

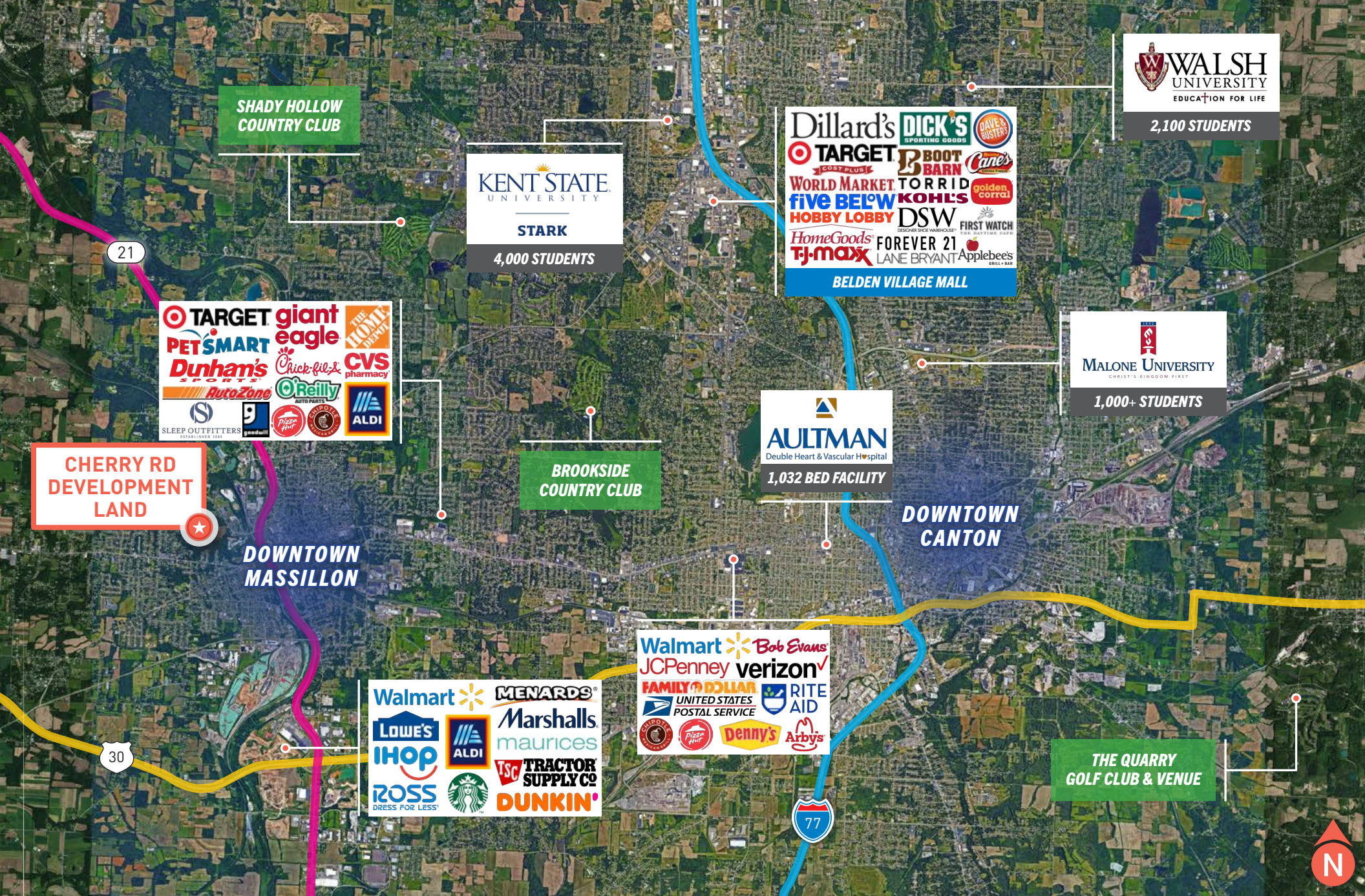
CHERRY RD DEVELOPMENT LAND

CHERRY RD NW, MASSILLON, OH 44647

3.95 ACRE PARCEL
LOCATED OFF CHERRY RD

OFFERING MEMORANDUM

Marcus & Millichap



SHADY HOLLOW COUNTRY CLUB

KENT STATE UNIVERSITY
STARK
4,000 STUDENTS

Dillard's **DICK'S** **DAVE & BUSTERS**
TARGET **B BOOT BARN** **Crane's**
WORLD MARKET **TORRID** **golden corral**
five BELOW **KOHL'S**
HOBBY LOBBY **DSW** **FIRST WATCH**
HomeGoods **FOREVER 21** **Applebee's**
TJ-maxx **LANE BRYANT**
BELDEN VILLAGE MALL

WALSH UNIVERSITY
EDUCATION FOR LIFE
2,100 STUDENTS

TARGET **giant eagle** **THE HOME DEPOT**
PET SMART **Dunham's** **Chick-fil-A** **CVS pharmacy**
AutoZone **O'Reilly** **ALDI**
SLEEP OUTFITTERS **9** **Pizza Hut** **PIZZA HUT**

CHERRY RD DEVELOPMENT LAND

BROOKSIDE COUNTRY CLUB

AULTMAN
Deuble Heart & Vascular Hospital
1,032 BED FACILITY

MALONE UNIVERSITY
CHRIST'S KINGDOM FIRST
1,000+ STUDENTS

DOWNTOWN MASSILLON

DOWNTOWN CANTON

Walmart **MENARDS**
LOWE'S **ALDI** **Marshalls**
IHOP **maurices**
ROSS **TSC** **TRACTOR SUPPLY CO**
DUNKIN' **Starbucks**

Walmart **Bob Evans**
JCPenney **verizon**
FAMILY DOLLAR **RITE AID**
UNITED STATES POSTAL SERVICE
Denny's **Arbys**

THE QUARRY GOLF CLUB & VENUE

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Executive Summary

Cherry Rd NW, Massillon, OH 44647

DEVELOPMENT OPPORTUNITY

Marcus & Millichap is proud to offer qualified investors the opportunity to acquire a 3.95 acre retail development lot, ideal for ground lease or build-to-suit for single or multiple tenant properties.

The Cherry Rd Development Land is located along Cherry Rd with 3,362 cars traveling through per day. Situated in the heart of a growing trade area, the property enjoys proximity to both Massillon and Canton downtown city centers and is only 11.5 miles to Canton, and roughly 54 miles to Cleveland.

FINANCIAL SUMMARY

Price	\$300,000
Total Lot Size	3.95 Acres
Zoning	C- Commerical
Parcel	617725





**3.95 ACRE PARCEL
LOCATED OFF CHERRY RD**

**FRIENDSHIP VILLAGE
APARTMENTS**

**QUARRY RIDGE
ASSISTED LIVING**

**3,362 CPD
CHERRY RD NW**





**DOWNTOWN
MASSILLON**

21

INTERNET / TV / PHONE
MCTV
We go the extra smile.

17,225 CPD
STATE ROUTE 21

 **Knights of
Columbus**

**3.95 ACRE PARCEL
LOCATED OFF CHERRY RD**

**QUARRY RIDGE
ASSISTED LIVING**

3,362 CPD
CHERRY RD NW



Property Description



INVESTMENT HIGHLIGHTS

- » **3.95 Acre Development Site Near Friendship Village Apartments and Quarry Ridge**
- » **Assisted Living**
- » Ideal Development Pad for Ground Lease or Build-to-Suit for Single or Multiple-Tenants with Drive-Thru
- » **Dense Trade Area with 250,600+ Residents and 261,200+ Daytime Population in a Ten-Mile Radius in the Canton-Massillon MSA**
- » Located Immediately Off State Route 21 with 17,225 Cars per Day
- » **Average Household Income Exceeds \$81,000 within a 5-Mile Radius**



DEMOGRAPHICS

3-miles

5-miles

10-miles

Population

2028 Projection	42,770	76,675	251,906
2023 Estimate	42,522	76,138	250,603
Growth 2023 - 2028	0.58%	0.71%	0.52%

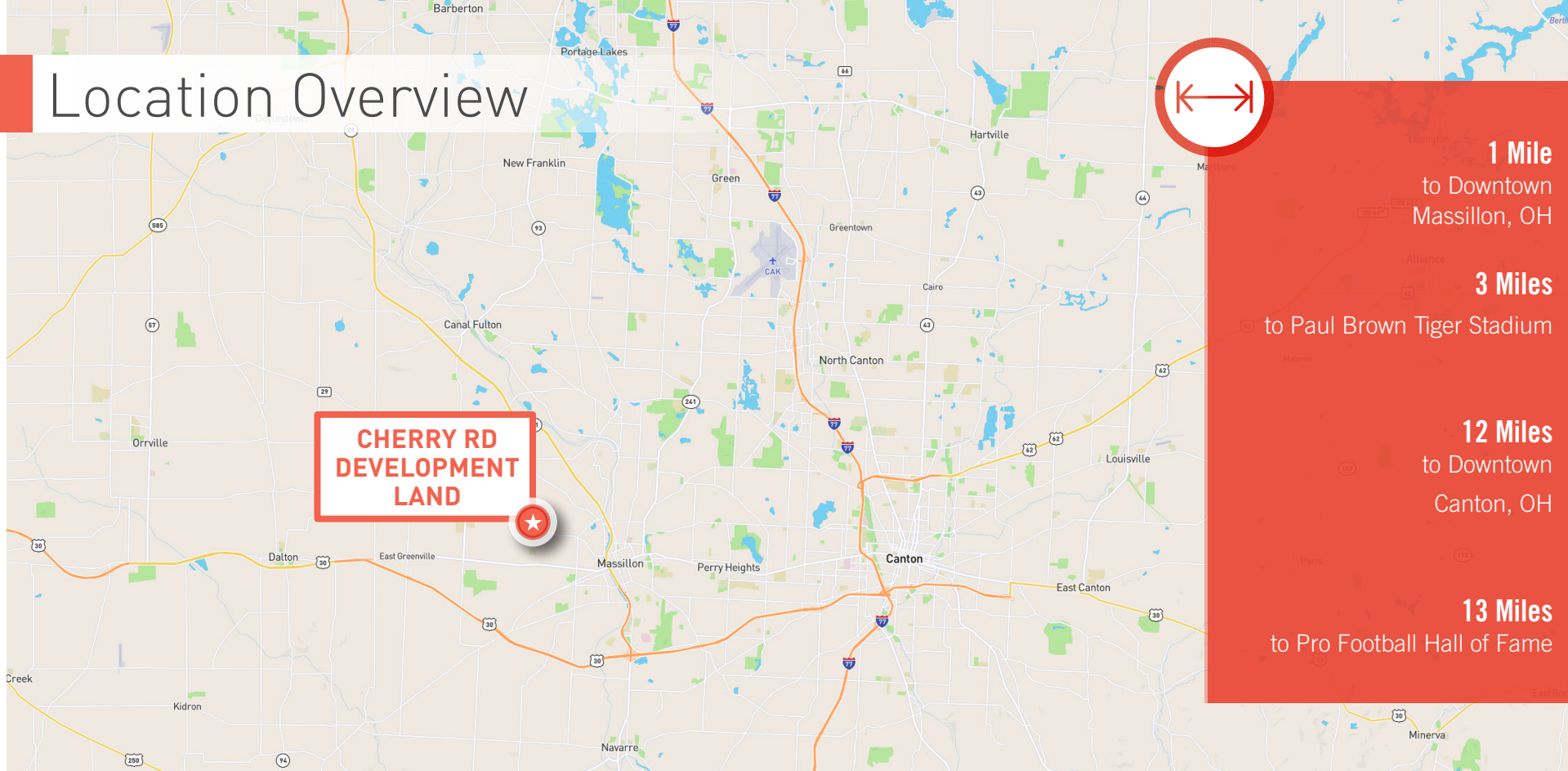
Households

2028 Projections	18,440	32,090	107,003
2023 Estimate	18,267	31,754	106,100
Growth 2023 - 2028	0.95%	1.06%	0.85%

Income

2023 Est. Average Household Income	\$68,170	\$81,870	\$77,711
2023 Est. Median Household Income	\$50,608	\$57,940	\$56,169

Location Overview



Massillon is located in Northeast Ohio, in Stark County on the banks of the Tuscarawas River. The city is approximately 8 miles west of Canton, 20 miles south of Akron, and 50 miles south of Cleveland, and is known for its rich history, strong sense of community, and vibrant local culture. With a population of approximately 32,150 residents as of the 2020 census, Massillon is the second largest city within the Canton–Massillon metropolitan area, which includes all of Stark and Carroll counties and had a population of 401,574 in 2020.

Massillon's economy is diverse, with key sectors including manufacturing, healthcare, education, and retail. Historically, the city was an important industrial and manufacturing hub, and it continues to host several manufacturing facilities.

Healthcare services are provided by institutions such as Aultman Hospital. The city also benefits from a vibrant Downtown, which features historic architecture, unique shops, restaurants, and local businesses that contribute to the economic landscape.

The canal towpath, revived as a hiking and biking trail from Cleveland through Massillon, augments the town's thirty parks and green spaces. The Lincoln Theatre serves as a center for cinema and live performances. The Massillon Museum, the community's cultural hub, is at the heart of downtown activities, offering ever-changing exhibitions, a popular coffee shop, research opportunities, classes, and a creative and constant parade of free public events.

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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