

FREESTANDING FORMER RITE AID

UNDER NEW OWNERSHIP!

735 N WATER STREET, UHRICHSVILLE, OHIO 44683

FOR LEASE



Kevin Moss

Senior Vice President

216 363 6453

kevin.moss@cbre.com

Joseph W. Khouri

Senior Vice President

216 658 6120

joseph.khouri@cbre.com

CBRE

THE OPPORTUNITY



- Freestanding 11,260 SF Former Rite Aid on 0.94 AC for lease in the heart of Uhrichsville
- Rare opportunity to acquire a freestanding retail building in the landlocked Uhrichsville market
- Uhrichsville is located just south of the regional New Philadelphia retail market
- Traffic counts: 8,531 VPD (source: ODOT)
- Zoned: Business (B)
- Dimensions: 261' x 161'

QUICK STATS - 20 MINUTE DRIVE RADIUS



DAYTIME
POPULATION

60,996



2025
POPULATION

60,568



2025
HOUSEHOLDS

25,360



2025
POPULATION
25 & OVER

43,106



2025
AVG. HOUSEHOLD
INCOME

\$76,817

CONTACT US

Kevin Moss

Senior Vice President
216 363 6453
kevin.moss@cbre.com

Joseph W. Khouri

Senior Vice President
216 658 6120
joseph.khouri@cbre.com

INTERIOR PHOTOS



INTERIOR PHOTOS



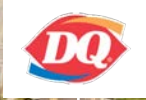
AERIAL VIEW



OHIO
36
14,472
VPD



Claymont High School Stadium



SITE

N WATER ST - 8,531 VPD

160'

E 8TH ST

237'

N MAIN ST

AERIAL VIEW



Downtown
Uhrichsville

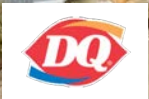
SITE

N MAIN ST

E 7TH ST

E 8TH ST

N WATER ST - 8,531 VPD



160'

237'

DEMOGRAPHICS

	10 Minutes	20 Minutes	30 Minutes
2025 Population	15,747	60,568	105,664
2025 Daytime Population	16,549	60,996	99,769
2025 Households	6,483	25,360	43,737
2025 Average Household Income	\$69,869	\$76,817	\$80,431
2030 Projected Household Income	\$77,270	\$85,058	\$89,362
2025 Median Household Income	\$58,199	\$61,809	\$64,433
Population 25 and Over	10,987	43,106	75,189

CONTACT US

Kevin Moss

Senior Vice President

216 363 6453

kevin.moss@cbre.com

Joseph W. Khouri

Senior Vice President

216 658 6120

joseph.khouri@cbre.com

CBRE, INC. 950 Main Avenue, Suite 800, Cleveland, OH 44113

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

CBRE