



Developed by:

Thomas English

Retail Real Estate

**SIGNALIZED
DEVELOPMENT OPPORTUNITY**

2207-2225 Lincoln Way E
Massillon, Ohio 44646

FOR LEASE, GROUND LEASE, OR BTS

0.8 ACRE RETAIL PAD
2207-2225 Lincoln Way E | Massillon, Ohio 44646



HIGHLIGHTS

- ▶ Exceptional new retail development opportunity
- ▶ +/- 0.8 acres remaining with approximately 165' of frontage
- ▶ Signalized access to be shared with new Chick-Fil-A
- ▶ BTS or Ground Lease opportunity - excellent for single drive-thru user or 2-tenant building
- ▶ Zoned B-3 general business district
- ▶ Area retailers in immediate proximity include Target, Giant Eagle, Aldi, Home Depot, GetGo, AutoZone, PetSmart, Chipotle, new Starbucks, and new Panda Express
- ▶ Join McAllister's Deli (opening fall 2026)



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
ALLISON GIOMUSO | 216.342.2620 | agiomuso@anchorretail.com

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May 19 2024



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ANCHOR RETAIL



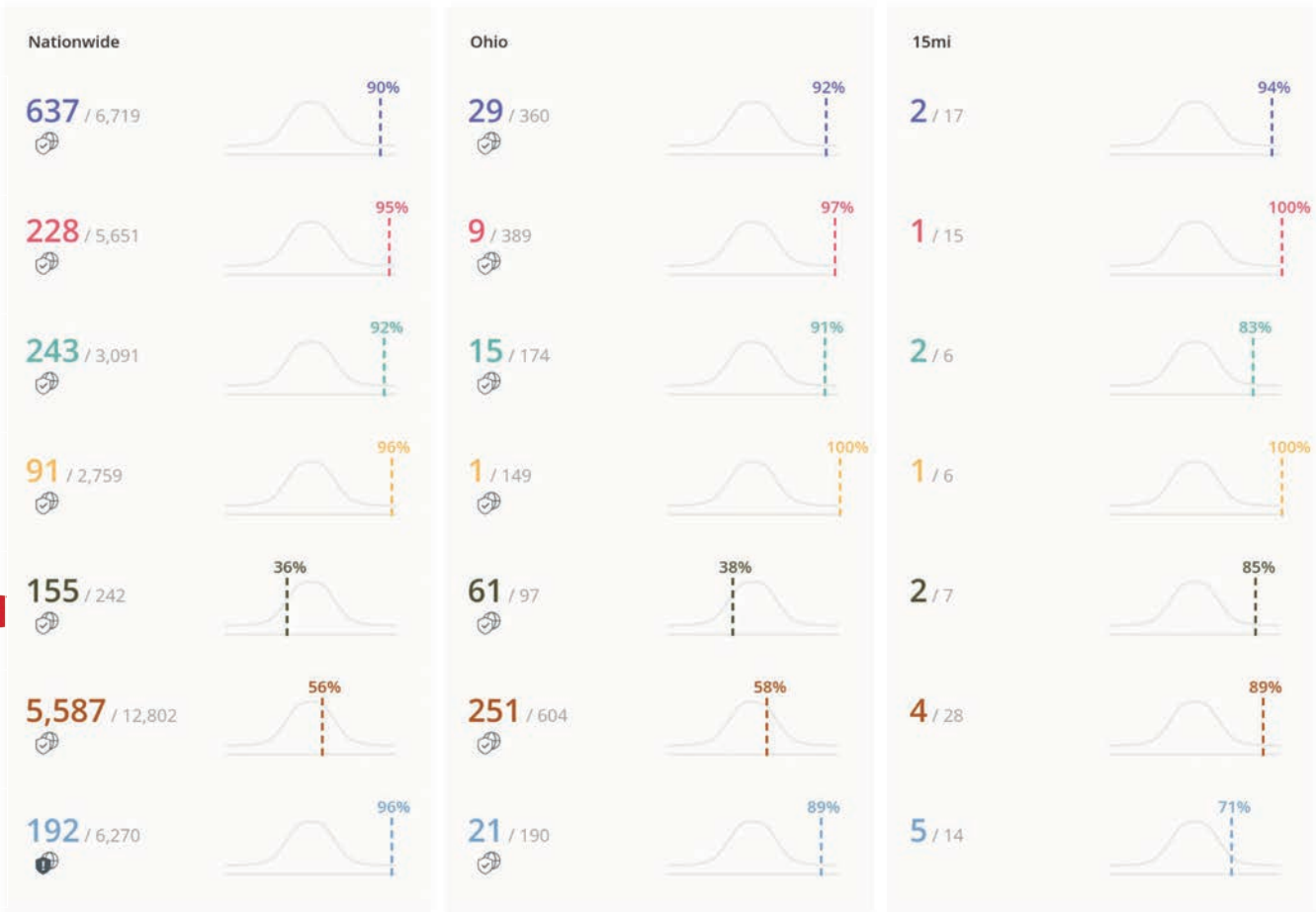
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Ranking Overview



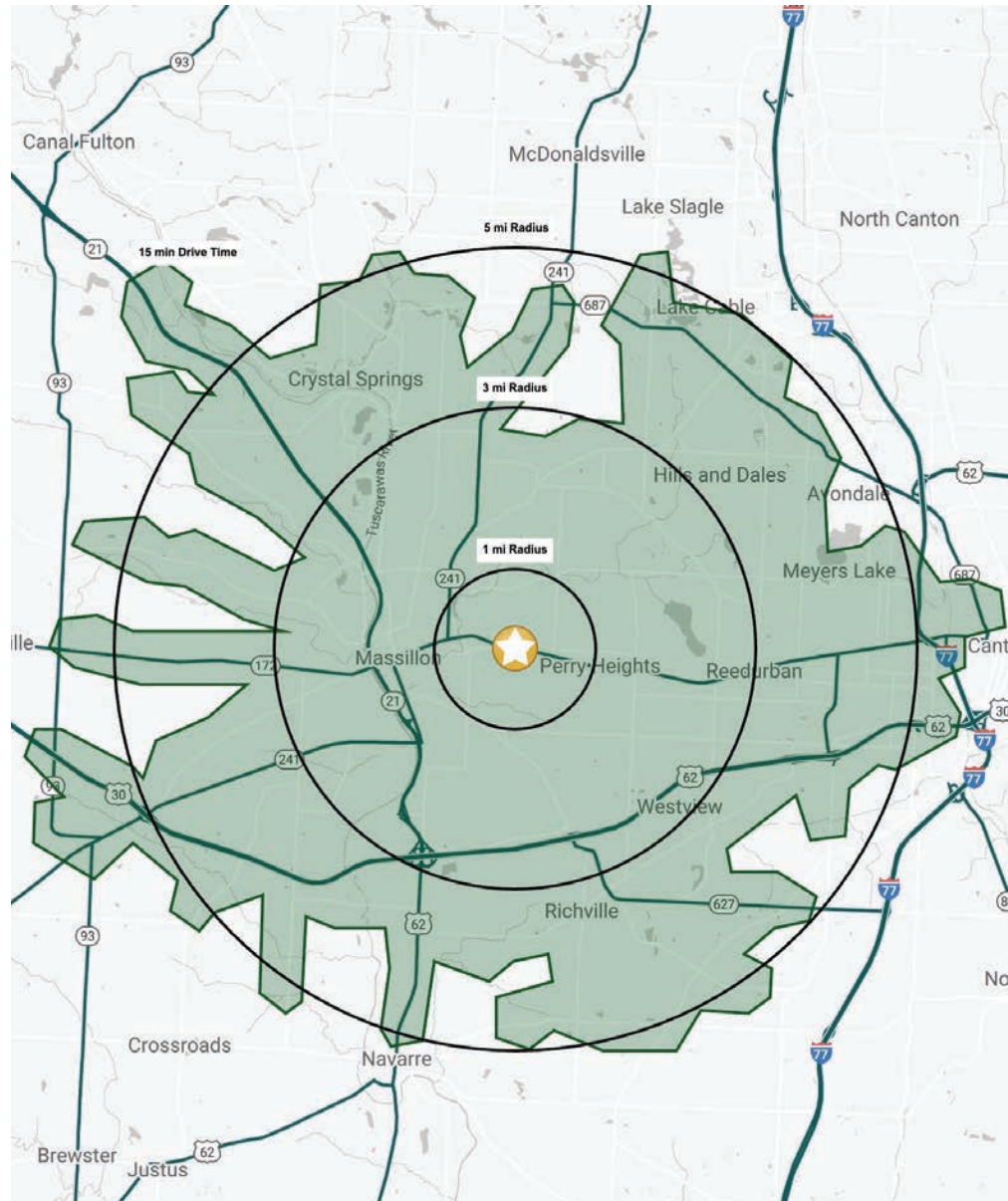
Ranked Within: Chain | Visits | Aug 1st, 2023 - Jul 31st, 2024











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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
	POPULATION			
	7,298	54,844	111,461	110,863
	HOUSEHOLDS			
	3,195	23,700	48,422	48,140
	MEDIAN AGE			
	42.9	41.2	42.1	41.3
	AVERAGE HH INCOME			
	\$77,421	\$84,709	\$89,077	\$83,178
	MEDIAN HH INCOME			
	\$62,628	\$66,384	\$68,681	\$64,582
	BUSINESSES			
	196	1,349	3,378	3,432
	EMPLOYEES			
	3,534	16,779	41,498	41,800
	EDUCATION: BACHELORS +			
	19.4%	21.7%	23.5%	21.7%



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