



FOR LEASE
59 LINCOLN WAY EAST
MASSILLON, OH 44646
LEASE RATE: \$2,083/MO



PROPERTY HIGHLIGHTS

- Available: 2,500 SF
- Price per SF: \$10.00/SF
- Suite 1: Consisting of 2,500 SF of retail or office space with one ADA-compliant restroom
- Utilities: Tenants pay electric and water
- Signage: Available on building
- Parking: Street
- Zoning: Central Business District
- Traffic Count: ±12,000
- Highway Access: 3.8 Miles from Route 30



LISTING AGENTS

Cody Sinclair

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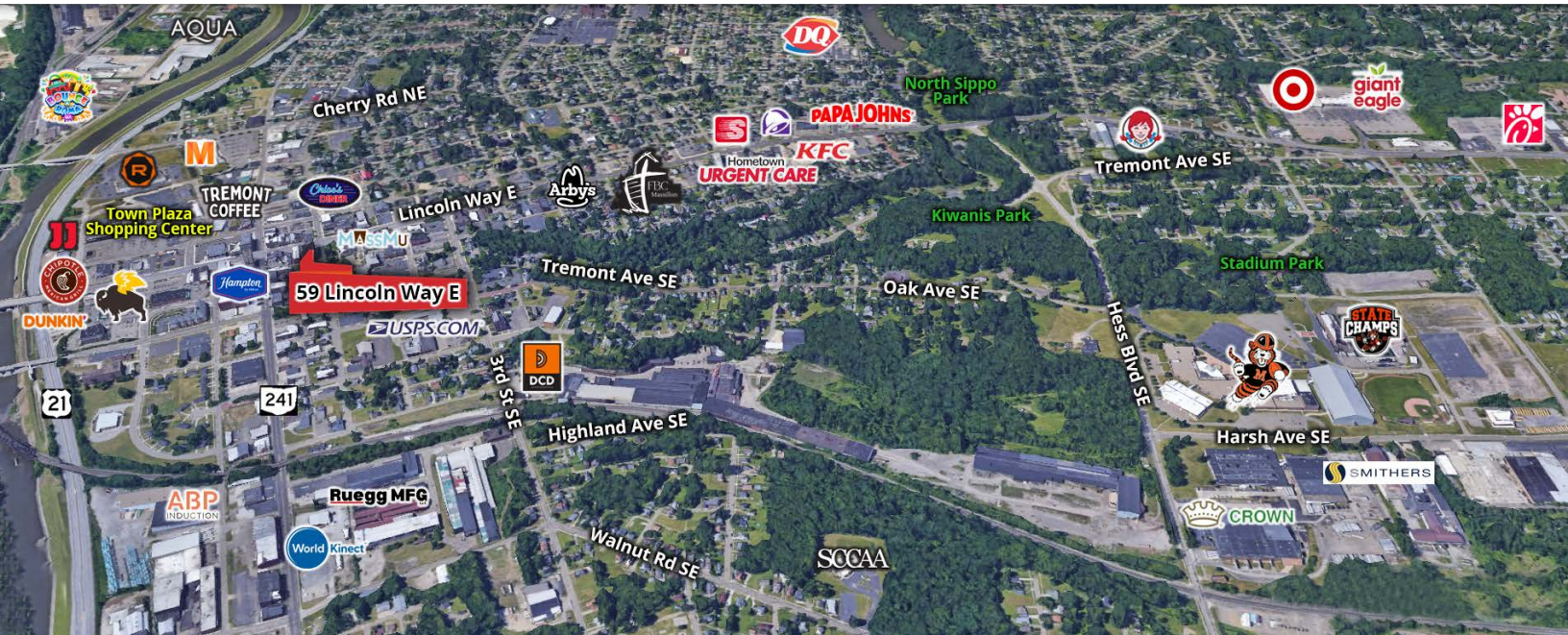
330.722.5002



PRIME DOWNTOWN MASSILLON STOREFRONT AVAILABLE



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PROPERTY OVERVIEW

This approximately 2,500 SF first-floor retail or office suite offers prime visibility in downtown Massillon, Ohio, situated on the ground level of a 66-unit apartment building that provides built-in foot traffic and continuous neighborhood activity. The space includes an ADA-compliant restroom and a versatile open layout suitable for a variety of retail or professional uses. Offered at \$2,083 per month on a GROSS lease, tenants are responsible only for their own utilities, making this an affordable and predictable operating arrangement. Positioned along the highly traveled Lincoln Way East, which sees roughly 12,100 -12,300 vehicles per day, and near 1st Street with an additional 2,100 - 3,100 vehicles daily, the suite delivers excellent drive-by exposure for businesses seeking strong visibility in a vibrant downtown environment.

LOCATION OVERVIEW

59 Lincoln Way E is 22 miles from Akron, 55 miles from Cleveland, 12 miles from Canton, and about 9 miles from I-77, with US-30 running directly through Massillon for regional access.

DEMOGRAPHICS

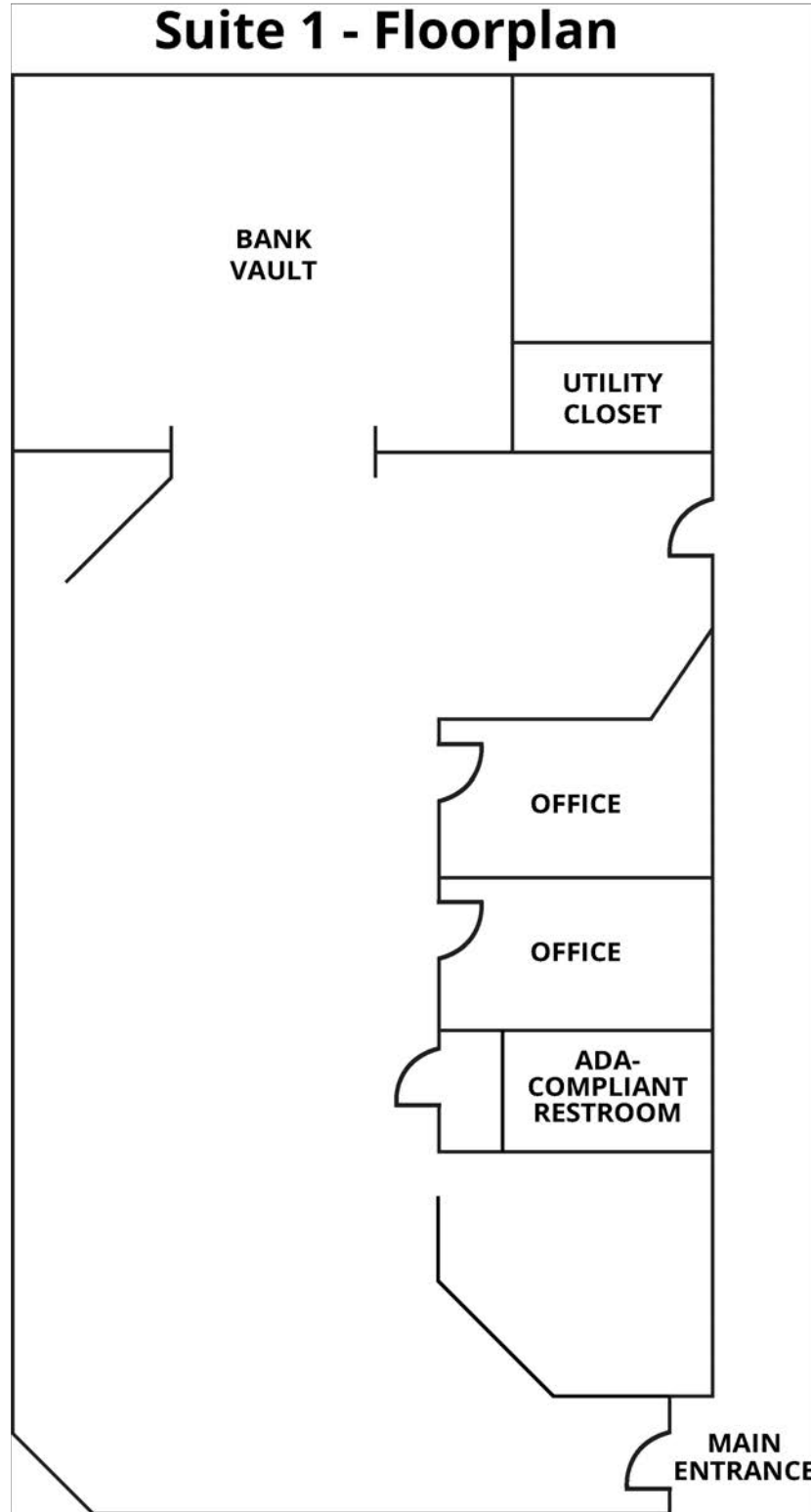
	1 Mile	3 Miles	5 Miles
Total Population	11,252	47,787	85,058
Total Units	5,336	21,983	38,807
Median Income	\$51,417	\$61,301	\$67,672

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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