

Shell Space for Lease

196 TALLMADGE CIRCLE, TALLMADGE, OHIO 44278



Overview

Shell space available at a below market lease rate on the Historic Tallmadge Circle. The 2,058 SF shell space has a poured concrete floor and is stubbed out for a bathroom. The space in the heart of Tallmadge is suitable for a variety of retail or office uses. The property has access from Tallmadge Circle and Southwest Avenue provided two means of ingress and egress to the property. The property also offers plenty of parking.

Call Ed Jesson at 330-760-4494 to schedule a time to see the space.

Unit:	Size:	Lease Rate:
B	2,058 SF	\$14.00 SF/YR (MG)

Highlights

- Located on the Historic Tallmadge Circle
- Located next to Dunkin Donuts
- Access off of Tallmadge Circle and Southwest Avenue
- Shell Space with a concrete floor
- C-3 Zoning allows for Office or Retail uses
- Below Market Lease Rate

Property Details

Lease Rate

- \$14.00 SF/YR (MG)

Building Size

- 4,480 SF

Lot Size

- 1.34 Acres

Space Available

- 2,058 SF

Zoning

- C-3 General Commercial

Rev: May 27, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Ed Jesson

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O: 330.940.9360

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DEMOGRAPHICS



62,842
Population



41.3
Median Age



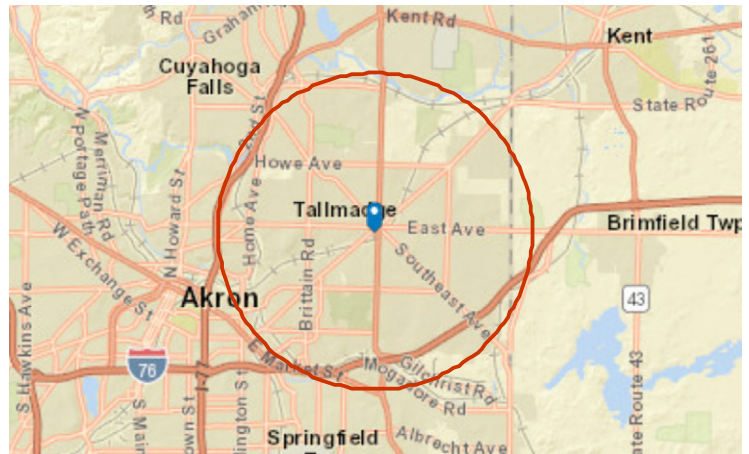
2.2
Average Household Size



\$63,611
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Southwest Ave	17,695	0.0
Southwest Ave	19,589	0.0
Darrow Rd	12,607	0.1
Southwest Ave	21,930	0.1
Northwest Ave	22,055	0.1



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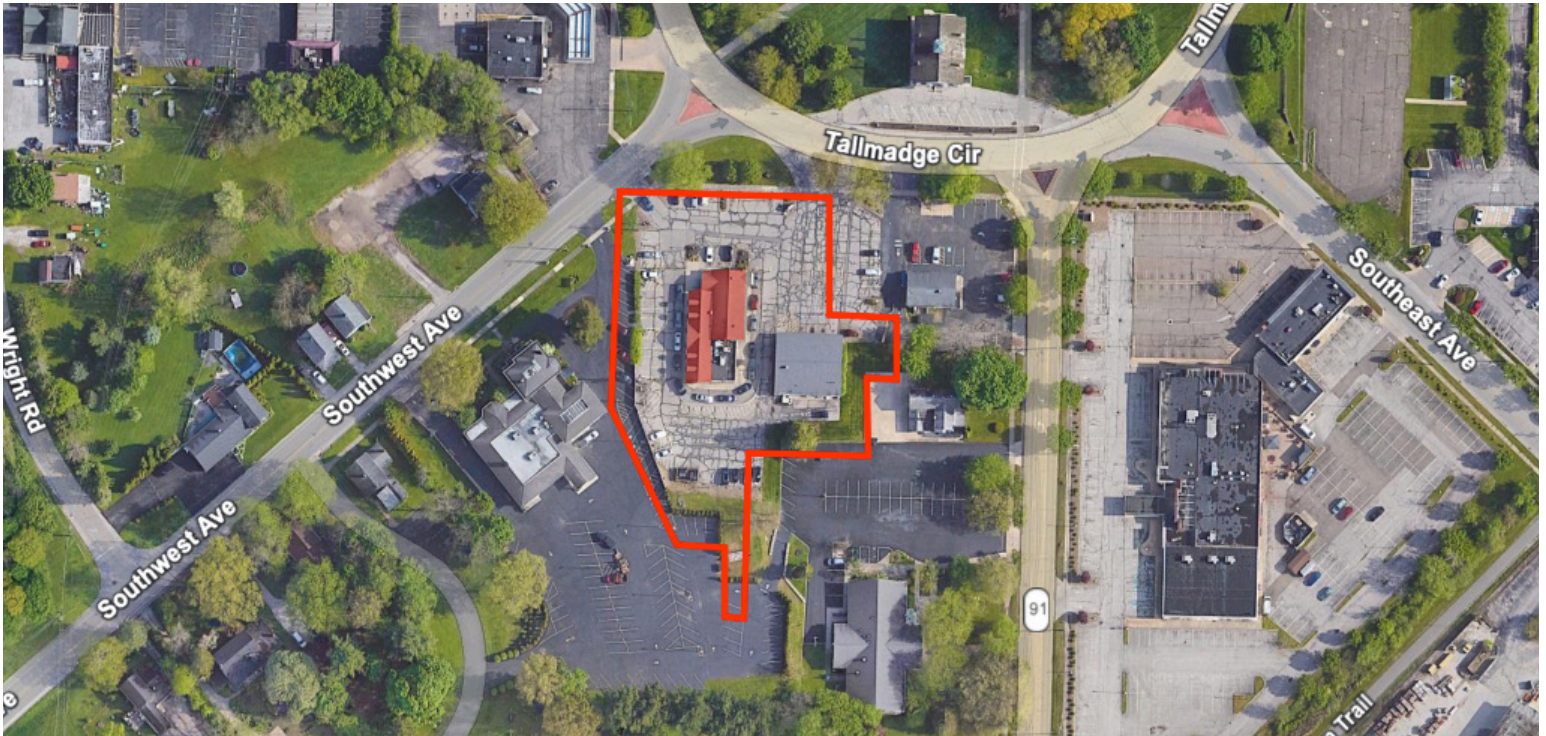
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