

FORMER RITE AID AVAILABLE!

4042 CLEVELAND AVE SW, CANTON, OHIO 44707



FOR LEASE
11,115 SF | 2.31 AC

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CBRE

THE OPPORTUNITY

- Freestanding 11,115 SF former Rite Aid available for lease on 2.31 AC
- The site is located at a signalized intersection at the gateway to the community, across from Canton South High school (815 enrollment)
- The site is located minutes from Belden Village retail trade area, one of Northern Ohio's top retail, restaurant and entertainment markets
- The site is minutes from the Pro Football Hall of Fame
- The site has split zoning - majority of the site is zoned B3 Commercial Business while the rear is zoned Rural Residential
- The site benefits from its proximity to I-77 (1.5 miles)



QUICK STATS – 15 MINUTE DRIVE RADIUS



DAYTIME
POPULATION
175,685



POPULATION
148,172



HOUSEHOLDS
64,372

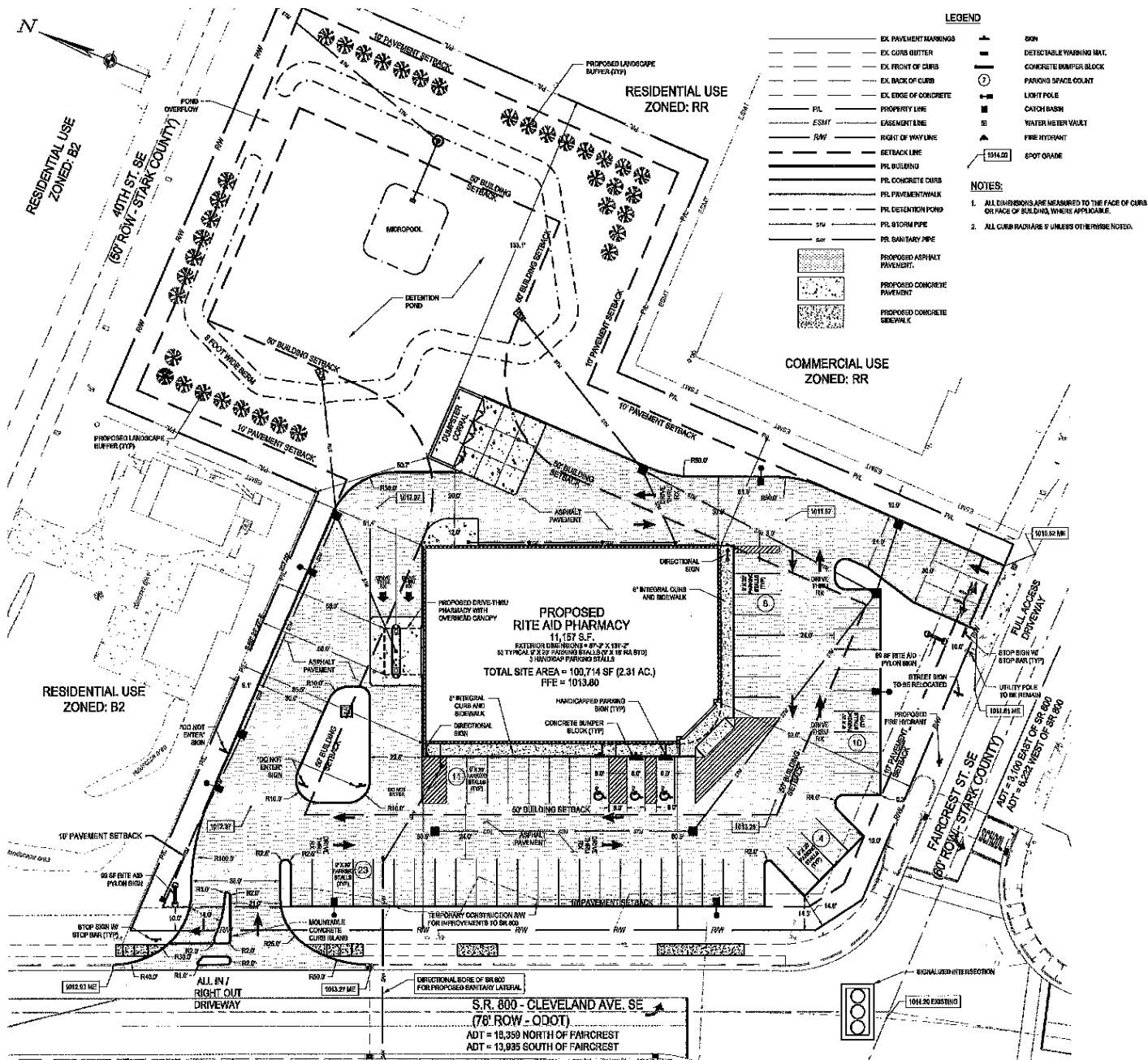


POPULATION
25 & OVER
104,464



AVG. HOUSEHOLD
INCOME
\$70,967

SURVEY



AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	20 MIN
2024 Population - Current Year Estimate	8,911	65,022	148,172	269,982
2024 Daytime Population	8,929	78,003	175,685	285,746
2024 Households - Current Year Estimate	3,736	27,748	64,372	116,503
2024 Average Household Income	\$67,363	\$61,749	\$70,967	\$83,349
2029 Average Household Income Projection	\$77,550	\$71,268	\$82,131	\$96,632
2024 Median Household Income	\$52,612	\$45,681	\$53,037	\$61,745
2024 Population Over 25	6,141	44,500	104,464	192,068

CONTACT US

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