

FOR SALE

# 6 CHERRY ROAD NORTHWEST

Massillon, OH 44644-06022

**PRESENTED BY:**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	37,000 SF
<b>LOT SIZE:</b>	0.85 Acres
<b>PRICE / SF:</b>	-
<b>ZONING:</b>	I-1 Industrial
<b>APN:</b>	618986

## PROPERTY OVERVIEW

Attractive opportunity to own an impressive two story 37,000 SF former warehouse distribution center. Originally built in 1926 the owner has since put in several renovations including interior offices, exterior wall replacements, sealed cement floors, four new garage door installations, roof reparations, and additional bathrooms. Located ideally on an intersection only seconds from Interstate 21 providing superior highway accessibility.

## PROPERTY HIGHLIGHTS

- Fully sprinkled; new sprinkler pump installation servicing entirety of building.
- 2 levels, main floor and basement providing excessive storage.
- Superb Highway access [ I-21, I-172, I-241]
- Exterior garage door heights ranging from 8x9 - 8x12 ft.
- Boasts 15.69 Ft. - 19.86 Ft. ceiling heights throughout first level.
- Option for added parking in exterior of building.

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ADDITIONAL PHOTOS



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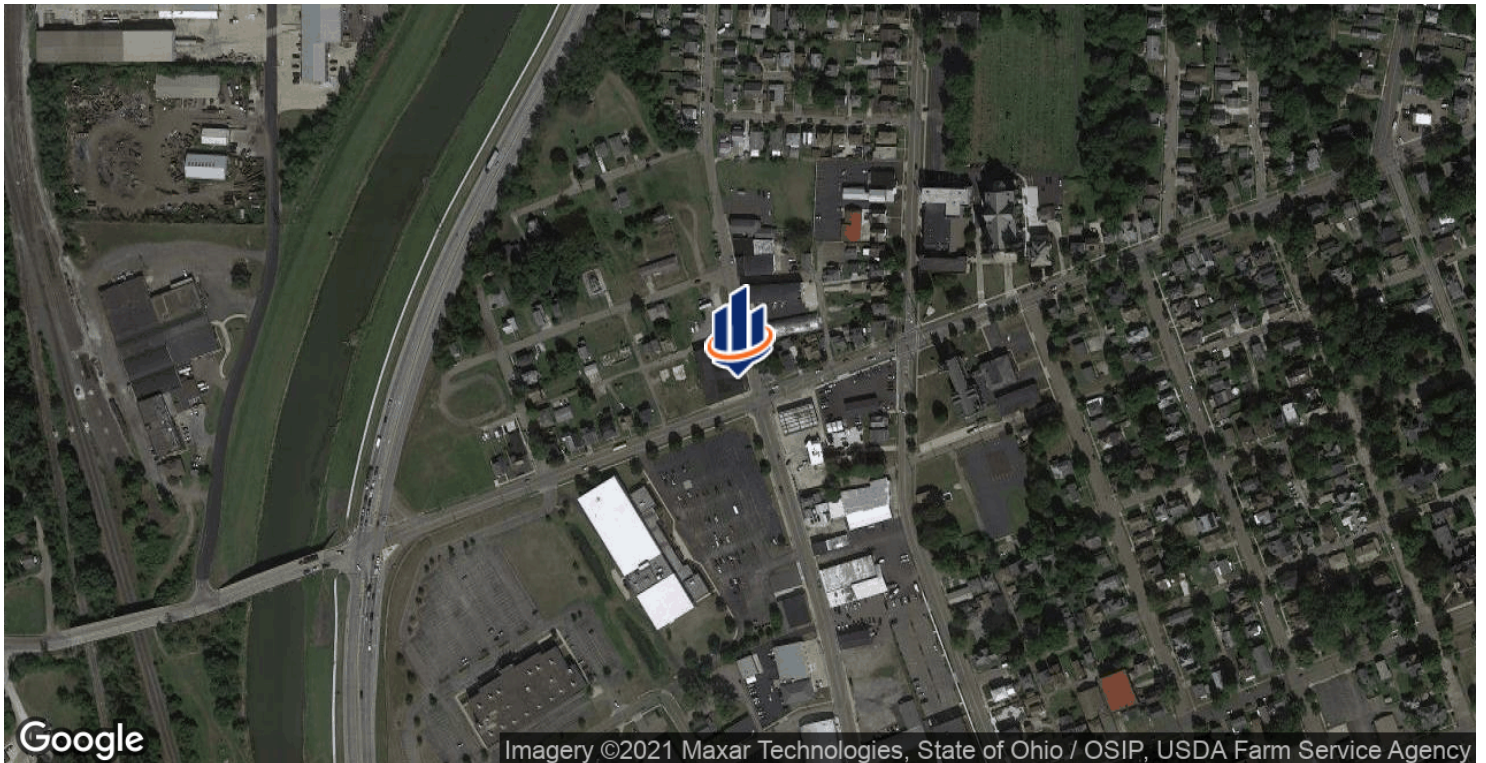
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## LOCATION MAP



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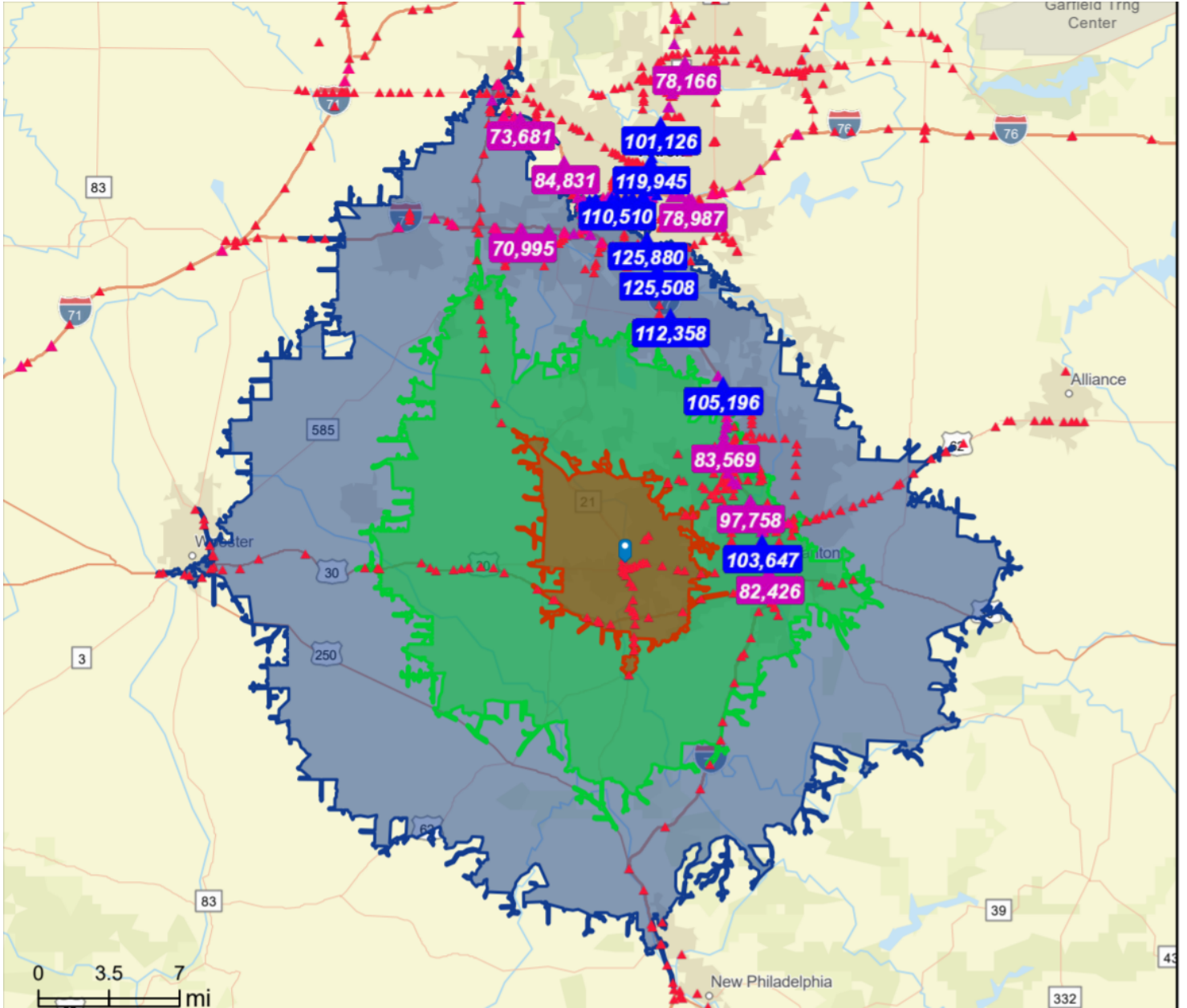
# RETAILER MAP



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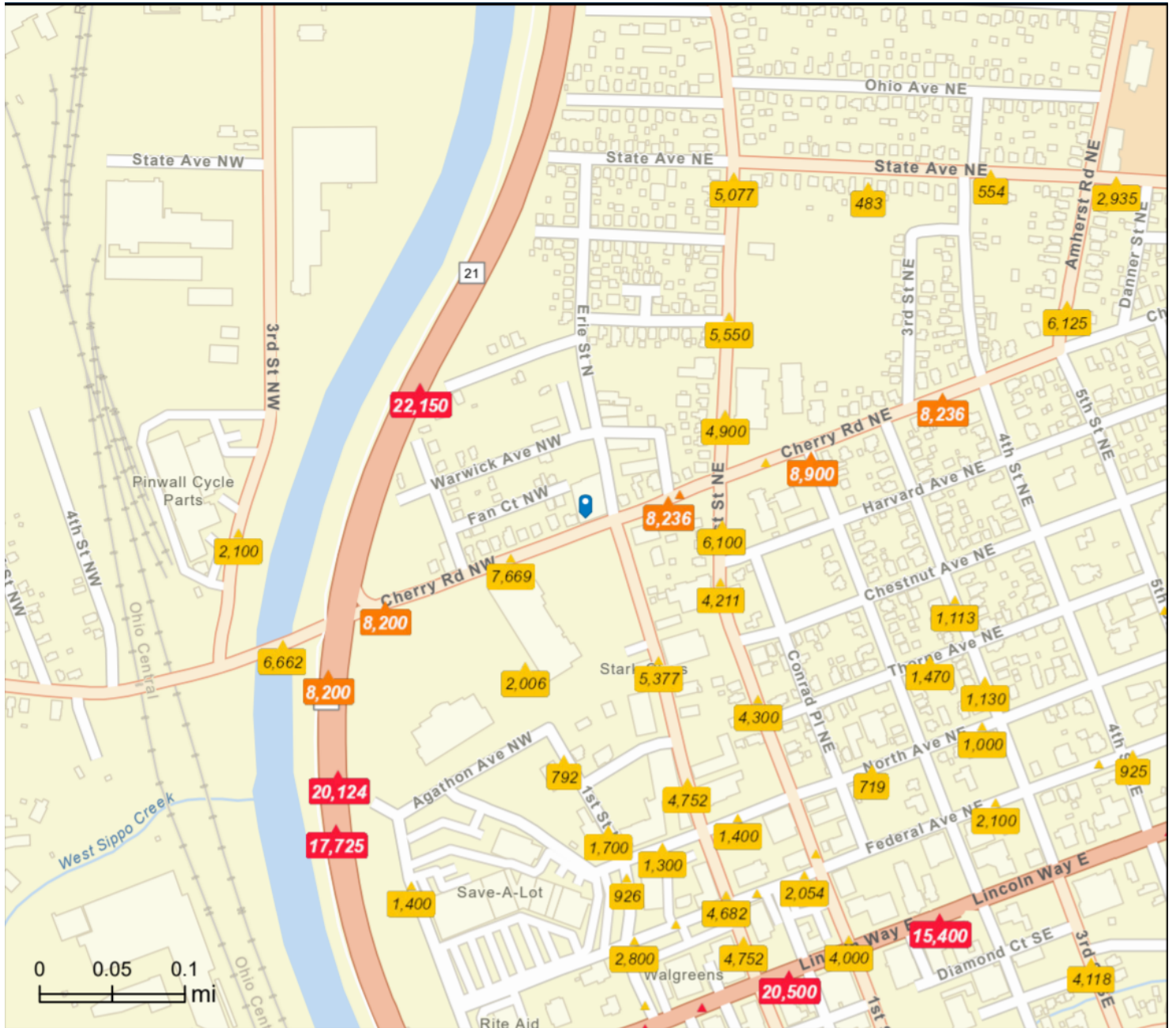
DAILY TRAFFIC COUNT & DRIVE TIMES - 10, 20, 30 MINUTES



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DAILY TRAFFIC COUNT - CLOSE UP

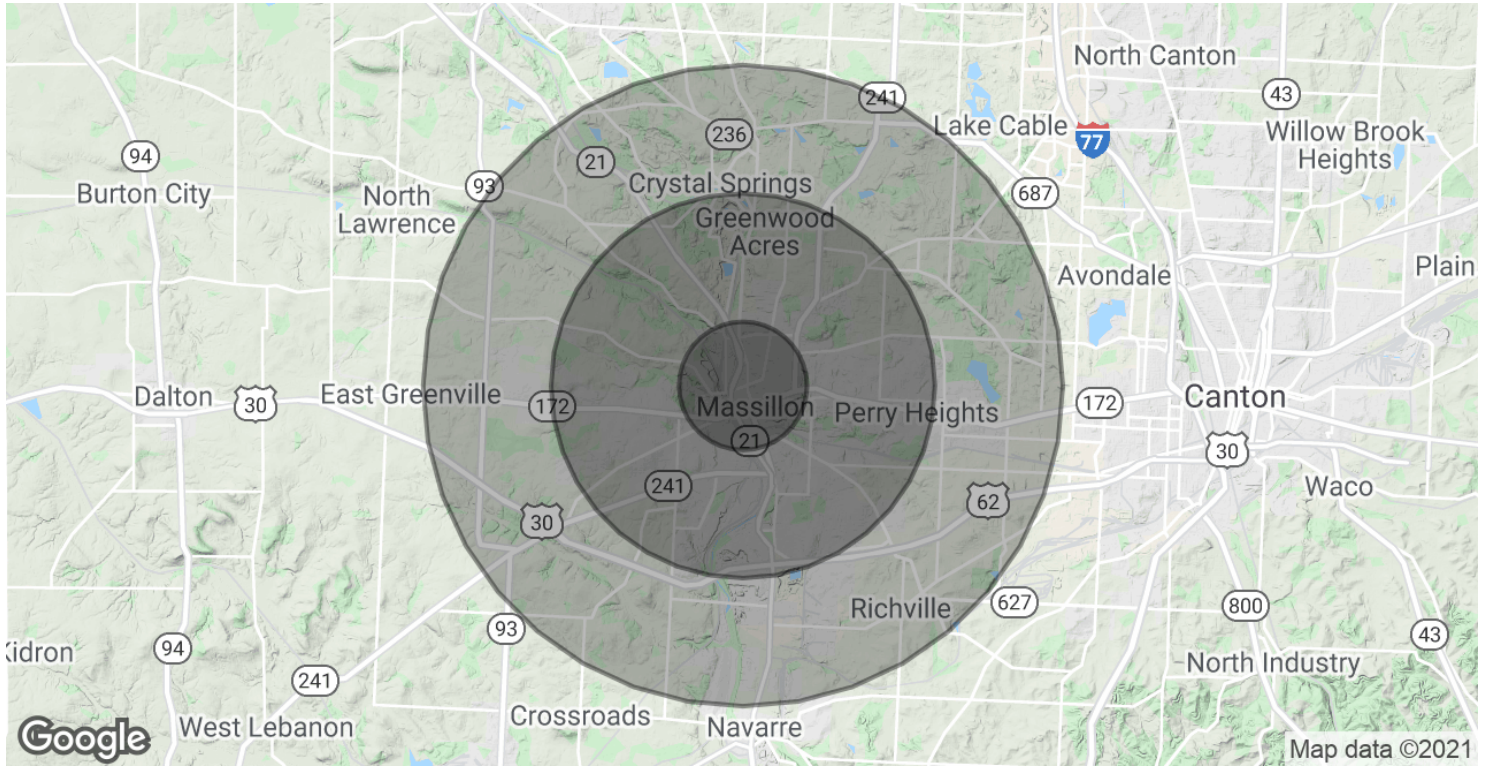


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,385	48,658	91,885
AVERAGE AGE	37.2	40.4	41.4
AVERAGE AGE (MALE)	33.3	36.9	38.6
AVERAGE AGE (FEMALE)	42.2	43.9	44.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,036	20,152	37,250
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$42,447	\$50,349	\$61,474
AVERAGE HOUSE VALUE	\$89,885	\$138,705	\$172,419

\* Demographic data derived from 2010 US Census

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## ADVISOR BIO 1



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