

## 4005 – 4015 Massillon Road

Uniontown, Ohio 44685  
Summit County

### Property Features

- **Sale Price:** \$1,525,000
- **Highest & Best Use:** Office/Retail/PD
- **Acres:** 5.23
- **Frontage:** 285' +/-
- **Depth:** 800' +/-
- **Zoning:** PD
- **Traffic Count(s):**  
14,650 Massillon Rd. @ Town Park Blvd.  
103,843 I-77 @ Graybill Rd.

### Property Notes

One of the last development parcels on Massillon Road. Key piece of vacant land for any future Massillon Road development. Zoned "PD". Additional adjacent land can be assembled for larger development project. See agent(s) for details.



For more information:

**Bob Raskow, SIOR**

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braskow@naipvc.com

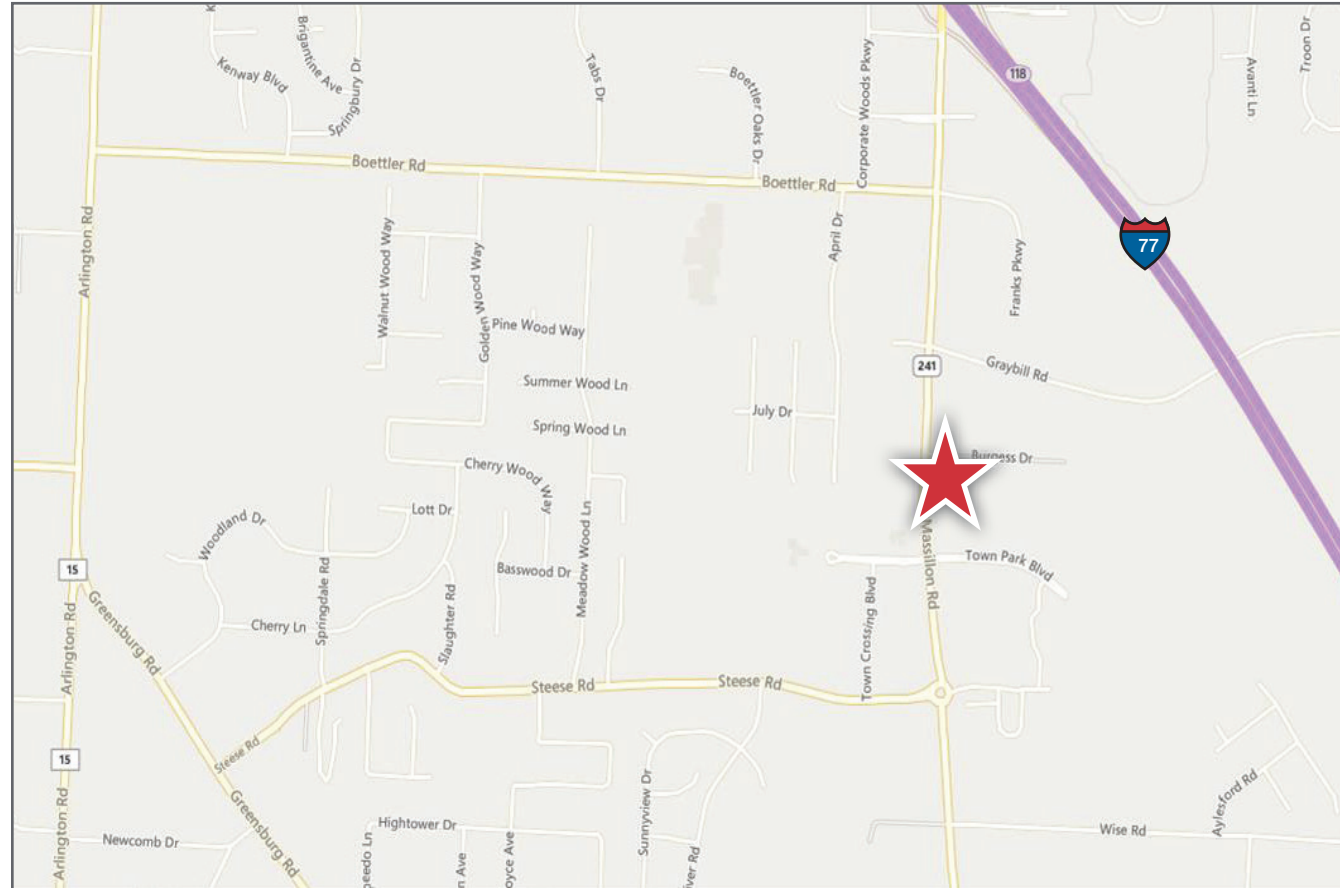
**Scott Raskow**

330 608 5172  
sraskow@naipvc.com

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Demographics	1 Mile	3 Miles	5 Miles
<b>Population:</b>	3,145	25,450	73,454
<b>Households:</b>	1,208	9,896	28,809
<b>Median Age:</b>	42.6	43.3	44.1
<b>Average HH Income:</b>	\$109,000	\$92,730	\$89,961
<b>Traffic Count:</b>	14,650 Massillon Rd. @ Town Park Blvd.		
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Located 1/2 mile south of I-77 / Massillon Rd. exit in the "City of Green"



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[naipvc.com](http://naipvc.com)

Property Details	ACRES:	5.23
	FRONTAGE:	285 ft. +/-
	DEPTH:	800 ft. +/-
	HIGHEST & BEST USE:	Development
	ZONING:	PD, Planned Development
	GAS:	Dominion East Ohio Gas
	WATER:	Aqua Ohio
	SEWER:	County
	ELECTRIC:	First Energy

Price Details	SALE PRICE:	\$1,525,000.00
	TAXES:	TBD
	PRICE / ACRE:	\$291,587.00

Location Details	INTERCHANGE:	I-77
	DISTANCE:	1/2 mile
	DAILY TRAFFIC COUNT:	14,650 (Massillon Rd. @ Town Park Blvd). / 103,843 (I-77 @ Graybill Rd).

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