



FOR LEASE

FORMER RITE AID

4042 Cleveland Avenue Southwest, Canton, OH 44707

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
ADDITIONAL PHOTOS	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
SURVEY.PDF	9
AERIAL MAP	11
RETAILER MAP	12
REGIONAL MAP	13
DEMOGRAPHICS MAP & REPORT	14

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PROPERTY HIGHLIGHTS

- **Strategic Retail Hub Near Belden Village:** The property is located just minutes from the Belden Village retail trade area — one of the top shopping / restaurant / entertainment nodes in the Canton market.
- **Excellent Connectivity & Exposure:** Positioned at a signalized intersection on Cleveland Ave SW with easy access to I-77 (~1.5 miles away), driving strong visibility and regional traffic flow.
- **High Traffic Potential:** The broader Belden Village corridor sees substantial vehicle volumes (over 75,000 VPD reported in adjacent retail zones), signaling strong pass-by customer potential.
- **Major Retail Co-Tenancy Nearby:** The site benefits from proximity to national retail anchors in Belden Village Mall such as Macy's, Dillard's, Dave & Buster's, and Dick's Sporting Goods.
- **Institutional & Workforce Demand Drivers:** The Canton area is home to large employers including Aultman Hospital, Cleveland Clinic Mercy, and Timken Steel, providing a stable daytime population.
- **Flexible Reuse of a Former Rite Aid Format:** The 11,103 SF former pharmacy footprint provides a clean, highly adaptable layout built for retail or medical use.
- **Adjacent to Canton South High School:** Located directly across from Canton South High School, the property benefits from steady daily traffic from students, faculty, and families—creating a consistent, built-in customer base and strong visibility for any incoming operator.

OFFERING SUMMARY

Asking Rent	\$14.50/ SF + NNN
Available SF	11,103 SF
Lot Size	2.31 Acres
Year Build	2016
Parcel ID	00304282
Zoning	Split Zoning: Majority of the Property is zoned B3 Commercial Business while the back portion is zoned Rural Residential



ABOUT CANTON, OHIO

Canton, Ohio is a dynamic regional hub rooted in manufacturing and healthcare, with major employers such as Aultman Hospital, Cleveland Clinic Mercy, TimkenSteel, and The Timken Company driving both local employment and economic stability. While historically an industrial powerhouse, the city has diversified: service, education, and healthcare have grown to dominate its employment base. Canton (population ~70,100) supports a resilient community with a balanced age profile (median age ~36) and growing workforce participation. On the education front, Canton is served by the Canton City School District, which educates around 8,000 students across 21 schools. Higher-education institutions in the broader Stark County, including Stark State College, Malone University, Walsh University, and University of Mount Union, anchor local workforce development and support Canton's transition to a more knowledge-driven economy.

LOCATION DESCRIPTION

4042 Cleveland Ave SW sits at a signalized gateway intersection in Canton's busy southwest corridor — a former Rite Aid offering ~11,103 SF on ~2.31 acres — positioned directly across from Canton South High School and minutes from the Belden Village retail node and the Pro Football Hall of Fame, with direct access to Cleveland Ave SW and just ~1.5 miles from I-77 (strong drive-time visibility and easy regional connectivity). The site benefits from frontage on a primary retail spine (Cleveland Ave) and proximity to major thoroughfares including I-77 and US-62, which together funnel regional traffic from Akron/Canton's northern suburbs and the interstate network into this trade area. The immediate workforce and customer base are anchored by Canton's large health-care and manufacturing employers — Aultman Health (the region's largest employer), Cleveland Clinic Mercy, Timken/TimkenSteel, Stark County institutions and major distribution/food processing employers — delivering stable daytime demand and recruitment pools for retail, medical or service uses. Demographically, ZIP 44707 supports roughly 9,000 residents in ~3,900 households with a median age in the mid-30s and a median household income near \$39k, signaling a value-oriented, family-centric consumer profile well suited to pharmacy, convenience, quick-service restaurant and community-serving retail concepts. In short: prime community retail positioning on a high-visibility arterial with immediate institutional and commuter traffic, deep local employment anchors and a clear catchment of price-sensitive, everyday-needs customers — a straightforward, high-utility play for neighborhood retail or service conversion.











[illegible]

Zoning Classification: RT Community Resource District
Building Subject's Prior Use: 60 Street Bldg., Room 9B
Maximum Building Height: 80'
Parking Requirements: As regulated by ADT in M
Shorts Canyon Township Zoning Department (not dated)
Reference Number: 13M-04-0001

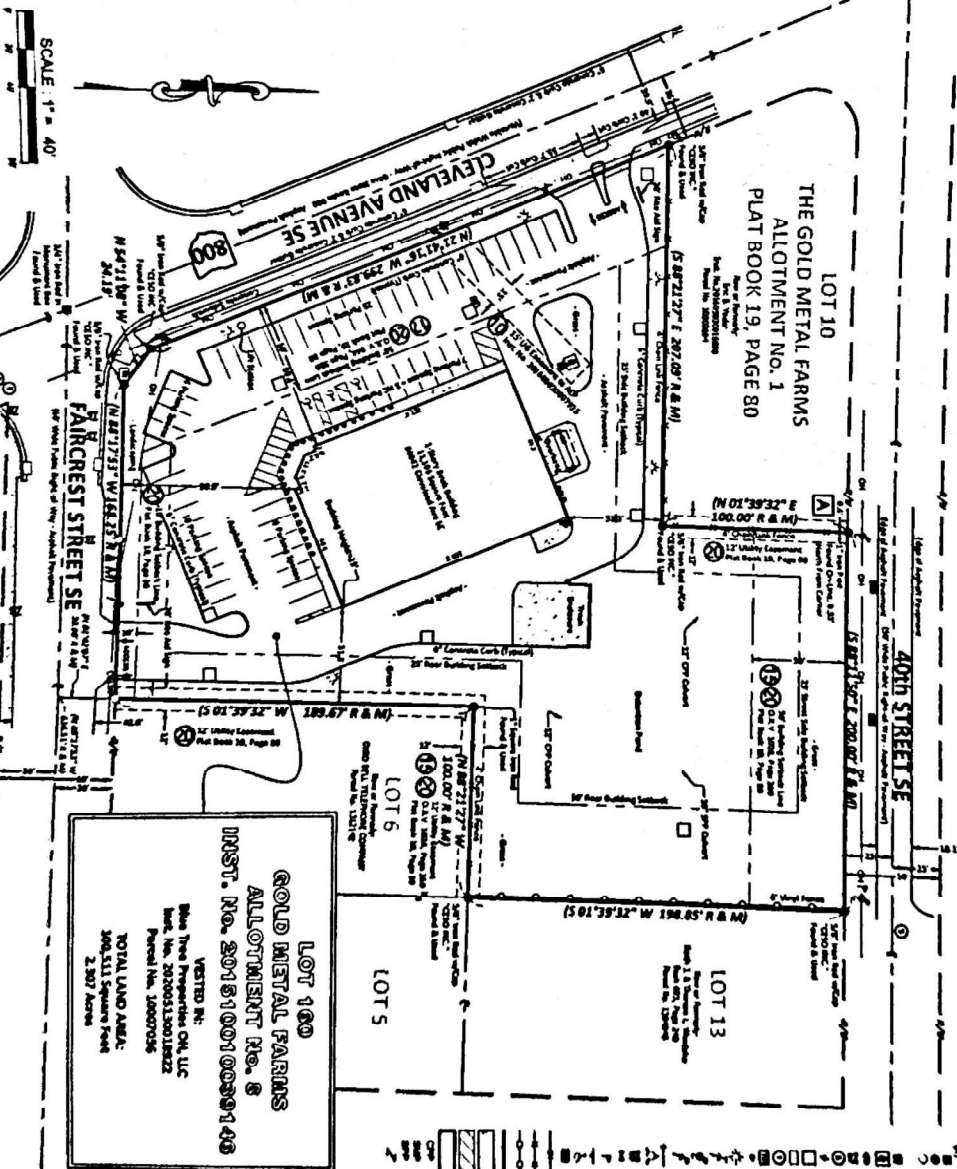
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THE SURVEY WAS PREPARED FOR THE PURPOSES OF THIS REAL ESTATE TRANSACTION ONLY AND NO OTHER PARTIES OR OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

DATE	DATE-BEFORE	DATE	DATE-AFTER
2000-04-22	2000-04-27		
2000-04-22	2000-04-28		



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Eric A. Yoder
Box No. 20164950J0016600
Forest No. 1007864

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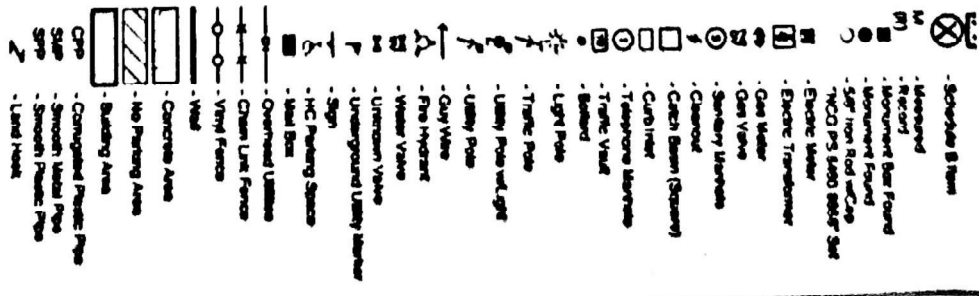
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Personal File, 130-664

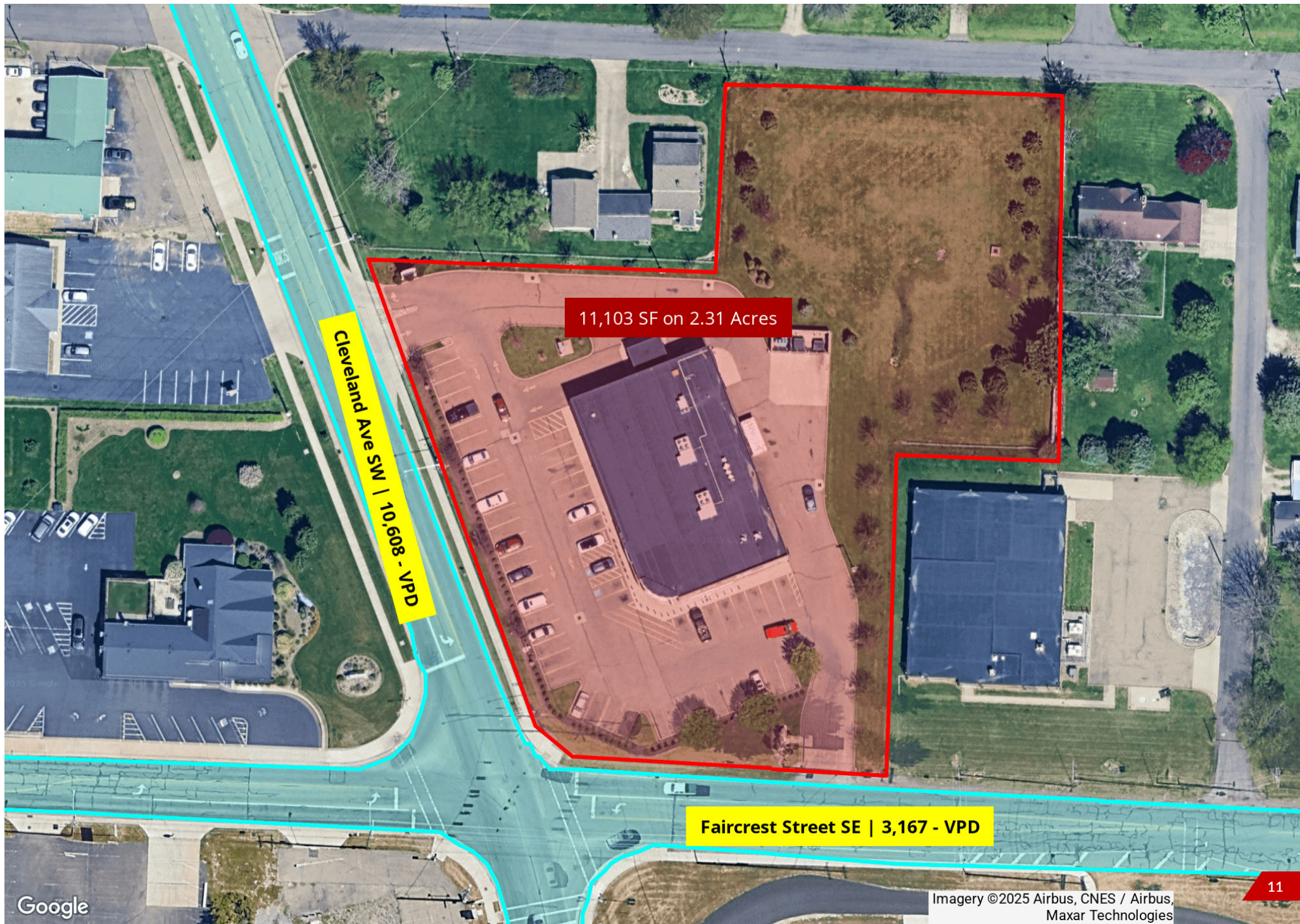
VESTED IN:
Blue Tree Properties OH, LLC
Inst. No. 202005130015922
Parcel No. 10007056

TOTAL LAND AREA:
100,511 Square Feet
2.307 Acres



60	
45	
30	
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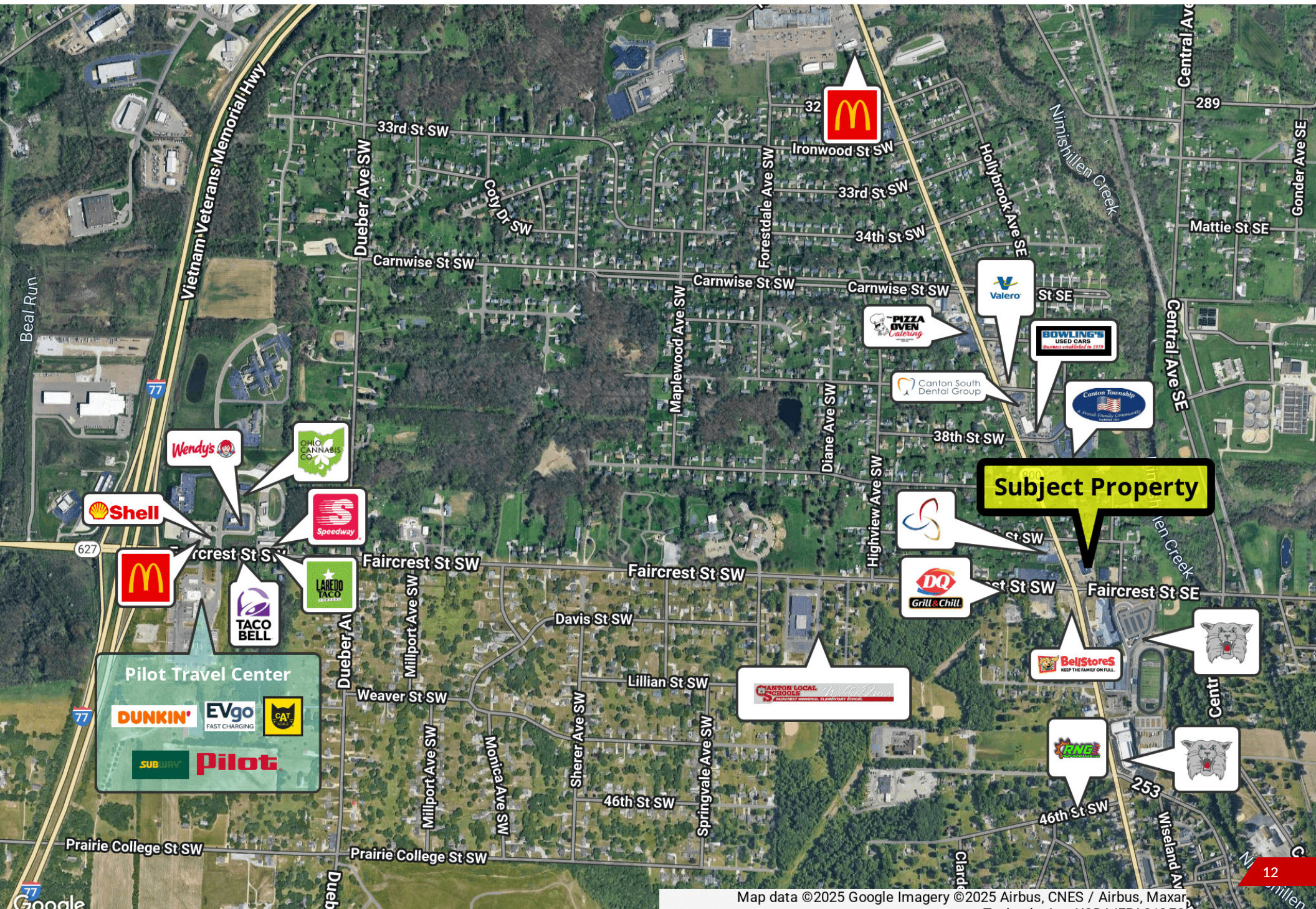


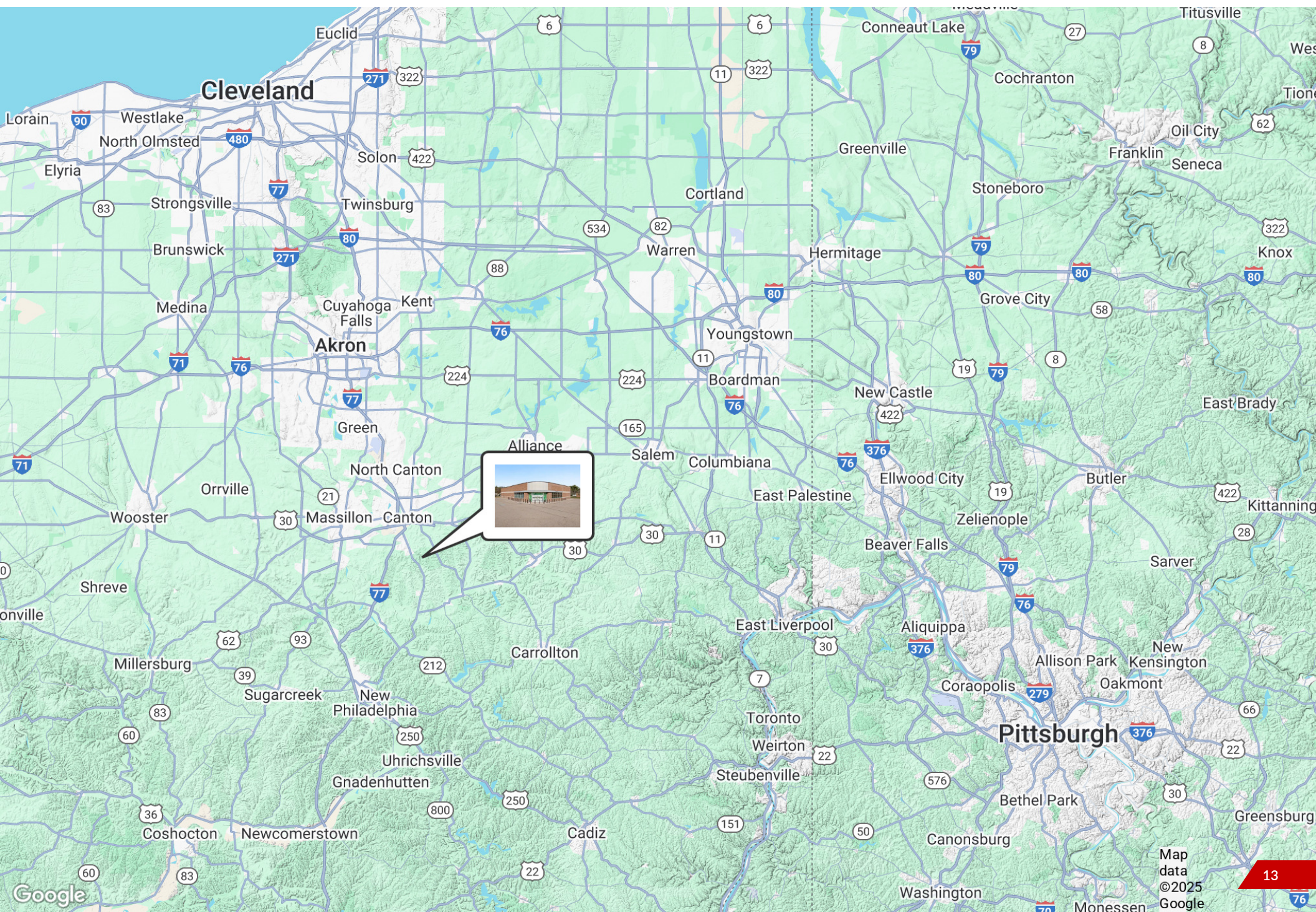


Cleveland Ave SW | 10,608 - VPD

11,103 SF on 2.31 Acres

Faircrest Street SE | 3,167 - VPD

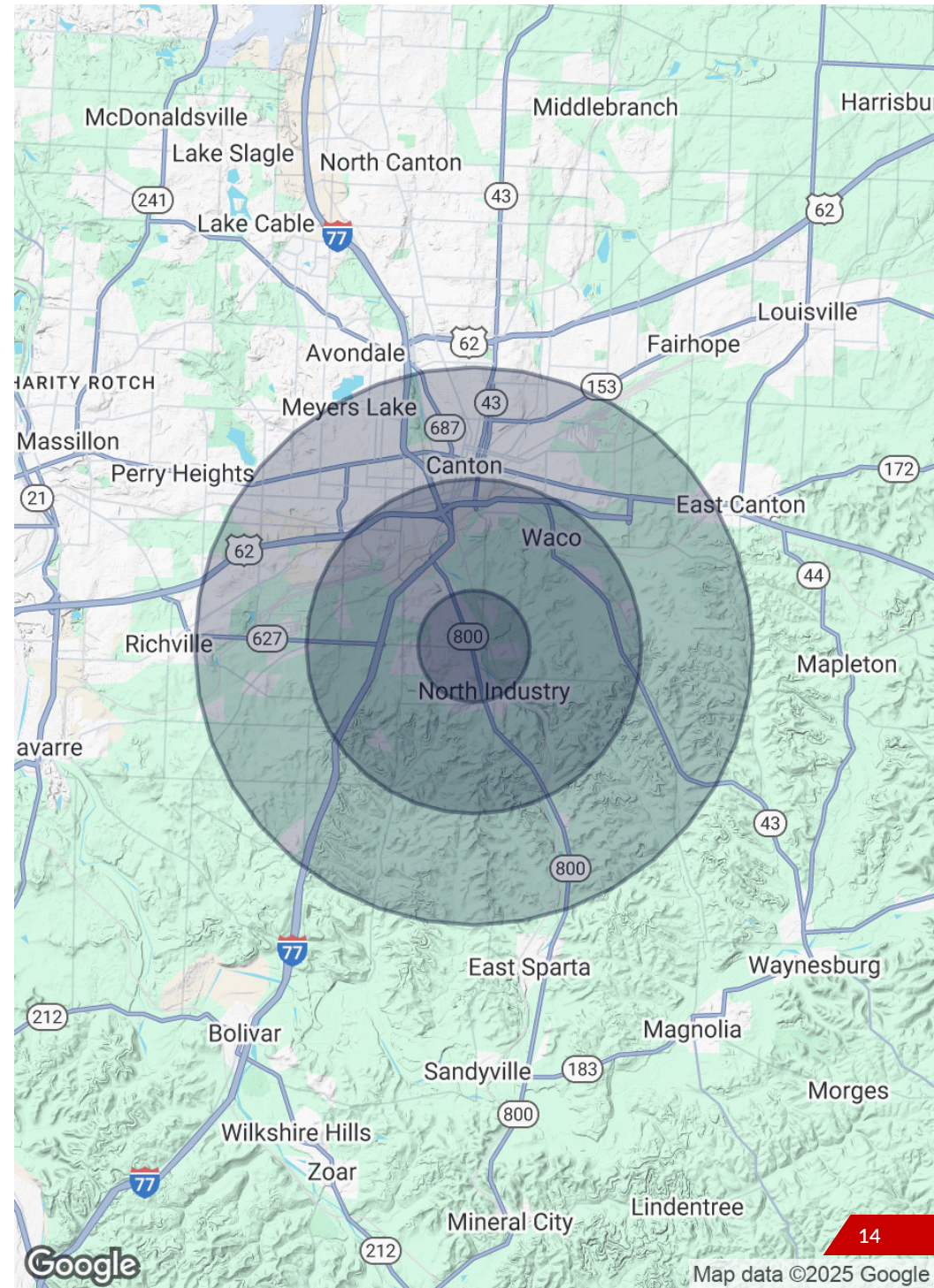




Demographics / Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,394	17,341	72,516
Average Age	44	40	40
Average Age (Male)	43	39	39
Average Age (Female)	46	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,414	7,289	30,735
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$81,140	\$62,245	\$60,089
Average House Value	\$202,139	\$139,250	\$124,140

Demographics data derived from AlphaMap





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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Summit Net Lease, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Summit Net Lease, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Summit Net Lease, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Summit Net Lease, LLC

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