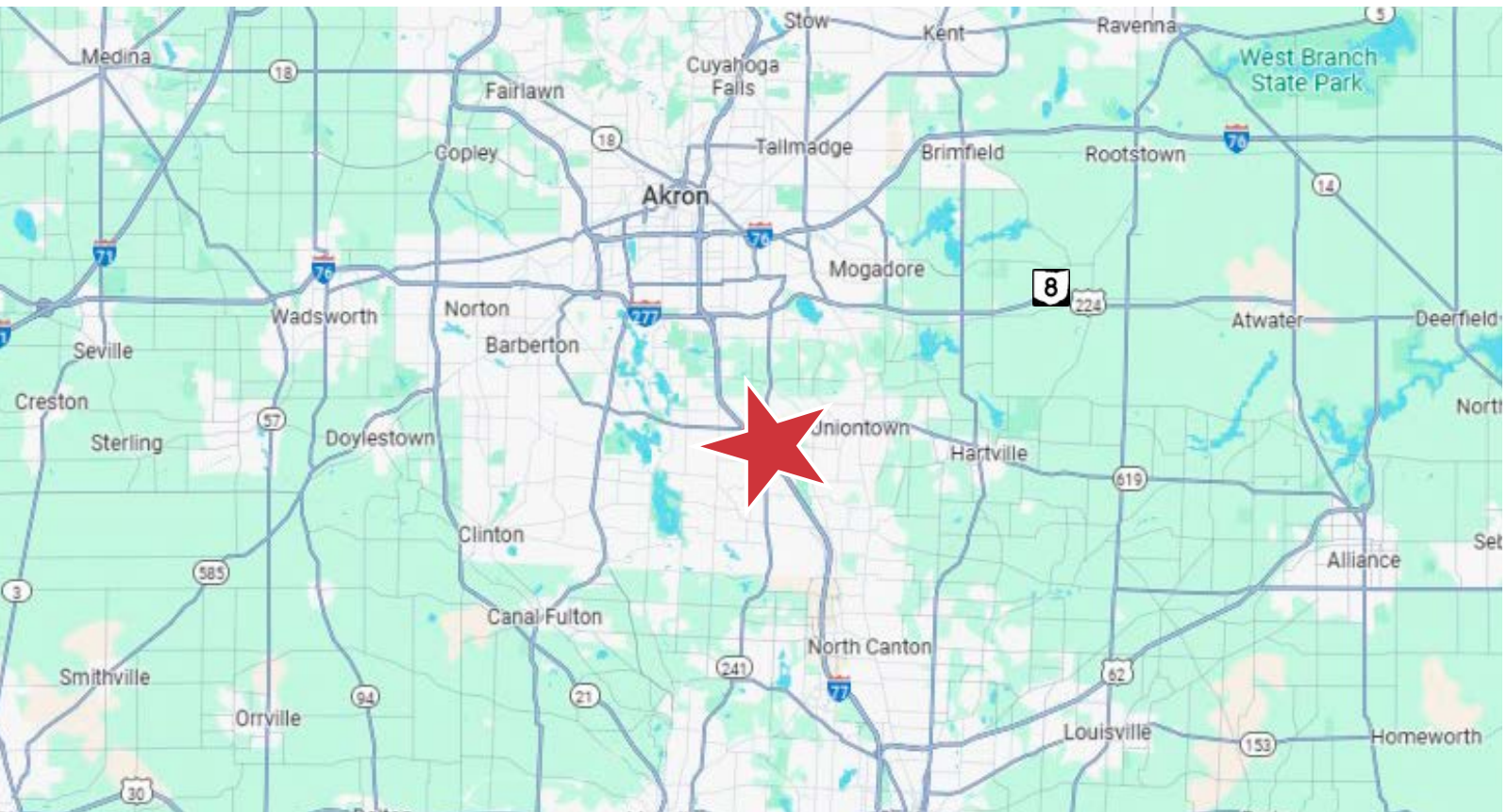
**Bob Raskow, SIOR**

+1 330 697 6818 • [braskow@naipvc.com](mailto:braskow@naipvc.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Dr., Suite A  
Akron, Ohio 44320  
330 535 2661  
[naipvc.com](http://naipvc.com)





Demographics	1 Miles	3 Miles	5 Miles
Population	3,798	24,864	70,806
Households	1,563	10,157	29,183
Median Age	43	42.7	44
Average HH Income	\$90,048	\$92,182	\$91,594



540 White Pond Dr., Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

## 1 Miles

### KEY FACTS

3,798

Population



2.4

Average Household Size

43.0

Median Age

\$90,048

Median Household Income

### EDUCATION

2%

No High School Diploma



23%

High School Graduate



25%

Some College



50%

Bachelor's/Grad/Prof of Degree

### BUSINESS



307

Total Businesses



5,262

Total Employees

### EMPLOYMENT



74.4%

White Collar



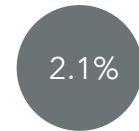
10.5%

Blue Collar



15.1%

Services



Unemployment Rate

### INCOME



\$90,048

Median Household Income



\$50,863

Per Capita Income



\$372,905

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: <\$15,000 (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	4.0%	-5.1%	<div style="width: 4.0%; background-color: red;"></div>
\$15,000 - \$24,999	7.4%	+0.1%	<div style="width: 7.4%; background-color: gray;"></div>
\$25,000 - \$34,999	4.8%	-3.1%	<div style="width: 4.8%; background-color: red;"></div>
\$35,000 - \$49,999	5.6%	-6.0%	<div style="width: 5.6%; background-color: red;"></div>
\$50,000 - \$74,999	18.1%	+0.5%	<div style="width: 18.1%; background-color: gray;"></div>
\$75,000 - \$99,999	15.2%	+1.9%	<div style="width: 15.2%; background-color: gray;"></div>
\$100,000 - \$149,999	14.9%	-0.8%	<div style="width: 14.9%; background-color: gray;"></div>
\$150,000 - \$199,999	16.5%	+7.4%	<div style="width: 16.5%; background-color: gray;"></div>
\$200,000+	13.6%	+5.2%	<div style="width: 13.6%; background-color: gray;"></div>

Bars show deviation from Summit County

## 3 Miles

### KEY FACTS

24,864

Population



2.4

Average Household Size

42.7

Median Age

\$92,182

Median Household Income

### EDUCATION

2%

No High School Diploma



25%

High School Graduate



27%

Some College



45%

Bachelor's/Grad/Pr of Degree

### BUSINESS



1,048

Total Businesses



15,385

Total Employees

### EMPLOYMENT



71.0%

White Collar



14.7%

Blue Collar



14.3%

Services

2.1%

Unemployment Rate

### INCOME



\$92,182

Median Household Income



\$50,867

Per Capita Income



\$413,600

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (17.3%)

The smallest group: <\$15,000 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	4.2%	-4.9%	<div style="width: 4.2%;"></div>
\$15,000 - \$24,999	5.3%	-2.0%	<div style="width: 5.3%;"></div>
\$25,000 - \$34,999	5.0%	-2.9%	<div style="width: 5.0%;"></div>
\$35,000 - \$49,999	8.5%	-3.1%	<div style="width: 8.5%;"></div>
\$50,000 - \$74,999	16.6%	-1.0%	<div style="width: 16.6%;"></div>
\$75,000 - \$99,999	14.1%	+0.8%	<div style="width: 14.1%;"></div>
\$100,000 - \$149,999	17.3%	+1.6%	<div style="width: 17.3%;"></div>
\$150,000 - \$199,999	14.9%	+5.8%	<div style="width: 14.9%;"></div>
\$200,000+	14.1%	+5.7%	<div style="width: 14.1%;"></div>

Bars show deviation from Summit County

## 5 Miles

### KEY FACTS

70,806

Population



2.4

Average Household Size

44.0

Median Age

\$91,594

Median Household Income

### EDUCATION

3%

No High School Diploma



27%

High School Graduate



28%

Some College



41%

Bachelor's/Grad/Pr of Degree

### BUSINESS



2,513

Total Businesses



36,088

Total Employees

### EMPLOYMENT



67.8%

White Collar



18.1%

Blue Collar



14.1%

Services

2.4%

Unemployment Rate

### INCOME



\$91,594

Median Household Income



\$49,221

Per Capita Income



\$400,639

Median Net Worth

### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: <\$15,000 (4.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.5%	-4.6%	<div style="width: 4.5%;"></div>
\$15,000 - \$24,999	4.5%	-2.8%	<div style="width: 4.5%;"></div>
\$25,000 - \$34,999	5.3%	-2.6%	<div style="width: 5.3%;"></div>
\$35,000 - \$49,999	9.5%	-2.1%	<div style="width: 9.5%;"></div>
\$50,000 - \$74,999	15.4%	-2.2%	<div style="width: 15.4%;"></div>
\$75,000 - \$99,999	15.0%	+1.7%	<div style="width: 15.0%;"></div>
\$100,000 - \$149,999	20.4%	+4.7%	<div style="width: 20.4%;"></div>
\$150,000 - \$199,999	13.2%	+4.1%	<div style="width: 13.2%;"></div>
\$200,000+	12.3%	+3.9%	<div style="width: 12.3%;"></div>

Bars show deviation from Summit County

540 White Pond Dr., Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

## Property Details

4016 BUILDING SIZE: 10,855 SF

---

4018 BUILDING SIZE: 5,240 SF

---

TWO BUILDING TOTAL: 16,095 SF

---

BUILDING TYPE: Office

---

PROPERTY TYPE: Multi-tenant

---

YEAR BUILT: 2004

---

FLOORS: 1

---

PARKING SPACES: 80

## Price Details

SALE PRICE: \$1,950,000

---

TAXES: \$28,674.14 Annual (2024)

## Location Details

DISTANCE: 0.25 miles

---

INTERCHANGE: I-77

---

## Notes

Do Not Distrub Tenants. Excellent multi-tenant investment available in the City of Green. Multiple units with long term tenants in place. Located along the ever-growing Massillon Rd corridor. Please contact Scott Raskow and Bob Raskow for a tour.

---

540 White Pond Dr., Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com