



1709 Lincoln Way E  
Massillon, Ohio 44646

SQ FT AVAILABLE	6,900
LEASE RATE	\$7.50/SF
LEASE TYPE	Modified Gross
ACRES	0.78
YEAR BUILT	1953
OH DOOR	(1) 12'
CEILING HEIGHT	12'
ZONING	B1
FRONTAGE	84'
TRAFFIC COUNT	13,691 AADT

## Property Features

- Former NAPA Auto Parts store, features 6,900/SF retail storefront and warehouse.
- Prime Lincoln Way frontage with excellent visibility, traffic count, and prominent signage.
- Multiple uses include: contractor supply, equipment rental, ecommerce fulfillment, retail, and more.
- No drains in warehouse, no auto-body or mechanic shops need inquire.

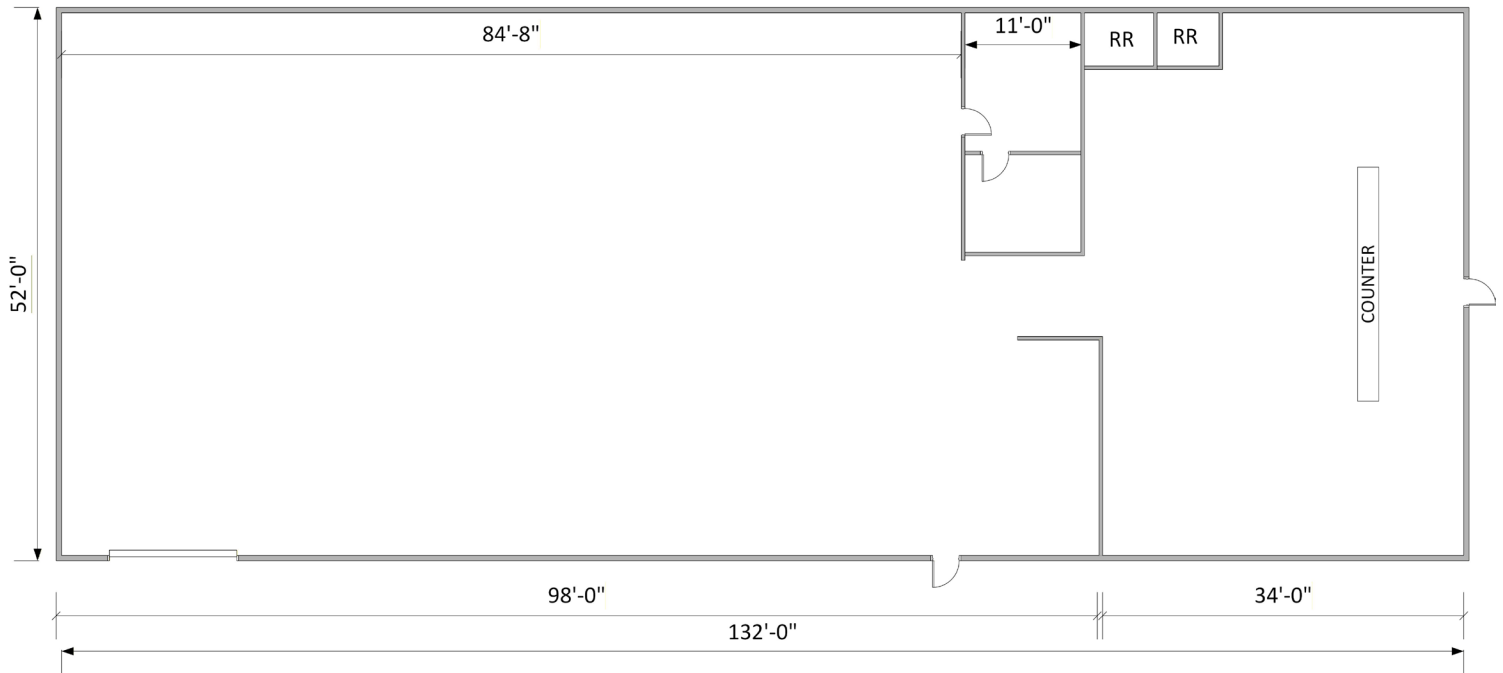
### Kelly Sober, CCIM

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### Ricky Williams

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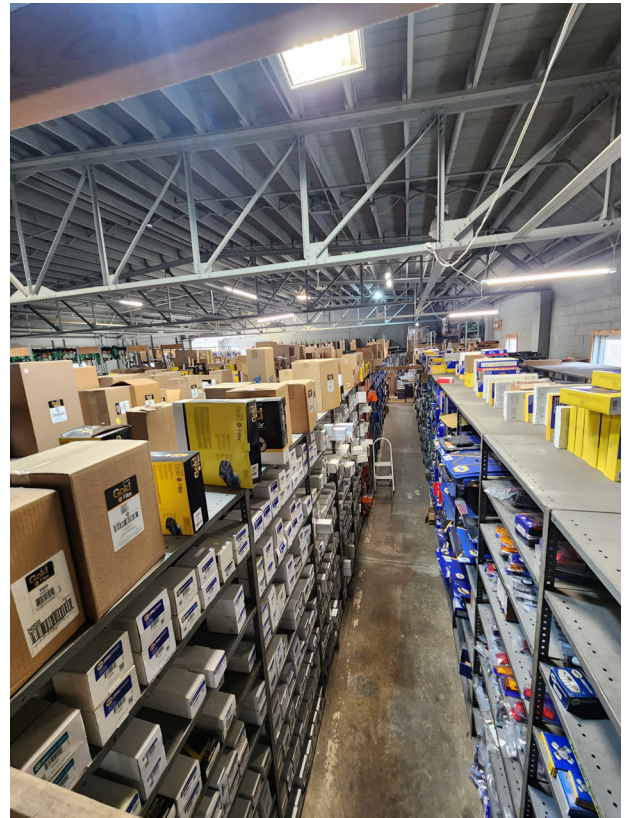
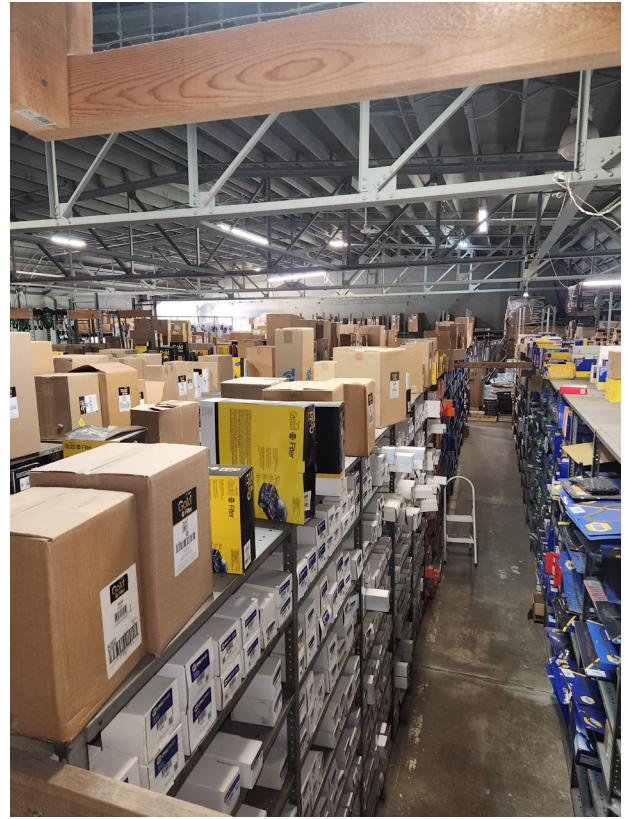


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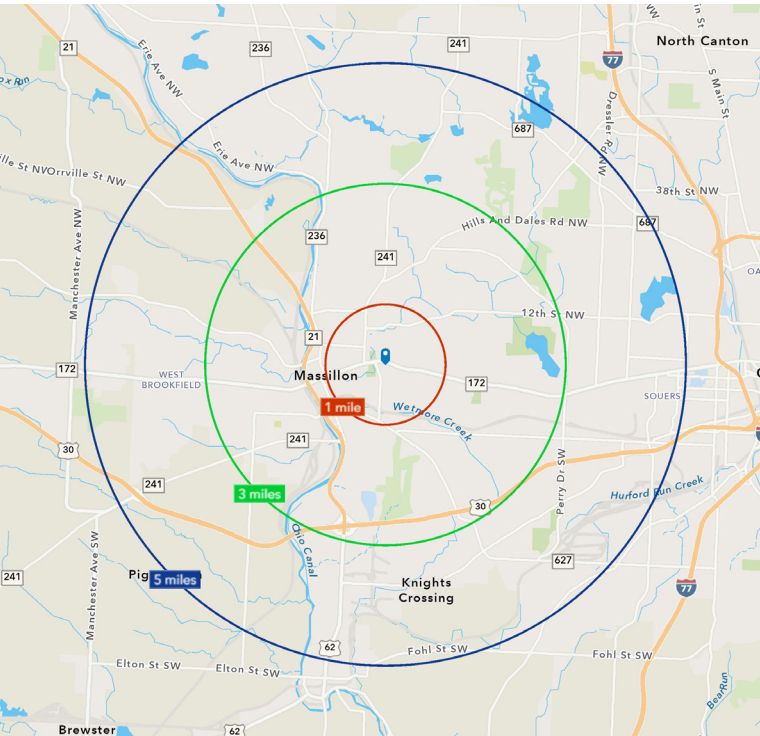
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## Demographics 2025

	1 Mile	3 Miles	5 Miles
Population	9,388	53,315	100,412
Households	4,190	23,096	43,794
Families	2,229	13,652	26,018
Average Household Size	2.21	2.27	2.26
Owner Occupied Housing Units	2,484	15,214	30,184
Renter Occupied Housing Units	1,706	7,882	13,610
Median Age	41.9	42.8	43.9
Median Household Income	\$54,361	\$62,905	\$64,357
Average Household Income	\$65,647	\$80,129	\$85,131



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