

MASSILLON MARKETPLACE OUTPARCELS

MASSILLON, OH

101 MASSILLON MARKETPLACE DR SE

THE LEGENDS
OF MASSILLON

MASSILLON WASTEWATER
TREATMENT PLANT

INDIAN RIVER JUVENILE
CORRECTIONAL FACILITY
279 EMPLOYEES

REAL TRUCK
A.R.E. ACCESSORIES

MASSILLON MARKETPLACE
Walmart ROSS
Lowe's Marshalls
FIVE BELOW DOLLAR TREE
garden of Eatin' Bath & Body Works
Applebees Starbucks
IHOP Wendy's
BURGER KING

SITE

21

21,892 (2024)

31,156 (2024)

20,119 (2024)

22,660 (2024)

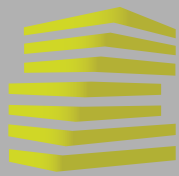


MEVARD'S

TRACTOR
SUPPLY CO.



LOCATION.
commercial real estate



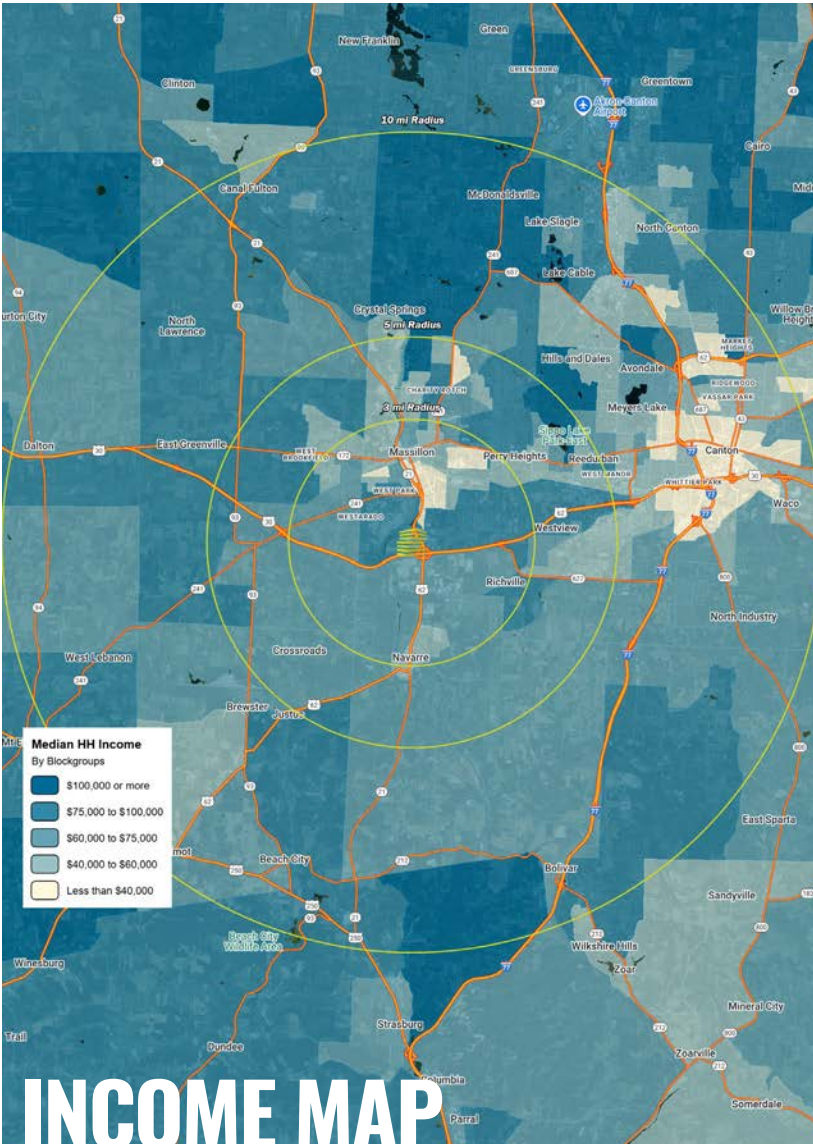
MASSILLON MARKETPLACE

NEIGHBORHOOD VIBE

URI STARR | TONY CAROSELLO

614.401.8110 (OFFICE)
617.733.0387 (MOBILE)
Uri@LocationCRE.com

614.401.8110 (OFFICE)
330.732.7250 (MOBILE)
Anthony@LocationCRE.com



TRADE AREA OVERVIEW

MASSILLON IS A HISTORIC CITY LOCATED IN STARK COUNTY, APPROXIMATELY 8 MILES WEST OF CANTON AND 50 MILES SOUTH OF CLEVELAND. POSITIONED ALONG STATE ROUTE 21 WITH ACCESS TO I-77, MASSILLON SERVES AS A KEY COMMUNITY WITHIN THE CANTON–MASSILLON METROPOLITAN AREA. THE CITY IS WELL KNOWN FOR ITS STRONG INDUSTRIAL HERITAGE, VIBRANT COMMUNITY LIFE, AND NATIONALLY RECOGNIZED HIGH SCHOOL FOOTBALL TRADITION.

THE ECONOMY IS SUPPORTED BY A MIX OF MANUFACTURING, HEALTHCARE, EDUCATION, AND PROFESSIONAL SERVICES. MAJOR EMPLOYERS INCLUDE A.R.E. ACCESSORIES, A LEADING TRUCK CAP AND ACCESSORY MANUFACTURER; MASSILLON CITY SCHOOLS; AND CANTON-BASED HEALTH SYSTEMS SUCH AS CLEVELAND CLINIC MERCY HOSPITAL AND AULTMAN HEALTH FOUNDATION, WHICH OPERATE FACILITIES IN THE AREA. LOGISTICS AND FOOD PRODUCTION COMPANIES ALSO CONTRIBUTE TO MASSILLON'S STABLE EMPLOYMENT BASE.

MASSILLON FEATURES A WALKABLE DOWNTOWN WITH RESTAURANTS, SHOPS, AND CULTURAL VENUES, COMPLEMENTED BY RECREATIONAL AMENITIES SUCH AS THE SIPPO VALLEY TRAIL AND ACCESS TO THE OHIO & ERIE CANALWAY. THE CITY ALSO BENEFITS FROM PROXIMITY TO THE PRO FOOTBALL HALL OF FAME IN NEARBY CANTON, ENHANCING REGIONAL TOURISM AND VISIBILITY.

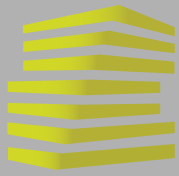
COMMUNITY EVENTS LIKE THE ANNUAL MASSILLON TIGER FOOTBALL CELEBRATIONS, LOCAL PARADES, AND SEASONAL FESTIVALS REINFORCE THE CITY'S STRONG SENSE OF IDENTITY AND LOCAL PRIDE. WITH STEADY POPULATION DENSITY, STRONG TRANSPORTATION LINKS, AND A DIVERSE ECONOMIC BASE, MASSILLON OFFERS A RESILIENT AND ATTRACTIVE TRADE AREA WITHIN NORTHEAST OHIO.

DEMOGRAPHICS

	3 mile	5 mile	10 mile
POPULATION	30,685	71,649	234,902
HOUSEHOLDS	13,056	30,605	100,009
EMPLOYEES	13,359	23,177	97,640
MED HH INCOME	\$58,268	\$66,234	\$67,507

AREA RETAIL | RESTAURANTS





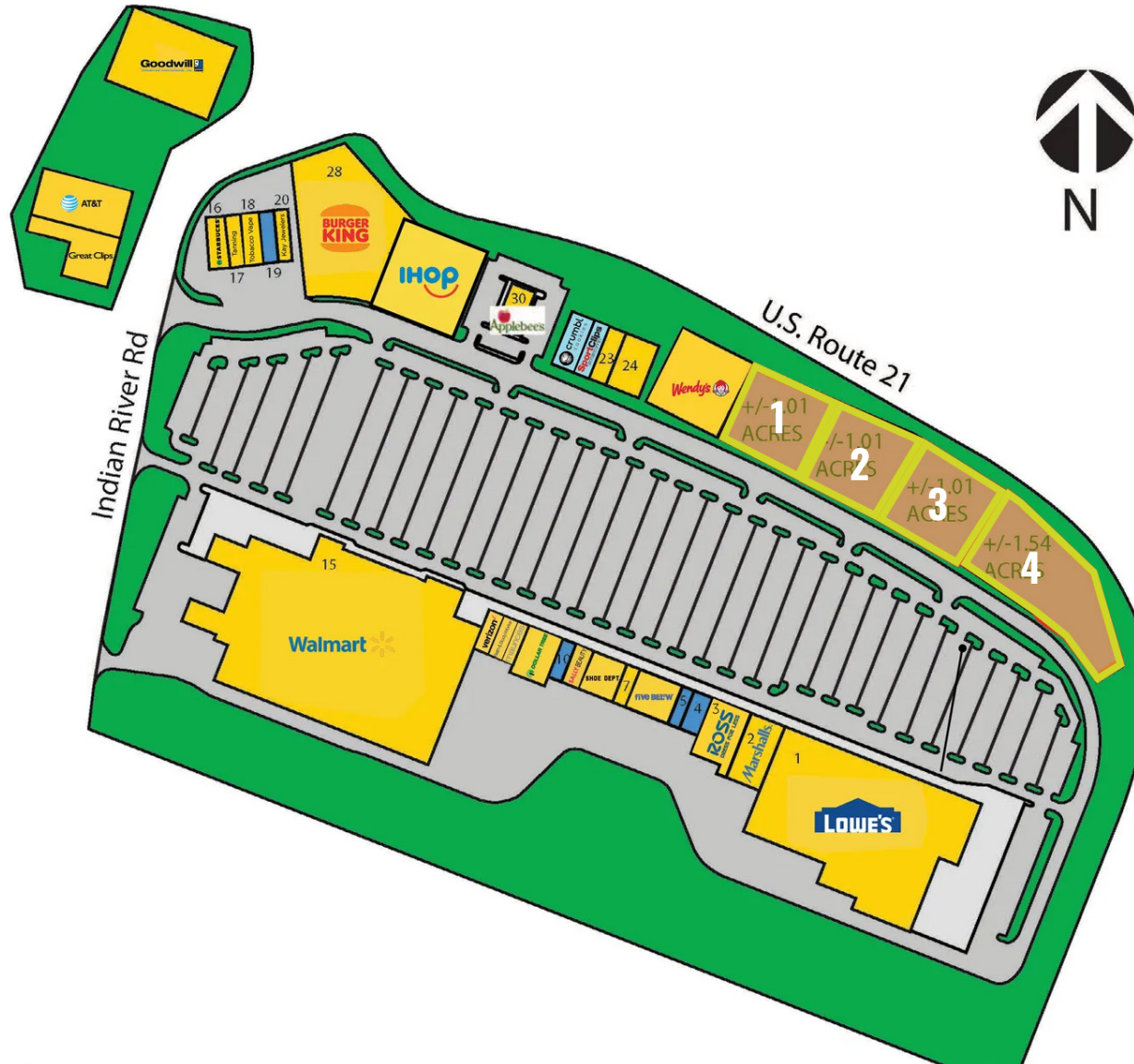
MASSILLON MARKETPLACE

SITE PLAN & DETAILS

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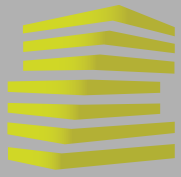


- **FOUR (4) PRIME OUTPARCELS ARE NOW AVAILABLE AT MASSILLON MARKETPLACE, THE DOMINANT RETAIL DESTINATION IN MASSILLON, OH. STRATEGICALLY POSITIONED ALONG SR-21, THE SITE OFFERS EXCELLENT VISIBILITY, EASY ACCESS, AND STRONG TRAFFIC COUNTS.**
- **ANCHORED BY WALMART SUPERCENTER, LOWE'S, MARSHALL'S, ROSS, FIVE BELOW AND DOLLAR TREE, MASSILLON MARKETPLACE DRAWS CONSISTENT REGIONAL TRAFFIC AND BENEFITS FROM AN ESTABLISHED CUSTOMER BASE.**
- **SIGNALIZED ACCESS WITH HIGH VISIBILITY ALONG SR-21.**
- **SUITABLE FOR QSR, RETAIL, FINANCIAL.**
- **CALL BROKER FOR PRICING**



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THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.



MASSILLON MARKETPLACE

MARKET AERIAL

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