

1,205 S.F. OFFICE/MEDICAL/RETAIL FOR LEASE

FOR LEASE

938 AMHERST ROAD NORTHEAST, MASSILLON, OH 44646



PROPERTY DESCRIPTION

Office or retail space for medical, law, insurance, engineering, computers, or sales offices. Concrete paved parking front and rear.

Located in Northeast Massillon. Minutes from downtown Massillon. Easy access via Route 21 to Akron, Canton, or Massillon retail.

PROPERTY HIGHLIGHTS

- Three (3) offices
- Two (2) storage rooms
- Suite has private bathroom
- Private parking lot

LOCATION DESCRIPTION

Multi-tenant office building in Massillon, OH. The property has private parking in the front, side and rear of the building. Each suite has private front and rear entrances, their own bathroom and kitchenette.

Directions: From State route 21 - Exit Lake Ave - East to Amherst, right turn to building on left.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF / year (NNN)
Available SF:	1,205 SF
Lot Size:	0.38 Acres

Saylor Putman

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

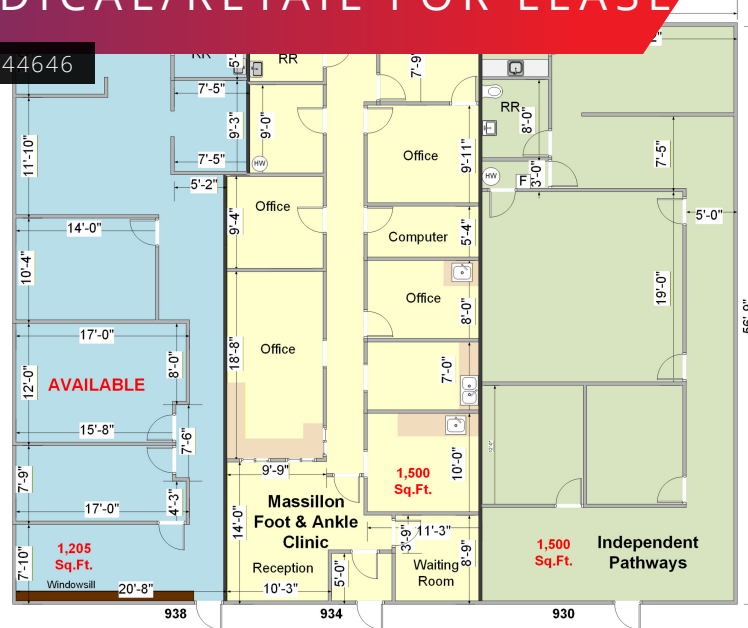


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,205 SF	Lease Rate:	\$8 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

1,205 Sq.Ft. Office	Available	1,205 SF	NNN	\$8.00 SF/yr	Office or retail space for medical, law, insurance, engineering, computers, or sales offices. Concrete paved parking front and rear. CAM is \$3.64 per sq. ft. includes taxes, insurance, snow plowing & landscape, and water & sewer. Monthly Rent is \$1,168.85 + Utilities
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PUTMAN
PROPERTIES
Est. 1985

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4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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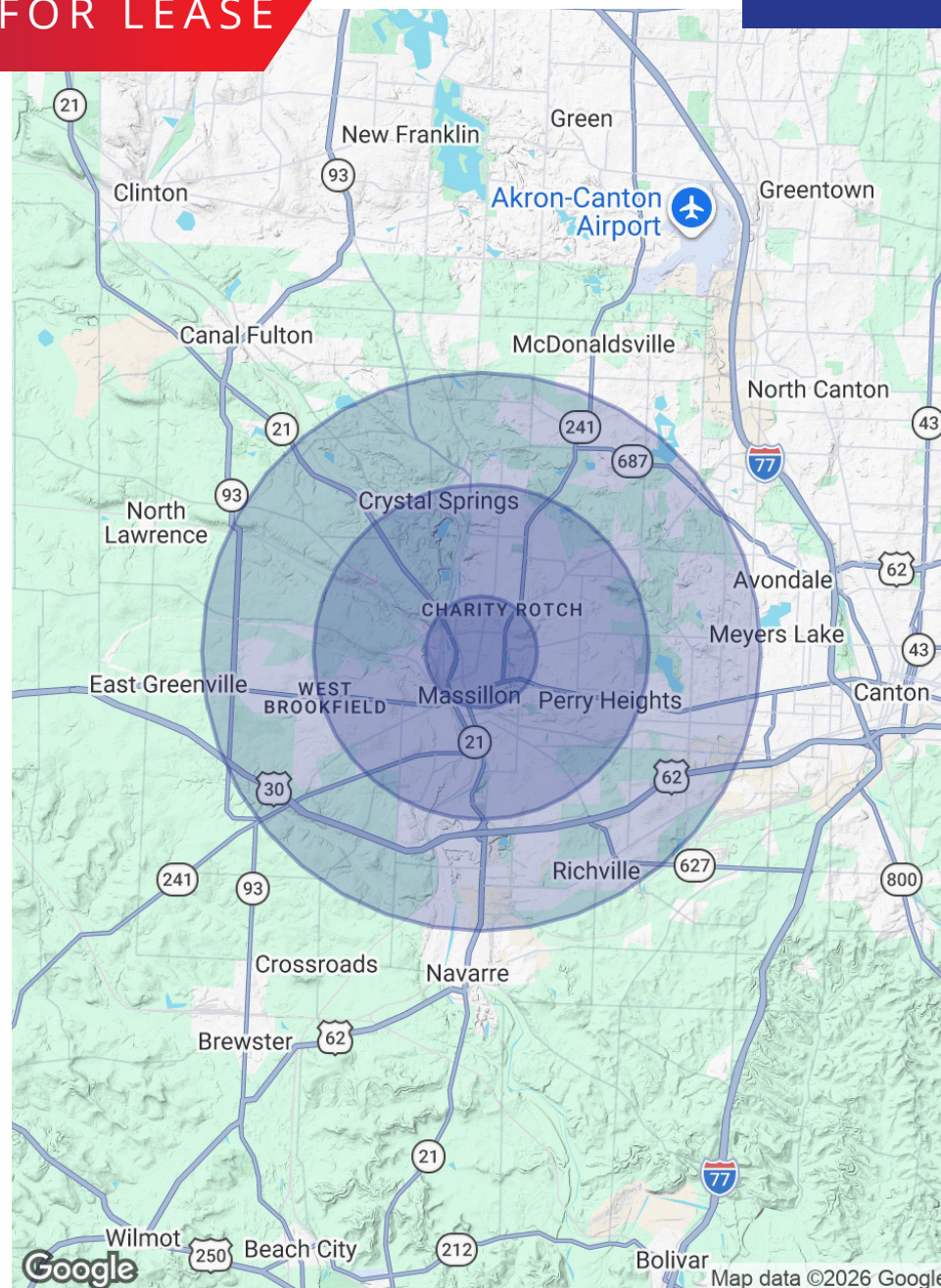
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,391	51,478	93,072
Average Age	40.7	42.2	43.2
Average Age (Male)	40.2	39.6	41.2
Average Age (Female)	41.6	45.5	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,588	21,912	39,311
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$68,067	\$78,213	\$89,480
Average House Value	\$135,302	\$173,880	\$207,407

2023 American Community Survey (ACS)



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