

FORMER RITE AID AVAILABLE!

45 EAST AVE, TALLMADGE, OHIO 44278



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

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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

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