

RETAIL DEVELOPMENT LAND

2207 LINCOLN WAY EAST, MASSILLON, OH 44646

**0.83 ACRE PARCEL
3,500 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU**

**0.96 ACRE PARCEL
4,400 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU**

OFFERING MEMORANDUM

Marcus & Millichap



WALSH UNIVERSITY
EDUCATION FOR LIFE
2,100 STUDENTS

KENT STATE UNIVERSITY
STARK
4,000 STUDENTS

BULDEN VILLAGE MALL
Dillard's, DICK'S SPORTING GOODS, TARGET, BOOT BARN, WORLD MARKET, FIVE BELOW, HOBBY LOBBY, TORRID, KOHL'S, DSW, FOREVER 21, HOME GOODS, TJ-maxx, LANE BRYANT, APPLEBEE'S, GAY & BUSTERS, CINE'S, golden corral, FIRST WATCH

MALONE UNIVERSITY
CHRIST'S KINGDOM FIRST
1,000+ STUDENTS

RETAIL DEVELOPMENT LAND
TARGET, giant eagle, THE HOME DEPOT, PET SMART, Dunham's Sports, Chick-fil-e, CVS pharmacy, AutoZone, O'Reilly AUTO PARTS, ALDI, SLEEP OUTFITTERS, gymboree, Pizza Hut, PIZZA HUT, ALDI

AULTMAN
Deuble Heart & Vascular Hospital
1,032 BED FACILITY

RETAIL DEVELOPMENT LAND
Walmart, MENARDS, Marshalls, maurices, LOWE'S, IHOP, ALDI, TSC, TRACTOR SUPPLY CO, ROSS DRESS FOR LESS, Starbucks, DUNKIN'

RETAIL DEVELOPMENT LAND
Walmart, Bob Evans, JCPenney, verizon, FAMILY DOLLAR, RITE AID, UNITED STATES POSTAL SERVICE, Denny's, Arby's

THE QUARRY GOLF CLUB & VENUE

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Executive Summary

2207 Lincoln Way East, Massillon, OH 44646

DEVELOPMENT OPPORTUNITY

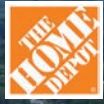
Marcus & Millichap is proud to offer qualified investors the opportunity to acquire a 1.82 acre retail development lot, ideal for ground lease or build-to-suit for single or multiple tenant properties. Proposed development plans split the lot into two parcels, 0.96 acres with a 4,400 SF QSR retail building featuring patio and drive-thru, and a 0.83 acre parcel with 3,500 SF retail building, also featuring patio and drive-thru.

The Retail Development Land is located along a strong retail corridor with area anchors including Target, Giant Eagle, The Home Depot, Dunham's Sports, ALDI, Petsmart, and other national retailers. Situated in the heart of a growing trade area, the property enjoys proximity to both Massillon and Canton downtown city centers and is only 21.5 miles south of Akron, and roughly 50 miles to Cleveland.

FINANCIAL SUMMARY

Price	\$1,275,000
Price / SF	\$16.08
Proposed Building Sizes	4,400 SF / 3,500 SF
Total Lot Size	1.82 Acres
Zoning	B-3 Central Business District





MCDONALD'S



DOWNTOWN CANTON

BURGER KING

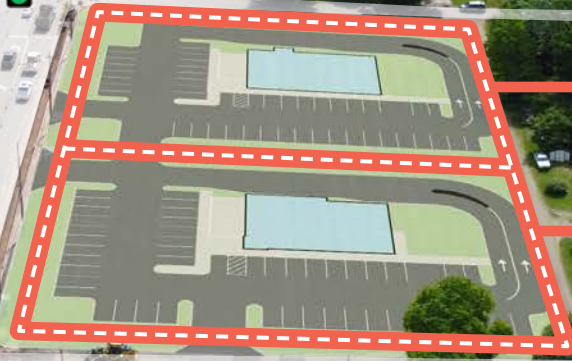


0.96 ACRE PARCEL
4,400 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU



23RD ST SE

FUTURE DEVELOPMENT



22ND ST SE



19,390+ CPD
LINCOLN WAY E

0.83 ACRE PARCEL
3,500 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU



WASHINGTON
HIGH SCHOOL

DOWNTOWN
MASSILLON



CONSUMERS
National Bank
FUTURE DEVELOPMENT



0.83 ACRE PARCEL
3,500 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU



FUTURE DEVELOPMENT

22ND ST SE



FUTURE DEVELOPMENT

23RD ST SE

0.96 ACRE PARCEL
4,400 SF PROPOSED QSR
W/ PATIO & DRIVE-THRU

19,390+ CPD
LINCOLN WAY E



Property Description



INVESTMENT HIGHLIGHTS

- » **1.82 Total Acre Development Site Across from New Chick-fil-A Location & Adjacent to Multiple Strong Retail Anchors**
- » Subject Property Situated at Signalized Intersection in High Traffic Area Along Lincoln Way E (Over 19,300 Vehicles per Day)
- » **Big Box Retail Anchors in Immediate Proximity Include: Target, Giant Eagle, Home Depot, Dunham's Sports, ALDI, and Petsmart**
- » Ideal Development Pads for Ground Lease or Build-to-Suit for Single or Multiple-Tenants with Drive-Thru
- » **Dense Trade Area with 280,700+ Residents and 288,000+ Daytime Population in a Ten-Mile Radius in the Canton-Massillon MSA**
- » Close Proximity to Washington High School and Massillon City School
- » **Approximately 5 Miles to Aultman Hospital, 1,032 Bed Medical Facility serving Stark, Carroll, Wayne, Holmes, and Tuscarawas Counties**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	7,683	56,451	113,119
2023 Estimate	7,652	56,129	112,475
Growth 2023 - 2028	0.40%	0.57%	0.57%

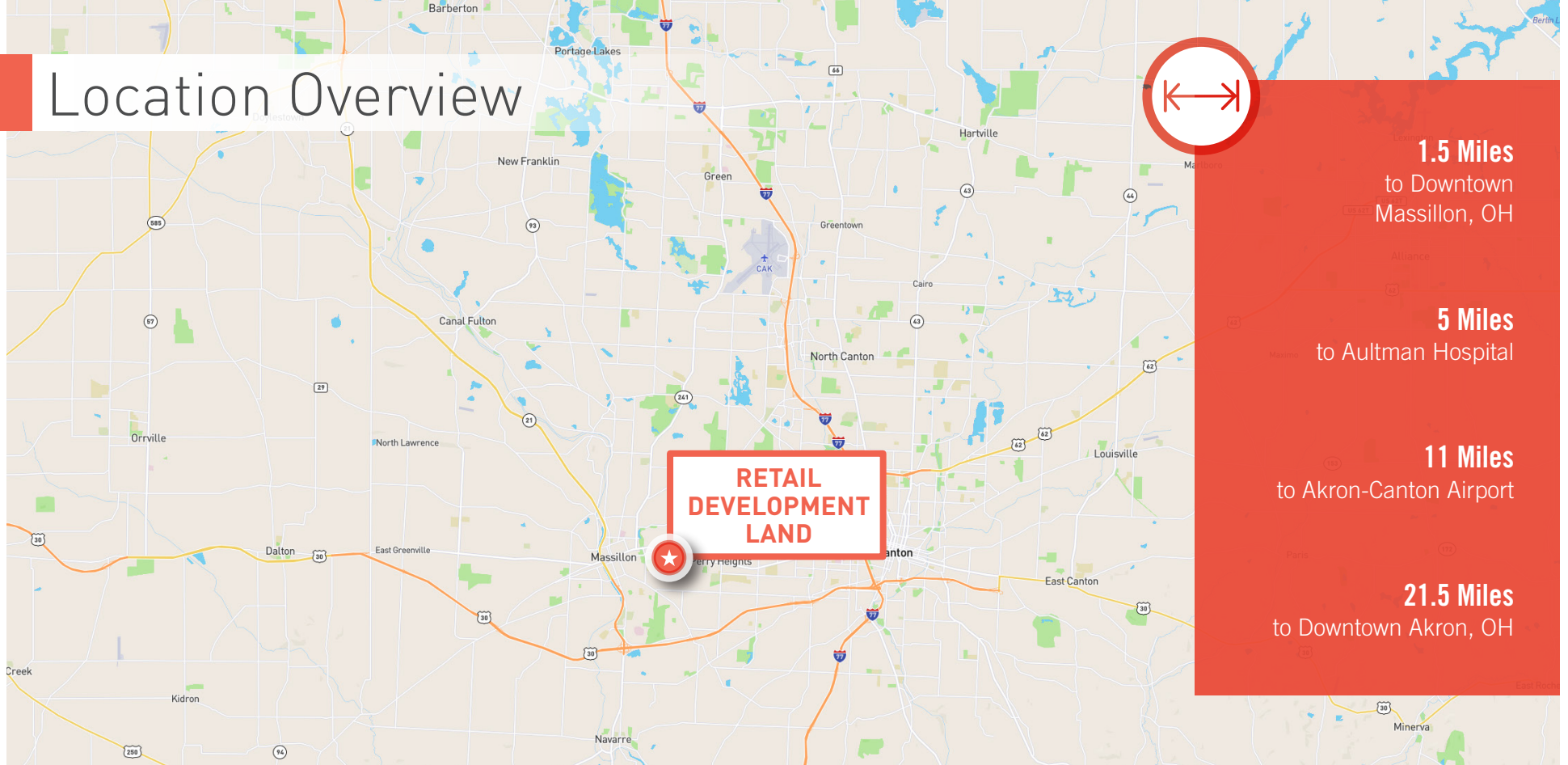
Households

2028 Projections	3,302	24,026	48,811
2023 Estimate	3,279	23,804	48,367
Growth 2023 - 2028	0.72%	0.93%	0.92%

Income

2023 Est. Average Household Income	\$69,135	\$73,330	\$77,378
2023 Est. Median Household Income	\$49,331	\$53,826	\$54,833

Location Overview



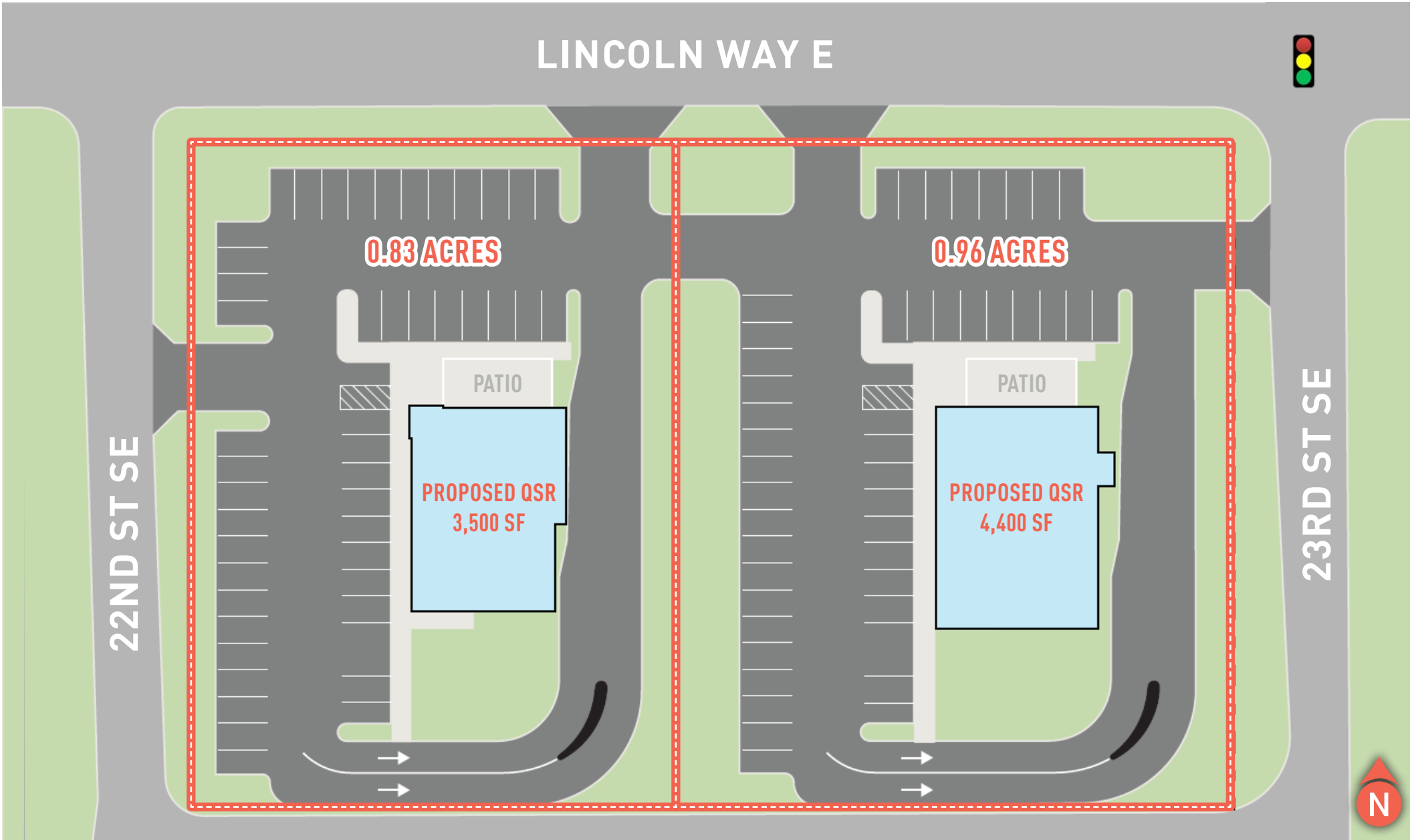
Massillon is located in Northeast Ohio, in Stark County on the banks of the Tuscarawas River. The city is approximately 8 miles west of Canton, 20 miles south of Akron, and 50 miles south of Cleveland, and is known for its rich history, strong sense of community, and vibrant local culture. With a population of approximately 32,150 residents as of the 2020 census, Massillon is the second largest city within the Canton–Massillon metropolitan area, which includes all of Stark and Carroll counties and had a population of 401,574 in 2020.

Massillon's economy is diverse, with key sectors including manufacturing, healthcare, education, and retail. Historically, the city was an important industrial and manufacturing hub, and it continues to host several manufacturing facilities.

Healthcare services are provided by institutions such as Aultman Hospital. The city also benefits from a vibrant Downtown, which features historic architecture, unique shops, restaurants, and local businesses that contribute to the economic landscape.

The canal towpath, revived as a hiking and biking trail from Cleveland through Massillon, augments the town's thirty parks and green spaces. The Lincoln Theatre serves as a center for cinema and live performances. The Massillon Museum, the community's cultural hub, is at the heart of downtown activities, offering ever-changing exhibitions, a popular coffee shop, research opportunities, classes, and a creative and constant parade of free public events.

Site Development Plan



[exclusively listed by]

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