

# FORMER RITE AID AVAILABLE!

45 EAST AVE, TALLMADGE, OHIO 44278



FOR SALE & FOR LEASE  
17,352 SF | 2.23 AC

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

**CBRE, Inc.**  
950 Main Ave, Suite 800  
Cleveland, Ohio 44113  
[www.cbre.us](http://www.cbre.us)

**CBRE**

# THE OPPORTUNITY

- Freestanding 17,352 SF Former Rite Aid on 2.23 AC for sale / for lease
- Rare freestanding retail opportunity in the high barrier to entry Tallmadge market. Minutes from the new Brimfield retail development, including Meijer, Menards, Walmart, Lowes and more!
- Zoning: C-3 General Commercial
- Traffic Counts:
  - East Ave: 13,153 VPD (ODOT TIMS)
  - Northeast Ave: 7,084 VPD (ODOT TIMS)
- Average household incomes of \$75,759 in a 5 mile radius



## QUICK STATS - 5 MILE RADIUS



DAYTIME  
POPULATION  
**208,514**



POPULATION  
**182,652**



HOUSEHOLDS  
**80,705**



POPULATION  
25 & OVER  
**128,610**



AVG. HOUSEHOLD  
INCOME  
**\$80,482**

# EXTERIOR PHOTOS



# AERIAL VIEW



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	5,261	59,780	182,652
2025 Daytime Population	6,926	56,347	208,514
2025 Households - Current Year Estimate	2,476	26,483	80,705
2025 Average Household Income	\$99,583	\$82,002	\$80,482
2030 Average Household Income Projection	\$112,914	\$92,987	\$90,842
2025 Median Household Income	\$86,510	\$64,383	\$60,565
2025 Population Over 25	4,024	43,508	128,610

## CONTACT US

### **Kevin Moss**

Senior Vice President  
216 363 6453  
[kevin.moss@cbre.com](mailto:kevin.moss@cbre.com)

### **CBRE, Inc.**

950 Main Ave, Suite 800  
Cleveland, Ohio 44113  
[www.cbre.us](http://www.cbre.us)

© 2025 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.

