

Industrial Building for Sale

2.35 ACRE SIGNALIZED CORNER
LOT IN MASSILLON

OFFERING MEMORANDUM

3612 & 3636 Erie Ave. SW
Massillon, OH 44646

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OFFERING SUMMARY

ADDRESS	3612 & 3636 Erie Ave. SW Massillon OH 44646
COUNTY	Stark
MARKET	Industrial
OFFERING PRICE	\$975,000
LAND ACRES	2.352
ZONING TYPE	Industrial
# OF PARCELS	2
APN	4309549 & 4318461

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	256	21,832	66,557
2022 Median HH Income	\$63,458	\$50,851	\$57,523
2022 Average HH Income	\$83,673	\$68,966	\$75,665

Development Opportunity

- Located on signalized corner of Rt. 21 and Ortt Street. Ortt Street is currently being constructed.
- Subject property has office and warehouse building. Previously used as Vinton Asphalt and Equipment Company. Building comprises two floors, no elevator, and a finished basement with additional private offices. A warehouse is attached to the office building in the rear and South side of the building.
- Surrounding area is currently being developed, including a new Sheetz gas station to the North just before the Rt. 30 on-ramp, and a new Epic Cascades Car Wash to the South of the property beside Auto Zone.
- Location boasts strong traffic counts throughout all parts of the day. Approximate traffic count is 20,000 VPD.



- Directly across the street from Menards, Taco Bell, and Aldi. Down the street from a new Auto Zone store.
- Fast highway access, seconds away from the Rt. 21 and Rt. 30 interchange.
- Topography is level and the industrial zoning allows for light industrial, retail, and office.
- Approximate frontage: 228". Approximate depth: 380".



PROPERTY FEATURES

LAND ACRES	2.352
# OF PARCELS	2
ZONING TYPE	Industrial
TOPOGRAPHY	Level
LOCATION CLASS	B
LOT DIMENSION	Normal
CORNER LOCATION	Yes
TRAFFIC COUNTS	Approx. 20,000 VPD
FRONTAGE	228"
DEPTH	330"
BUILDING SQUARE FOOTAGE	7,368 SF
NUMBER OF INGRESS	4
NUMBER OF EGRESS	4

NEIGHBORING PROPERTIES

NORTH	Sheetz, Massillon Marketplace: Starbucks, Walmart, Marshalls, Wendy's and more
SOUTH	State Farm, AutoZone, Epic Cascades Car Wash, Dunkin', Subway, McDonald's, Economy Auto Outlet
EAST	Menards, Taco Bell, Aldi
WEST	Allied Corp.



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	158	21,657	67,649
2010 Population	241	22,187	67,339
2022 Population	256	21,832	66,557
2027 Population	255	21,598	65,487
2022 African American	20	1,983	3,569
2022 American Indian	1	124	211
2022 Asian	1	68	319
2022 Hispanic	5	851	2,047
2022 Other Race	2	402	837
2022 White	222	17,790	57,364
2022 Multiracial	10	1,457	4,236
2022-2027: Population: Growth Rate	-0.40 %	-1.10 %	-1.60 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	1,011	2,230
\$15,000-\$24,999	1	824	2,432
\$25,000-\$34,999	2	1,045	2,979
\$35,000-\$49,999	5	1,613	4,509
\$50,000-\$74,999	4	1,512	5,241
\$75,000-\$99,999	3	1,276	4,623
\$100,000-\$149,999	6	1,267	4,165
\$150,000-\$199,999	2	450	1,568
\$200,000 or greater	0	139	646
Median HH Income	\$63,458	\$50,851	\$57,523
Average HH Income	\$83,673	\$68,966	\$75,665

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	27	8,936	28,355
2010 Total Households	22	8,725	27,548
2022 Total Households	25	9,136	28,394
2027 Total Households	26	9,167	28,311
2022 Average Household Size	8.92	2.33	2.30
2000 Owner Occupied Housing	17	5,903	20,207
2000 Renter Occupied Housing	2	2,426	6,765
2022 Owner Occupied Housing	22	5,904	20,145
2022 Renter Occupied Housing	3	3,232	8,249
2022 Vacant Housing	11	727	1,828
2022 Total Housing	36	9,863	30,222
2027 Owner Occupied Housing	23	5,974	20,234
2027 Renter Occupied Housing	3	3,193	8,076
2027 Vacant Housing	10	734	1,942
2027 Total Housing	36	9,901	30,253
2022-2027: Households: Growth Rate	3.95 %	0.35 %	-0.30 %

Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	12	1,334	4,115
2022 Population Age 35-39	13	1,318	4,040
2022 Population Age 40-44	15	1,299	4,071
2022 Population Age 45-49	14	1,264	3,824
2022 Population Age 50-54	17	1,374	4,158
2022 Population Age 55-59	15	1,488	4,526
2022 Population Age 60-64	16	1,533	4,866
2022 Population Age 65-69	17	1,436	4,605
2022 Population Age 70-74	16	1,268	4,070
2022 Population Age 75-79	13	916	2,902
2022 Population Age 80-84	9	588	1,904
2022 Population Age 85+	10	506	1,819
2022 Population Age 18+	201	17,455	53,691
2022 Median Age	45	43	44

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,000	\$55,209	\$60,089
Average Household Income 25-34	\$147,681	\$69,849	\$74,800
Median Household Income 35-44	\$150,000	\$72,917	\$80,241
Average Household Income 35-44	\$118,571	\$86,731	\$94,210
Median Household Income 45-54	\$118,327	\$70,344	\$77,270
Average Household Income 45-54	\$125,673	\$84,784	\$91,694
Median Household Income 55-64	\$85,357	\$57,007	\$65,700
Average Household Income 55-64	\$101,828	\$72,539	\$81,642
Median Household Income 65-74	\$60,000	\$43,757	\$51,205
Average Household Income 65-74	\$75,170	\$59,450	\$67,409
Average Household Income 75+	\$47,756	\$45,510	\$49,346

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	12	1,302	3,840
2027 Population Age 35-39	13	1,364	4,144
2027 Population Age 40-44	14	1,322	4,034
2027 Population Age 45-49	15	1,294	4,050
2027 Population Age 50-54	14	1,253	3,795
2027 Population Age 55-59	17	1,358	4,071
2027 Population Age 60-64	14	1,371	4,251
2027 Population Age 65-69	16	1,420	4,522
2027 Population Age 70-74	17	1,334	4,225
2027 Population Age 75-79	15	1,075	3,436
2027 Population Age 80-84	10	693	2,308
2027 Population Age 85+	11	578	2,011
2027 Population Age 18+	201	17,226	52,780
2027 Median Age	46	43	45

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$0	\$62,896	\$70,211
Average Household Income 25-34	\$151,604	\$79,650	\$85,865
Median Household Income 35-44	\$150,000	\$81,562	\$89,270
Average Household Income 35-44	\$133,290	\$99,433	\$108,263
Median Household Income 45-54	\$118,327	\$80,743	\$86,335
Average Household Income 45-54	\$134,667	\$97,233	\$105,419
Median Household Income 55-64	\$84,511	\$67,063	\$77,354
Average Household Income 55-64	\$104,442	\$84,538	\$95,143
Median Household Income 65-74	\$66,362	\$50,335	\$57,836
Average Household Income 65-74	\$89,578	\$69,879	\$78,987
Average Household Income 75+	\$60,425	\$54,910	\$59,355



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For More Information, Contact:



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