



FORMER RITE AID

For Lease
242 Lincoln Way West
Massillon, Ohio 44647

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Accelerating success.

Property Overview

- Former drug store available for lease or Ground Lease
- Approximately 10,900 SF, on 1.14 AC with 65 parking spaces
- Excellent location at the signalized NE corner of Lincoln Way W and 3rd Street
- Traffic counts over 20,000 VPD at this intersection
- Pylon signage on Lincoln Way and on 3rd Street, with highway visibility
- Nearby businesses: Chipotle, Dunkin Donuts, McDonalds, Buffalo Wild Wings, Walgreens, First Commonwealth Bank, Farmer's National Bank, T-Mobile, Verizon and Dollar Tree

Demographics



Population

35k

within a 3-mile radius



Households

15k

within a 3-mile radius



Average Household Income

\$82k

within a 3-mile radius



Median Age

43.8

within a 3-mile radius



Average Home Value

\$199k

within a 3-mile radius



Daytime Employees

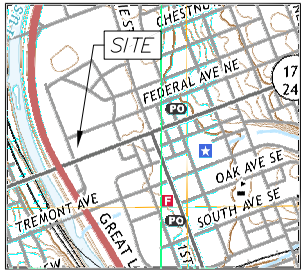
36.7k

within a 3-mile radius

[Full Demographic Report](#)



Site Map



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION (RECORD)

SITUATED IN THE CITY OF MASSILLON, COUNTY OF STARK, STATE OF OHIO.
ALSO KNOWN AS MASSILLON CITY LOT 14603.

BEGINNING AT A 1/2" REBAR WITH BOHNING CAP FOUND AT THE SOUTHEAST CORNER OF MASSILLON CITY LOT 14603 AS RECORDED IN PLAT BOOK 55, PAGE 41, SAID REBAR ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF LINCOLN WAY WEST A 100 FOOT PUBLIC RIGHT-OF-WAY, AND THE TRUE PLACE OF BEGINNING.

THENCE SOUTH 69 DEGREES, 12' 33" WEST ALONG SAID NORTH RIGHT-OF-WAY OF LINCOLN WAY WEST, A DISTANCE OF 215.63 FEET TO A DRILL HOLE FOUND;

THENCE NORTH 20 DEGREES, 47' 04" WEST ALONG THE EAST LINE OF 3RD STREET, NORTHWEST, A 66' PUBLIC RIGHT-OF-WAY, A DISTANCE OF 170.00 FEET TO A RAILROAD SPIKE SET;

THENCE SOUTH 69 DEGREES, 12' 33" WEST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET, NORTHWEST, A DISTANCE OF 3.00 FEET TO A RAILROAD SPIKE SET;

THENCE NORTH 20 DEGREES, 47' 04" WEST CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID 3RD STREET, NORTHWEST, A DISTANCE OF 59.14 FEET TO A 1/2" REBAR WITH CAP SET;

THENCE NORTH 69 DEGREES, 15' 20" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF FEDERAL AVENUE NORTHWEST, A 60 FOOT PUBLIC RIGHT-OF-WAY, A DISTANCE OF 216.60 FEET TO A 1/2" REBAR WITH BOHNING CAP FOUND;

THENCE SOUTH 20 DEGREES, 47' 27" EAST ALONG THE WESTERLY LINE OF MASSILLON CITY LOT 14604, A DISTANCE OF 228.96 FEET TO A 1/2" REBAR WITH BOHNING CAP FOUND AND THE TRUE PLACE OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND ENCLOSES AND COMPRISES ALL OF MASSILLON CITY LOT 14603 AS SHOWN ON THE REPLY OF LOTS AND ALLEY VACATIONS, AS RECORDED IN PLAT BOOK 55, PAGE 41, STARK COUNTY DEED RECORDS.

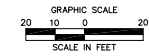
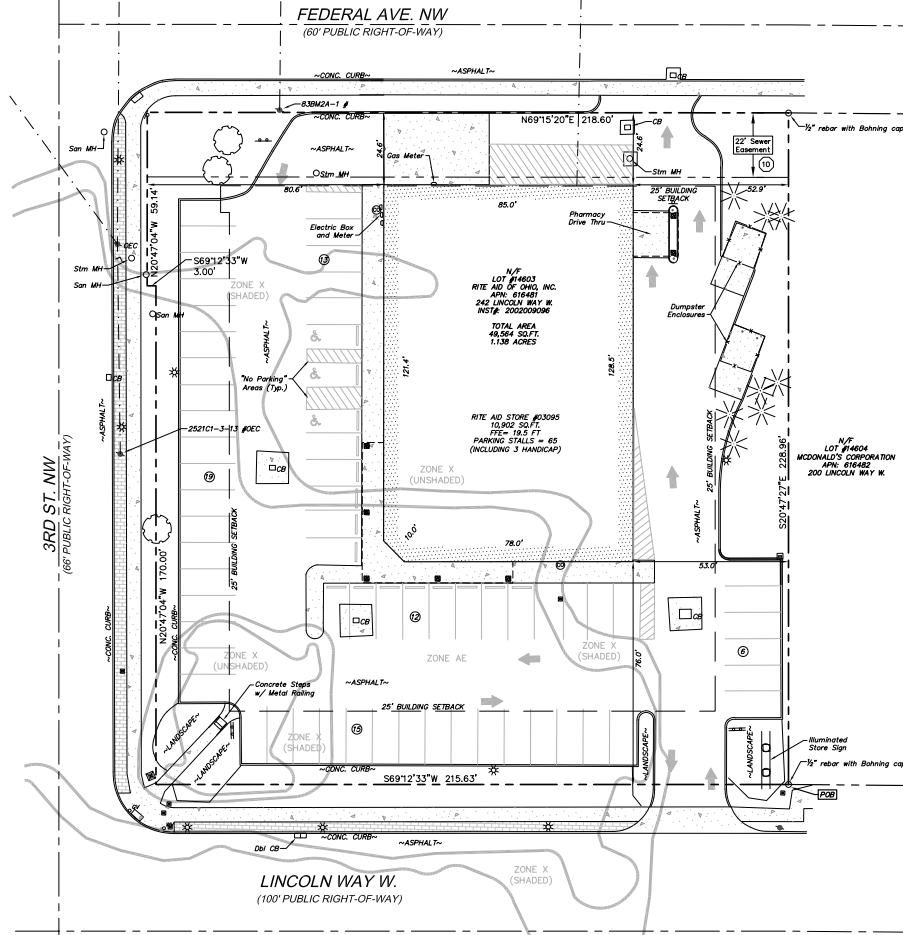
TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
10	PLAT VOLUME 55, PG 41	MATTERS ON PLAT OF THE PREMISES AS RECORDED IN PLAT BOOK 55, PAGE 41, STARK COUNTY RECORDS. 22' SEWER EASEMENT PLOTTED.	AFFECTS SUBJECT PROPERTY

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1074816-05-PHL, COMMITMENT DATE: JUNE 18, 2021

GENERAL NOTES:

- THE BASIS OF BEARING IS THE NORTHERLY RIGHT OF WAY OF LINCOLN WAY WEST, BEING S69°12'33"W, PER SUBJECT PROPERTY DEED DESCRIPTION, BEING INSTRUMENT #2002009096.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), SPECIAL FLOOD HAZARD AREA ZONE AE (WITH BASE FLOOD ELEVATION 932'), AND ZONE "X" (AREAS WITH REDUCED FLOOD RISK DUE TO LEVELS) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MASSILLON, COMMUNITY PANEL NO. 39151C0192Z WITH AN EFFECTIVE DATE SEPTEMBER 14, 2018.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA LINCOLN WAY WEST, A 100' PUBLIC RIGHT-OF-WAY, AND FEDERAL ST NW, A 60' PUBLIC RIGHT-OF-WAY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY DESCRIPTION IN SCHEDULE A OF THE TITLE COMMITMENT FILE NCS-1074816-05-PHL WITH A COMMITMENT DATE OF JUNE 18, 2021.
- THERE WAS NO CONSTRUCTION OR EARTH WORK NOTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THIS SURVEY.
- THERE ARE NO VISIBLE CEMETERIES OR BURYING GROUNDS ON THE PROPERTY.



BASIS OF BEARING
THE BASIS OF BEARING IS THE NORTHERLY RIGHT-OF-WAY OF LINCOLN WAY WEST, BEING S69°12'33"W, PER SUBJECT PROPERTY DEED DESCRIPTION, BEING INSTRUMENT #2002009096.

- ### LEGEND
- Property Line
 - Adjoiner Property Line
 - Right-of-Way (ROW)
 - Centerline
 - Easement
 - Edge of Asphalt
 - Edge of Concrete
 - Overhead Wire
 - Fence Line
 - Building Overhang
 - Concrete
 - Brick
 - S45°46'20"W 200.00' Observed Bearing and Distance
 - Guy Wire
 - Light Pole
 - Utility Pole
 - Handhold
 - Catch Basin (As Noted)
 - Manhole (As Noted)
 - Sign
 - Fire Hydrant
 - Water Valve
 - Cleanout
 - Gas Valve
 - Bollard
 - Cantilever Pole - w/Ped Signal
 - Handicap Symbol
 - Irrigation Control Box
 - Columns
 - Deciduous Tree
 - Coniferous Tree

BULK AREA REQUIREMENTS

LOCATION: 242 LINCOLN WAY W., MASSILLON, OH
ZONE: B-2 (CENTRAL BUSINESS)
SOURCE: ZONING ASSESSMENT, SITE NUMBER 2021-1835.5 FINAL, DATE: AUGUST 9, 2021, BY KEY ZONING ASSESSMENTS, LLC

#	ITEM	REQUIREMENTS	PROVIDED
1	MINIMUM LOT AREA	N/A	1,138 ACRES (49,564 SQ.FT.)
2	MINIMUM SETBACK LINCOLN WAY	25 FEET	76.0 FEET
3	MINIMUM SETBACK 3RD STREET	25 FEET	80.6 FEET
4	MINIMUM SETBACK FEDERAL AVENUE	25 FEET	24.8 FEET
5	MINIMUM SETBACK INTERIOR	25 FEET	52.9 FEET
6	MAXIMUM BUILDING HEIGHT	60 FEET MAXIMUM	19.5 FEET 1 STORY
7	PARKING	1 SPACE PER 200 SQUARE FEET TOTAL: 65 SPACES	TOTAL: 65 SPACES

THE REQUIRED FRONT SETBACK IS 25 FEET. THE SETBACK SHOWN ON THE SURVEY IS 24.8 FEET. THE DEFICIENCY OF 0.4 FEET IS CONSIDERED INCONSEQUENTIAL FOR PURPOSES OF THIS REPORT

SURVEY CERTIFICATION

TO: THE NMI GROUP, LLC, THIRTY PAVEMENT, INC., RITE AID OF OHIO, INC, FIRST AMERICAN TITLE INSURANCE COMPANY, 180 WASHINGTON ROAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 62% INTEREST; NCGI, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 10% INTEREST; WILLIAMSBURG VILLAGE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 14% INTEREST; AND THE KFS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 14% INTEREST, AS TENANTS IN COMMON (COLLECTIVELY, THE MASSILLON ASSIGNEE) SOLELY WITH RESPECT TO THE PROPERTY RELATING TO THE MASSILLON PARCEL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C) & B, 11, 13, 14, 16, & 17 OF TABLE A THEREOF. THE TELEPHONE WAS CONTACTED ON JULY 22, 2021.

DATE OF PLAT OR MAP: 08/05/2021

ROBERT FL. CAPPELLI, JR., PLS2101



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Suite 200
Hartsville, PA 17110
(717) 843-9999
(717) 651-8858 Fax

RITE AID STORE #03095
242 LINCOLN WAY W.
MASSILLON, STARK COUNTY, OHIO

REVISED: 08/05/2021
DATE: 08/05/2021
BY: RFL

Surveyed: SRC/BK/CAC
Drawn: SRC
Reviewed: RFL/CJM
Scale: 1" = 40'
Project No.: 2101301
Date: 08/05/2021
CADD No.: AL2101301-AMSSILLON

Title:
ALTA/NSPS LAND TITLE SURVEY

Sheet No.:

AL-1

Aerial Map



Town Plaza Shopping Center

Site

Massillon

[Click Here to View Map](#)



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