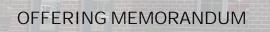
Industrial Building for Sale

2.35 ACRE SIGNALIZED CORNER LOT IN MASSILLON



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

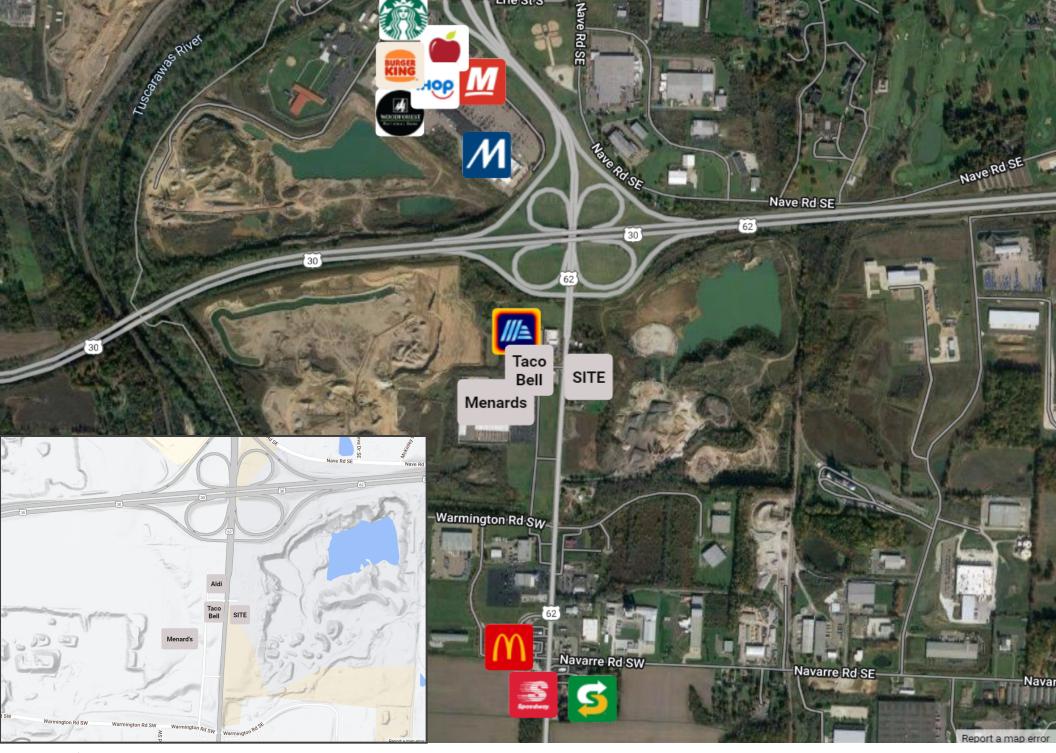
Development Opportunity

- 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	В
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	HOUSEHOLDS	1 MILE	3 MILE
2000 Population	158	21,657	67,649	2000 Total Housing	27	8,936
2010 Population	241	22,187	67,339	2010 Total Households	22	8,725
2022 Population	256	21,832	66,557	2022 Total Households	25	9,136
2027 Population	255	21,598	65,487	2027 Total Households	26	9,167
2022 African American	20	1,983	3,569	2022 Average Household Size	8.92	2.33
2022 American Indian	1	124	211	2000 Owner Occupied Housing	17	5,903
2022 Asian	1	68	319	2000 Renter Occupied Housing	2	2,426
2022 Hispanic	5	851	2,047	2022 Owner Occupied Housing	22	5,904
2022 Other Race	2	402	837	2022 Renter Occupied Housing	3	3,23
2022 White	222	17,790	57,364	2022 Vacant Housing	11	72
2022 Multiracial	10	1,457	4,236	2022 Total Housing	36	9,86
2022-2027: Population: Growth Rate	-0.40 %	-1.10 %	-1.60 %	2027 Owner Occupied Housing	23	5,97
				2027 Renter Occupied Housing	3	3,19
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	2027 Vacant Housing	10	73
less than \$15,000	2	1,011	2,230	2027 Total Housing	36	9,90
\$15,000-\$24,999	1	824	2,432	2022-2027: Households: Growth Rate	3.95 %	0.35 %
\$25,000-\$34,999	2	1,045	2,979		3.95 %	0.35 7
\$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			



5 MILE 28,355 27,548 28,394 28,311 2.30 20,207 6,765 20,145 8,249 1,828 30,222 20,234 8,076 1,942 30,253 -0.30 %

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE	2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	12	1,334	4,115	2027 Population Age 30-34	12	1,302	3,840
2022 Population Age 35-39	13	1,318	4,040	2027 Population Age 35-39	13	1,364	4,144
2022 Population Age 40-44	15	1,299	4,071	2027 Population Age 40-44	14	1,322	4,034
2022 Population Age 45-49	14	1,264	3,824	2027 Population Age 45-49	15	1,294	4,050
2022 Population Age 50-54	17	1,374	4,158	2027 Population Age 50-54	14	1,253	3,795
2022 Population Age 55-59	15	1,488	4,526	2027 Population Age 55-59	17	1,358	4,071
2022 Population Age 60-64	16	1,533	4,866	2027 Population Age 60-64	14	1,371	4,251
2022 Population Age 65-69	17	1,436	4,605	2027 Population Age 65-69	16	1,420	4,522
2022 Population Age 70-74	16	1,268	4,070	2027 Population Age 70-74	17	1,334	4,225
2022 Population Age 75-79	13	916	2,902	2027 Population Age 75-79	15	1,075	3,436
2022 Population Age 80-84	9	588	1,904	2027 Population Age 80-84	10	693	2,308
2022 Population Age 85+	10	506	1,819	2027 Population Age 85+	11	578	2,011
2022 Population Age 18+	201	17,455	53,691	2027 Population Age 18+	201	17,226	52,780
2022 Median Age	45	43	44	2027 Median Age	46	43	45
2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE	2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,000	\$55,209	\$60,089	Median Household Income 25-34	\$0	\$62,896	\$70,211
Average Household Income 25-34	\$147,681	\$69,849	\$74,800	Average Household Income 25-34	\$151,604	\$79,650	\$85,865
Median Household Income 35-44	\$150,000	\$72,917	\$80,241	Median Household Income 35-44	\$150,000	\$81,562	\$89,270
Average Household Income 35-44	\$118,571	\$86,731	\$94,210	Average Household Income 35-44	\$133,290	\$99,433	\$108,263
Median Household Income 45-54	\$118,327	\$70,344	\$77,270	Median Household Income 45-54	\$118,327	\$80,743	\$86,335
Average Household Income 45-54	\$125,673	\$84,784	\$91,694	Average Household Income 45-54	\$134,667	\$97,233	\$105,419
Median Household Income 55-64	\$85,357	\$57,007	\$65,700	Median Household Income 55-64	\$84,511	\$67,063	\$77,354
Average Household Income 55-64	\$101,828	\$72,539	\$81,642	Average Household Income 55-64	\$104,442	\$84,538	\$95,143
Median Household Income 65-74	\$60,000	\$43,757	\$51,205	Median Household Income 65-74	\$66,362	\$50,335	\$57,836
Average Household Income 65-74	\$75,170	\$59,450	\$67,409	Average Household Income 65-74	\$89,578	\$69,879	\$78,987
Average Household Income 75+	\$47,756	\$45,510	\$49,346	Average Household Income 75+	\$60,425	\$54,910	\$59,355





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Industrial Building for Sale

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You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For More Information, Contact:



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