



2040 Wales Ave NW

Massillon, Ohio 44646

SQ FT AVAILABLE	1,000-11,000 Sq Ft
YEAR BUILT	1969
ZONING	B-3
BUILDINGS	1
CONSTRUCTION	Brick/Stucco
CLEAR HEIGHT	varies
ACRES	8.43
TRAFFIC COUNT	15,000 (AADT)

Property Features

- Great Central hub location in between Jackson Township and Massillon on the corner of Wales Drive and Hills & Dales.
- Located across the street from the Aultman West Campus.
- This center offers a range of spaces from 1,000-11,000 square feet including retail and 2nd floor office
- Ample parking with ingress and egress off of both Wales and Hills & Dales.

Suite	Size SF	Rate/SF	NNN/SF	Total Monthly
2070	1,000	\$8.00	\$1.75	\$812.50
2092	2,020	\$8.00	\$1.75	\$1,641.25
2106	11,000	\$8.00	\$1.75	\$8,937.50
2124	3,500	\$8.00	\$1.75	\$2,843.75
2130	2,000	\$8.00	\$1.75	\$1,625.00
2142	5,250	\$8.00	\$1.75	\$4,265.67
2152	1,200	\$8.00	\$1.75	\$975.00

Dan Spring, SIOR

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dan@naispring.com

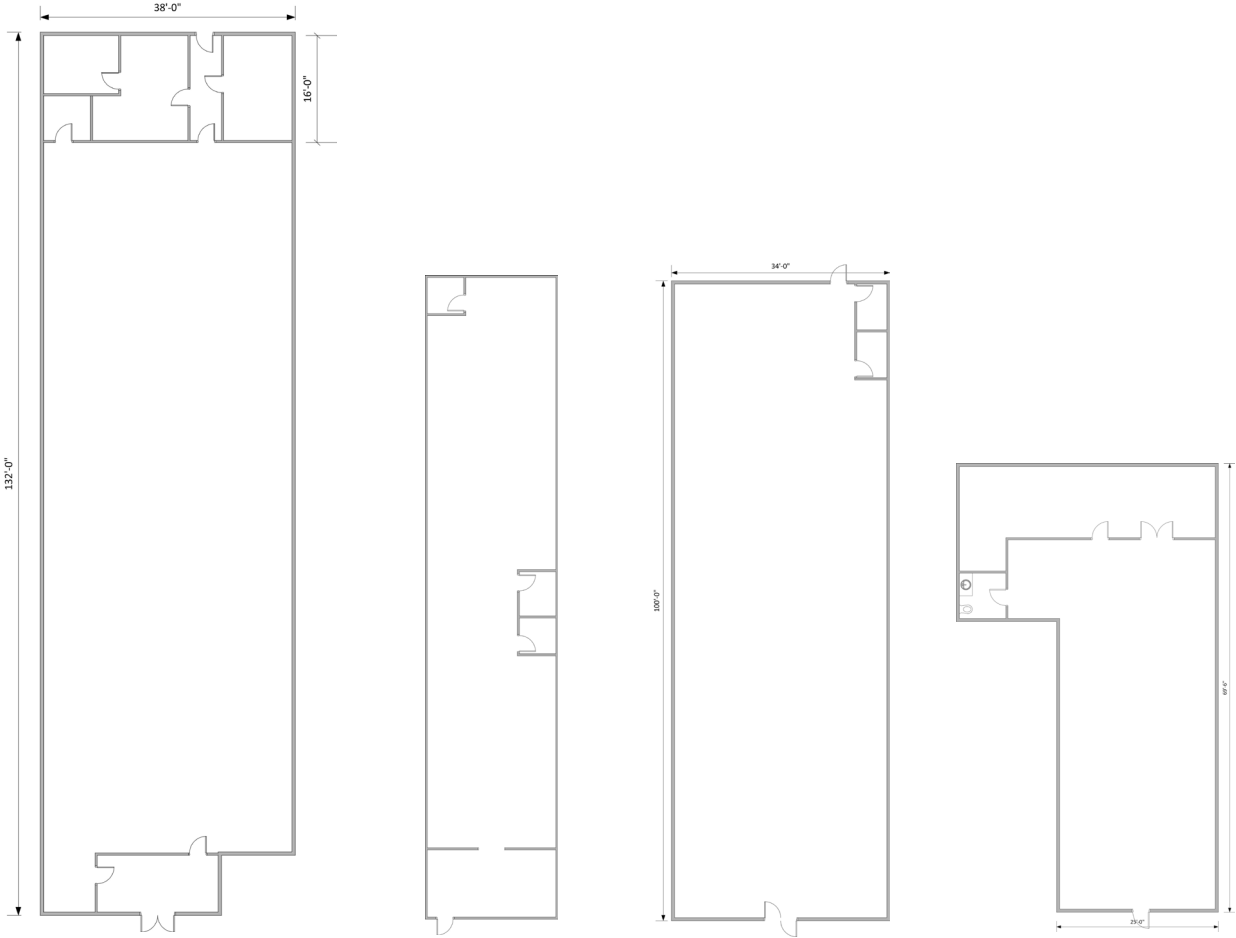
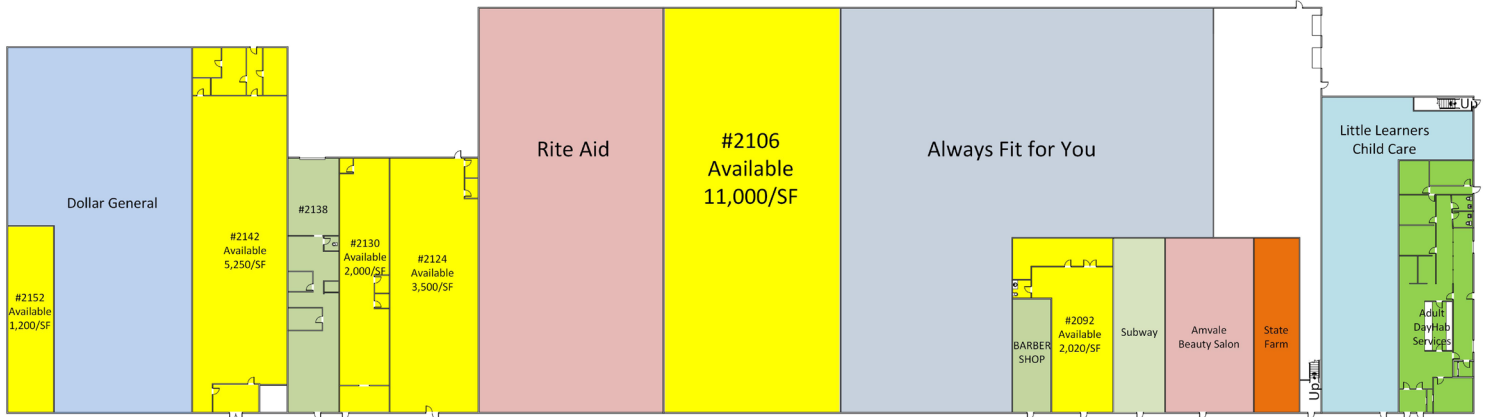
Kelly Sober

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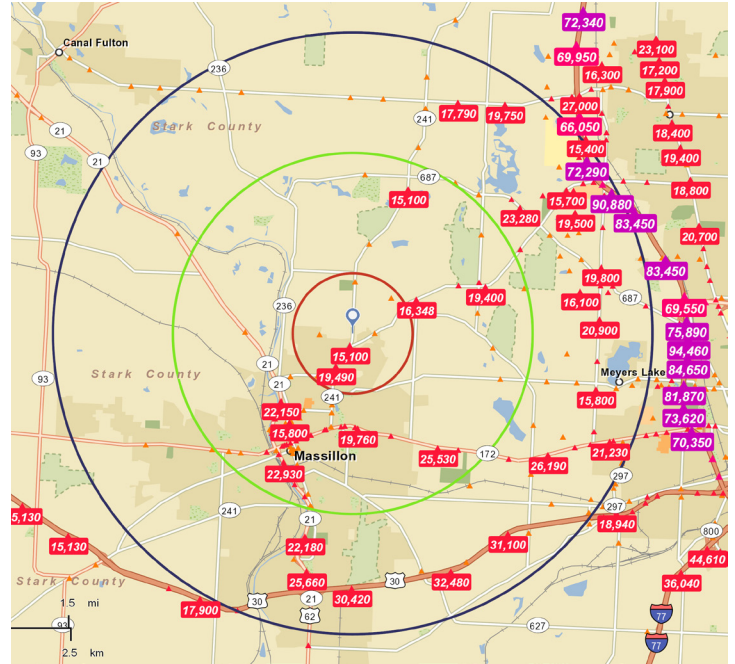
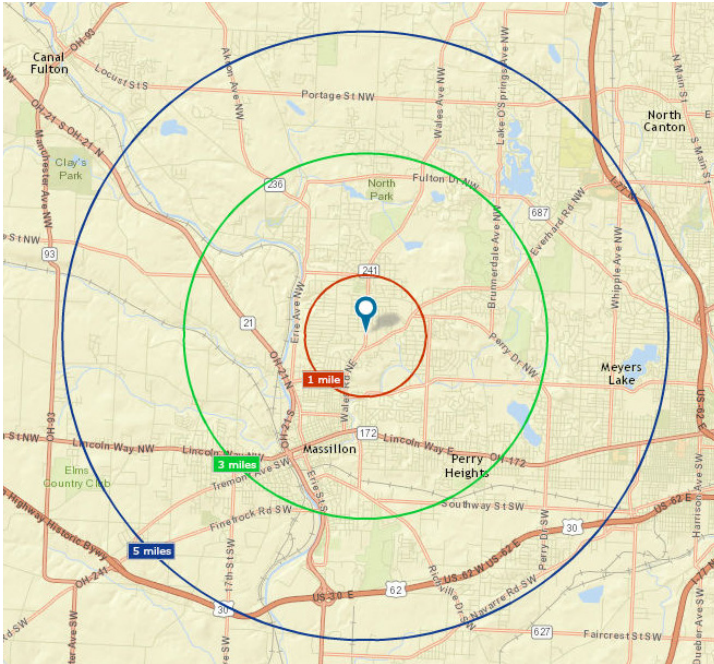
For Lease
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*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,159	50,812	106,029
Households	4,122	21,067	44,792
Avg Household Size	2.18	2.37	2.33
Median Age	44.3	42.4	44.2
Med Household Income	\$49,028	\$48,753	\$49,683
Avg. Household Income	\$60,491	\$67,642	\$68,910



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