



Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

2,000 SQ.FT. RETAIL SPACE FOR LEASE

Address: 3610 Lincoln Way E
Massillon, OH 44646

Directions: I-77 to exit 105/OH-172, west onto Tuscarawas St, property is on the northeast corner of Lincoln Way and Genoa Ave NW.



Listing Agent: Steve Marcelli

Cell: 330-327-5834

E-Mail: marcelli@putmanproperties.com



Co-Listing Agent: Weslee Heiser

Cell: 330-323-1676

E-Mail: wheiser@putmanproperties.com

BUILDING DATA

Previous Use: *Retail*
Total Sq.Ft.: 6,000
Available Retail: 2000
Available Retail: 0
Units: 1
Floor(s): 1
Year Built: 2004
Roof: *Asphalt*
Ceiling Height:
Sprinklers: Elevator:
Heat: *Gas*
Air: *Central*

UTILITIES

Gas: *Dominion East Ohio Gas*
Electric: *Ohio Edison*
Water: *City of Massillon*
Sewer: *Stark County*

OTHER

Unit/Bay Size:
Construction: *Split Face Block*
Docks: 0
OH Doors: 0
Miscellaneous:
Great opportunity to cohabitate with well establish owner/occupant Family Video. New unit to be created - separate entrance.

SITE DATA

Acre(s): 0.88
Frontage: 105.91'
Depth: 221.20'
County: *Stark*
Township: *Perry*
Zoning: *B-2*
Topo: *Level*
Close Interchange: *I-77*
Distance: *4 Miles*
Traffic Count: 22900
Bus Lines: **X**
Rail Name:
Miscellaneous:
Excellent visibility at corner of Lincoln Way and Genoa. Plenty of striped parking at your door.

SALE DATA

Sale Price: \$0.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$13,674.24
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By:

LEASE DATA

	<u>Retail</u>	<u>Retail</u>
S.F. Avail:	2,000	0
\$/SF:	\$12.00	\$0.00
\$/Mo:	\$2,000.00	\$0.00

Terms/Poss:

	<u>Tenant</u>	<u>Owner</u>
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	



3978 Fulton Dr NW, Canton, OH 44718 Office: 330-498-4400 Fax: 330-498-3800
E-Mail: info@putmanproperties.com Website: www.putmanproperties.com