

11,126 SQ.FT. FORMER RITE AID FOR SALE OR LEASE

FOR SALE / LEASE

705 W HIGH AVE, NEW PHILADELPHIA, OH 44663



PROPERTY DESCRIPTION

Single-tenant, freestanding, drive-thru equipped former Rite Aid property located in New Philadelphia, Ohio, on the signalized corner of West High Ave & Tuscarawas Ave NW. Excellent owner/user opportunity. Join nearby retailers such as Walmart, Menards, Tractor Supply, Goodwill, Dollar Tree and more.

PROPERTY HIGHLIGHTS

- Entrances from three separate roads with 56 asphalted parking spaces
- Double drive thru equipped
- 480 Volt, 300 Amp service
- Security system with cameras inside & out
- Elevator Lift to Mezzanine Storage
- Automatic door entry (front)
- Digital signage

James Bednar

Senior Sales Associate
330.417.9034
jim@putmanproperties.com

LOCATION DESCRIPTION

I-77 to exit #81, head right on the ramp for OH-39/US-250 toward New Philadelphia, left onto OH-39/State Route 39 NW. Property is on the corner of Tuscarawas Ave NW & West High. Former Rite Aid.

Zoned City of New Philadelphia Business Type B

Combined Traffic Counts at the intersection are 21,927 VPD

OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	1.657 Acres
Building Size:	11,126 SF
Year Built:	2006

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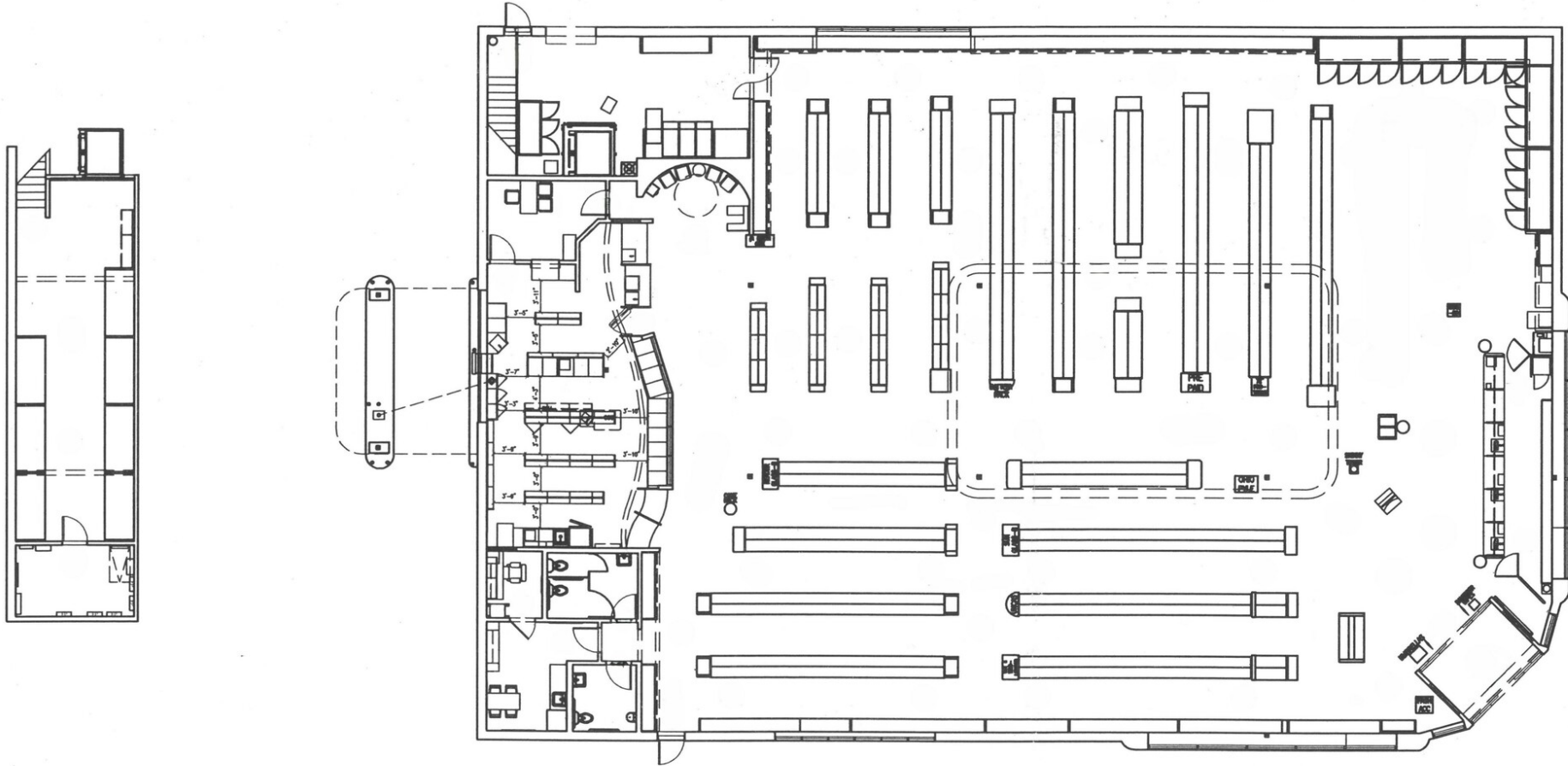
PUTMAN
PROPERTIES
Est. 1985

4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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TUSCARAWAS AVE.

W. HIGH AVE.

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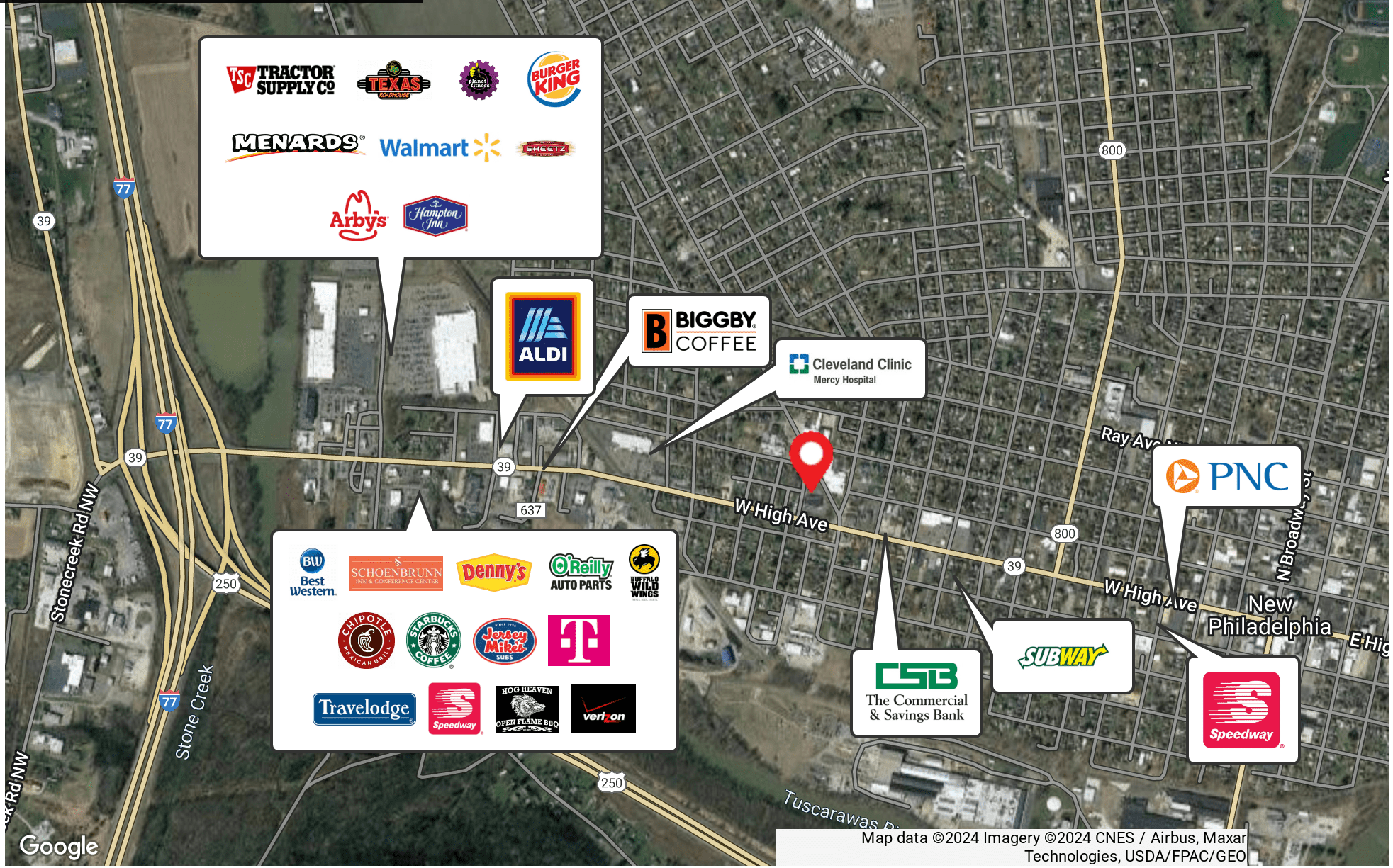
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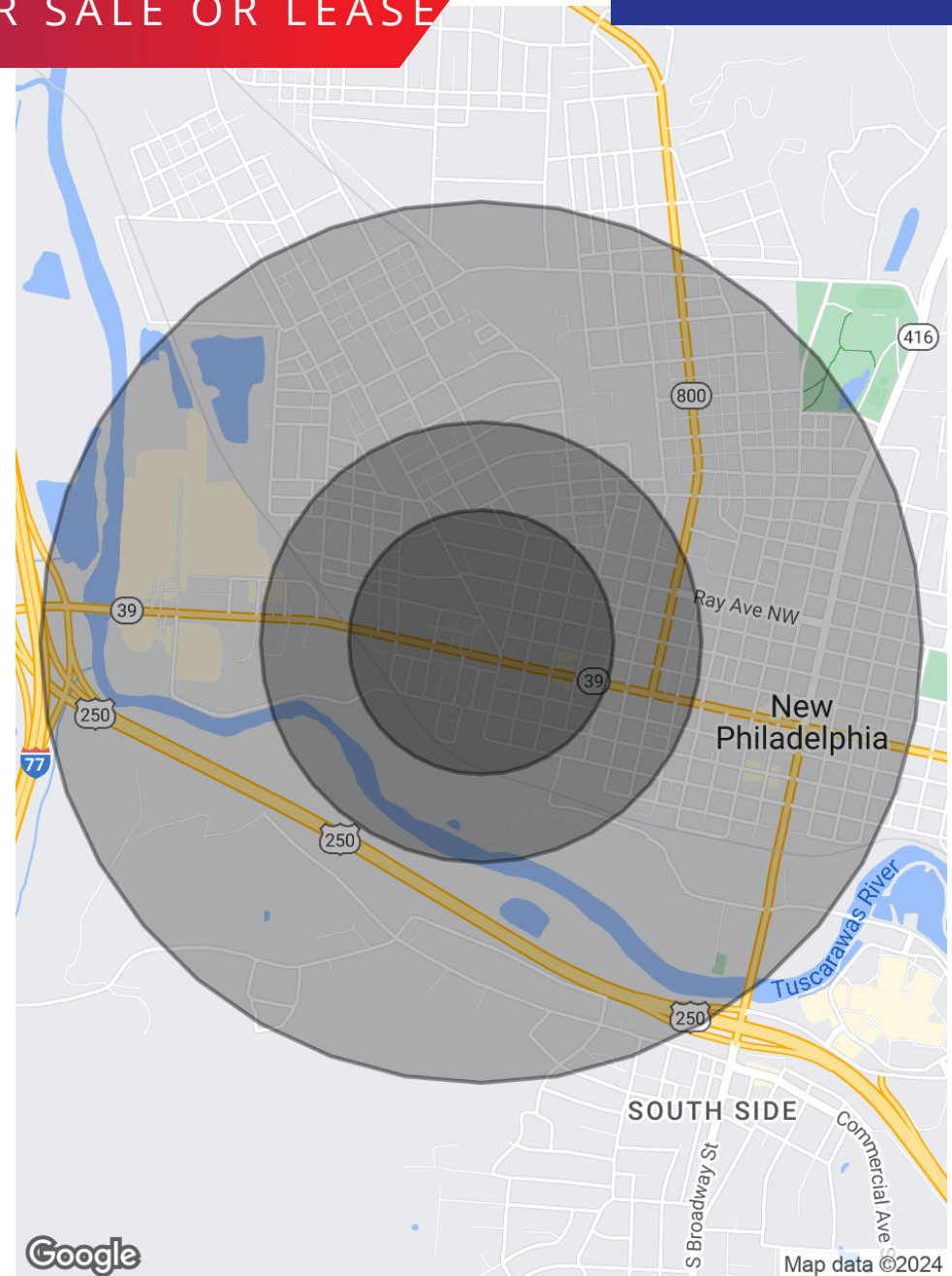
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	862	3,648	8,785
Average Age	36	38	40
Average Age (Male)	35	37	39
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	1,541	3,835
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$44,304	\$52,734	\$62,163
Average House Value	\$150,470	\$146,390	\$156,148

Demographics data derived from AlphaMap



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