

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

## Retail Plaza - Shopping Center

**Address:** 155 - 235 Lincoln Way W  
Massillon, OH 44646

**Directions:** Take Lillian Gish Blvd, exit off of 21N, turn right onto Lincoln Way and the Plaza is on the immediate right.



**Listing Agent: Dave Berens**

Office: 330-834-0900 Cell: 330-412-1005

E-Mail: [atok@att.net](mailto:atok@att.net)

**Co-Listing Agent: NONE LISTED**

Office: --

Cell: --

E-Mail:

### BUILDING DATA

Previous Use: Rent A Center  
Total Sq.Ft.: 47,838  
**Available Office: 3400**  
**Available Other: 2400**  
Units: 2  
Floor(s): 1  
Year Built: 1995  
Roof:  
Ceiling Height: 10'-12'  
Sprinklers: Elevator:  
Heat: Gas  
Air: Central

### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: First Energy  
Water: Aqua Ohio  
Sewer: City of Massillon

### OTHER

Unit/Bay Size:  
Construction: Brick  
Docks:  
OH Doors:  
Miscellaneous:  
*Super retail location. High traffic area, spacious parking, conveniently located to downtown Massillon and Route 21 - Route 30. Join BW3, Menches Brothers, Dollar Store, Best Cuts, Quiznos, Rocknes and Check into Cash.*

### SITE DATA

Acre(s): 4.39  
Frontage:  
Depth:  
County: Stark  
Township: Massillon  
Zoning: B-2  
Topo: Level  
Close Interchange: Route 21  
Distance: 30 Yards  
Traffic Count: 20500  
Bus Lines: X  
Rail: Rail Name:  
Miscellaneous:  
*Window exposure, great open space, the 2,400 sq. ft. unit will be vanilla boxed. Great retail, office space available. CAM includes: RE taxes, insurance, snowplowing, parking lot maintenance and landscaping. Minimum 2 year lease.*

### SALE DATA

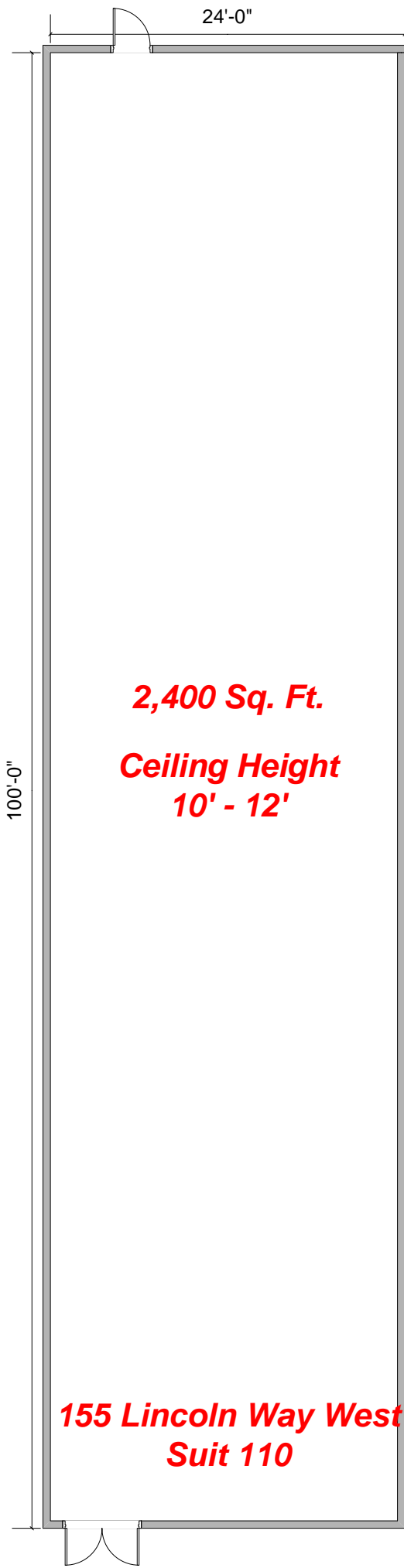
**Sale Price: \$0.00**  
Terms/Finance:  
Gross Income: \$0.00  
RE Taxes/Year: \$0.00  
Expenses: \$0.00  
Net Oper Income: \$0.00  
Occupied By:

### LEASE DATA

	Office	Other
S.F. Avail:	3,400	2,400
\$/SF:	\$11.00	\$11.00
\$/Mo:	\$3,116.67	\$2,200.00
CAM \$/SF:	\$2.00	\$2.00
CAM \$/Mo:	\$566.67	\$400.00
<b>TOTAL \$/SF:</b>	<b>\$13.00</b>	<b>\$13.00</b>
<b>TOTAL \$/Mo:</b>	<b>\$3,683.34</b>	<b>\$2,600.00</b>
<b>TOTAL \$/MO W/CAM:</b>	<b>\$6,283.34</b>	<b>\$6,283.34</b>
Terms/Poss:		
	Tenant	Owner
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  
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**Retail Plaza / Shopping Center**  
**On 4.39 Acres**  
**Plenty of Parking**

**155 – 235 Lincoln Way West**  
**Massillon, OH 44646**  
**Stark County**

Marketed by:

Rachael Chandler Head  
Sales Associate  
Office: 330-818-3519  
Cell: 330-212-4436

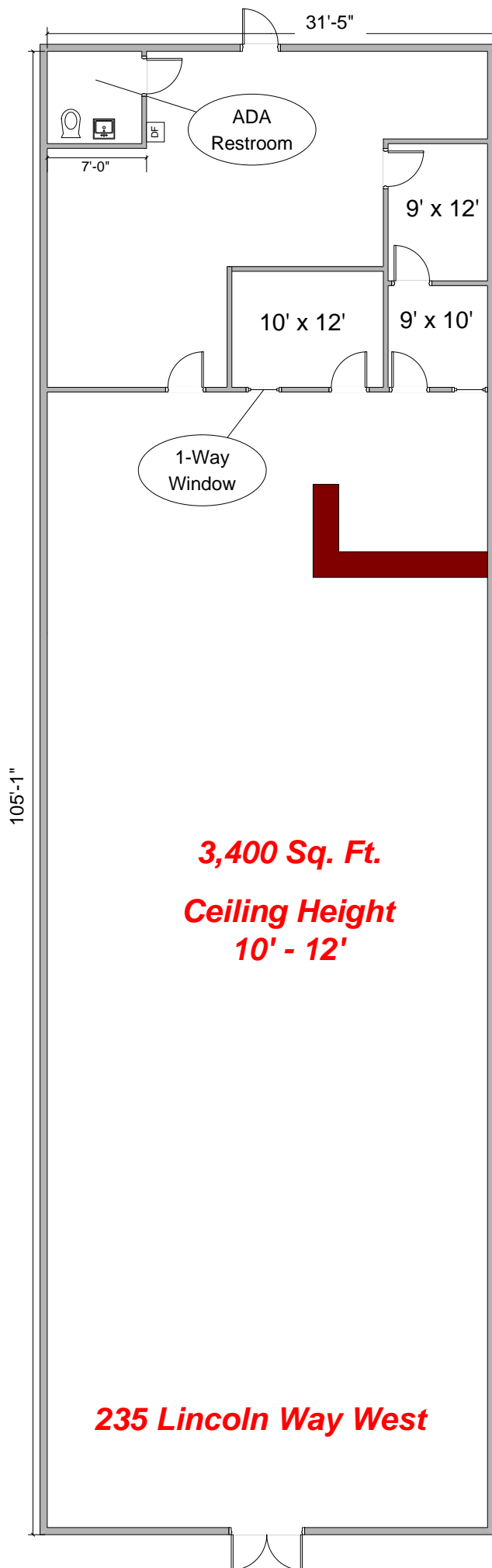
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All dimensions are approximate and not guaranteed, and property is subject to prior disposition.

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**3,400 Sq. Ft.  
Ceiling Height  
10' - 12'**

**235 Lincoln Way West**



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