

Office Building of Sale or Lease

541 WEST AVE, TALLMADGE, OHIO 44278



Overview

This 4,039 SF office building is located on the corner of West Ave and Thomas Rd in Tallmadge. Sitting on .44 of an acre, this building has 4 separate units, with two being leased currently. Ideal for an owner/user. Building is in good condition and very well maintained. One of the vacant units is set up for a hair salon, but can be used for many different options. Large, dry, basement for extra storage.

Please contact Jeff Davis or Jake Davis for more information.

Unit:	Size:	Lease Rate:
B	908 SF	\$1,300.00/Month (Full Service)

Property Details

Sales Price

■ \$339,000.00

Lease Rate

■ \$17.18 SF/YR (Full Service)

Lot Size

■ 0.44 Acres

Building Size

■ 4,039 SF

Space Available

■ 908 SF

Zoning

■ C-3 General Commercial

Highlights

- 3 of the 4 units are leased

Rev: June 4, 2026

Office Building of Sale or Lease

541 WEST AVE, TALLMADGE, OHIO 44278



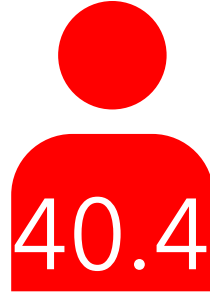
Rev: June 4, 2026

DEMOGRAPHICS



69,812

Population



40.4

Median Age



2.1

Average Household Size

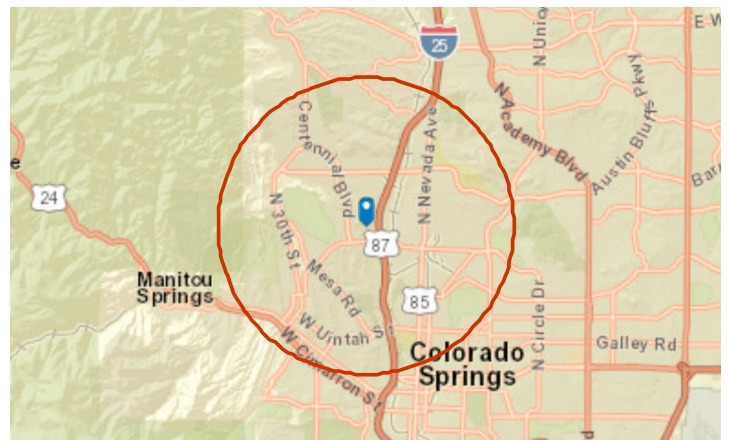


\$75,156

Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W Fillmore St	128,000	0.3
Armory St	7,100	0.3
Holland PkBlvd	7,008	0.4
Fillmore Ridge Hts	22,368	0.4
W Fillmore St	9,507	0.4



Rev: June 4, 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.

Jake Davis
C: 330.573.8590
O: 330.940.9360
Jake@HoffLeigh.com

Jeff Davis
C: 330.351.5202
O: 330.940.9360
JDavis@HoffLeigh.com



Office Building of Sale or Lease

541 WEST AVE, TALLMADGE, OHIO 44278



Rev: June 4, 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.

Jake Davis
C: 330.573.8590
O: 330.940.9360
Jake@HoffLeigh.com

Jeff Davis
C: 330.351.5202
O: 330.940.9360
JDavis@HoffLeigh.com