

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	1,043 SF	\$1,500.00/Month (Full Service)
D	695 SF	\$1,000.00/Month (Full Service)

Property Details

Sales Price

- \$339,000.00

Lease Rate

- \$17.25 SF/YR (Full Service)

Lot Size

- 0.44 Acres

Building Size

- 4,039 SF

Space Available

- 695-1,043 SF

Zoning

- C-3 General Commercial

Rev: May 21, 2026



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Our Network Is Your Edge

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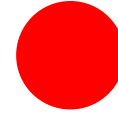
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DEMOGRAPHICS



69,812

Population



40.4

Median Age



Average Household Size

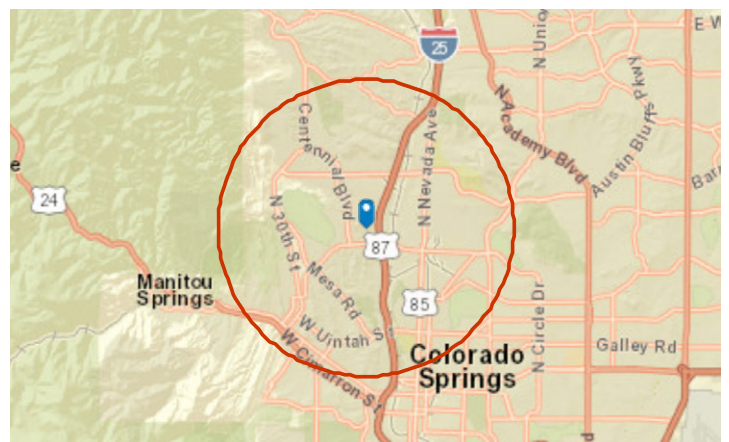


\$75,156

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



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