

For SALE  
0.73 ± Acres  
Retail/Office Land



## Wales Avenue NW

Massillon, Ohio 44646

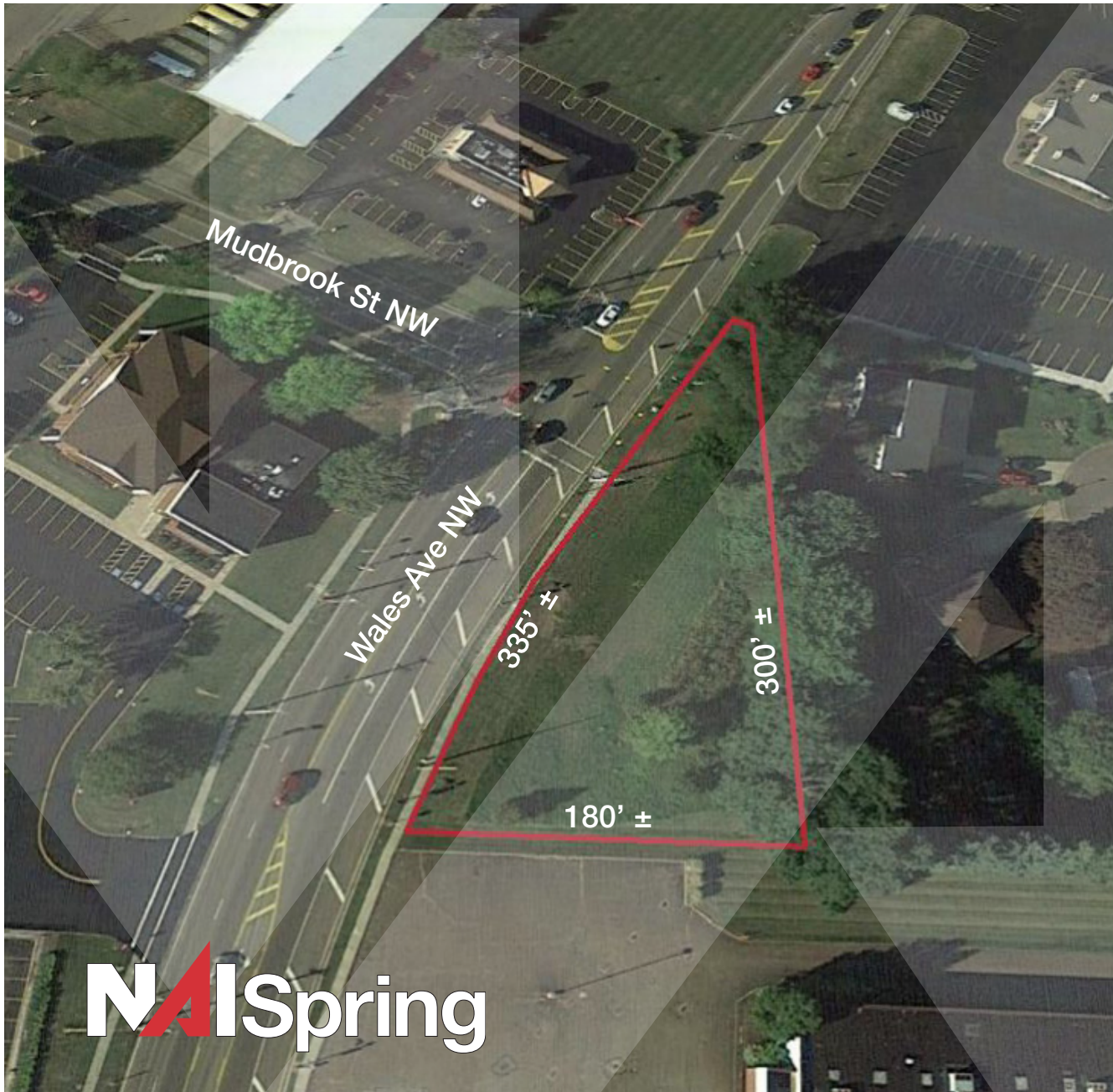
Dan Spring, SIOR

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4607 Cleveland Ave NW  
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SALE PRICE	\$67,500
ACRES	0.73
PARCELS	1630023 1630025
FRONTAGE	335' ±
DEPTH	Varies
ZONING	B-3
TRAFFIC COUNT	12,300 (2015 AADT)
UTILITIES AVAILABLE	Gas, Electric, Water, Sewer

- Great site for small office or retail.
- Stop light access on Wales Ave near Jackson Center

For more information:

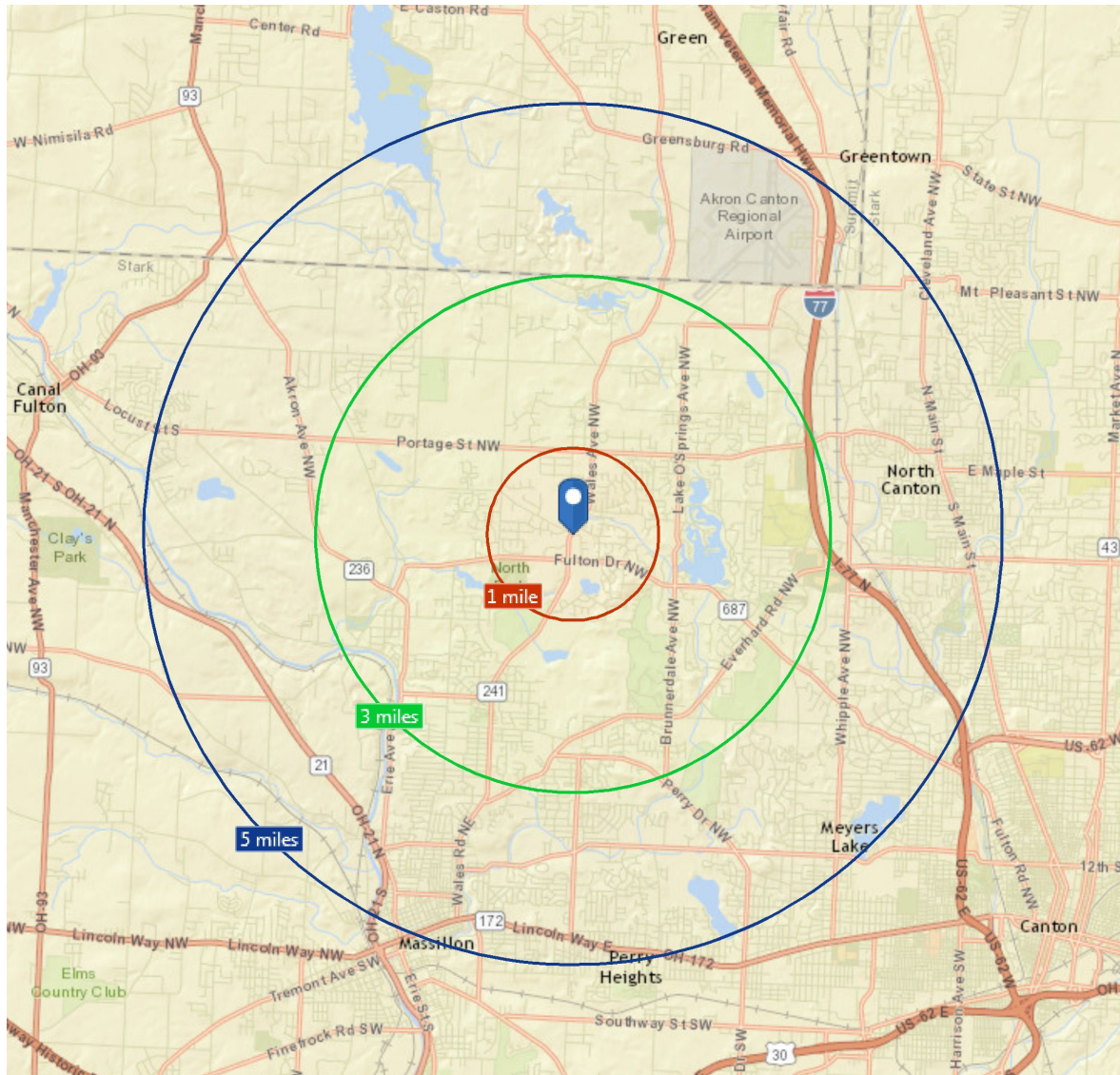
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### Demographic Information

	1 Mile	3 miles	5 Miles
<b>Population</b>	5,468	33,885	98,311
<b>Households</b>	1,978	13,832	42,368
<b>Avg. Household Size</b>	2.76	2.43	2.29
<b>Median HH Income</b>	\$103,530	\$68,224	\$53,614
<b>Avg HH Income</b>	\$143,779	\$98,880	\$75,722
<b>Median Age</b>	45.7	45.1	44.7

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