



FOR SALE OR LEASE
8 NORTH MAIN STREET
RITTMAN, OH 44270

SALE PRICE: \$375,000 | LEASE RATE: \$250 - \$500/MO



PROPERTY HIGHLIGHTS

- Available: 144 SF - 495 SF
- 2 parcels FOR SALE on .15 acres
- Suite 3 (144 SF) Single private office with storage space
- Suite 4 (495 SF) with 2 private offices and reception area (tenant pays separately metered utilities)
- Suite 6 (180 SF) Single private office
- Built in 1950
- OPPORTUNITY ZONE
- Public parking - 3 private spaces behind the building
- Current NOI: \$39,300
- Zoning: C-2 (Central Business)
- Traffic Count: ±4,350



LISTING AGENTS

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PROPERTY OVERVIEW

This multi-tenant retail plaza is 6,432 SF with ten individual retail, use, and office spaces. There are currently three available office suites ranging from 144 to 495 square feet available for lease or owner occupier, as well as a lower level space for storage or conversion. The property's strong visibility along Main Street makes it an ideal location for your next business venture. Recent property updates include a new roof coating, LED lighting, new flooring and painting in suite 6, 3 year tuck pointing and updated plumbing and new fixtures in the lower level suite restroom.

LOCATION OVERVIEW

The City of Rittman is located in Northeast Wayne County and Southeast Medina County. Within an hour's drive of Cleveland and even closer to Akron, Canton, Massillon, and Wooster. Rittman's economy benefits from its proximity to these and major Midwest markets. The property sits on .15 acres in Rittman, Ohio's main commercial district, near strong local businesses such as Morton Salt Company, Imperial Plastics, Luke Engineering and Manufacturing, and Unilock. This retail plaza is next to Gionino's Pizza and NAPA Autoparts in the heart of Rittman's retail corridor.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	4,953	9,353	32,412
Total Units	2,266	4,102	13,787
Median Income	\$59,651	\$70,596	\$77,772

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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THE CITY OF RITTMAN

The City of Rittman, commonly referred to as “A Small Town with a Big Heart,” was founded in 1814 and is home to approximately 6,153 residents. Known for its strong industrial heritage, Rittman has maintained a reputation for fostering opportunities that help businesses and entrepreneurs thrive in today’s economy.



Rittman experiences a daytime population shift due to commuting patterns, with approximately 506 workers (nearly 20% of the workforce) both living and working within the city. This is a meaningful indicator for retailers, restaurants, and service-oriented businesses evaluating potential customer traffic and market demand. Additionally, the broader Wayne County labor pool provides commercial tenants with access to a reliable and diverse workforce.

Rittman’s leading employment sectors include Government, Manufacturing, Education and Healthcare, Construction, and Retail Trade. This diverse economic base creates consistent demand across a variety of commercial property types, including industrial, flex, medical, office, and retail space.

OPPORTUNITY ZONE - Rittman’s inclusion within designated Opportunity Zones provides investors with potential tax advantages while encouraging economic development and revitalization. The city continues to experience growth through mixed-use projects and public-private partnerships that are helping reshape its commercial landscape.

MARKET CONFIDENCE -The presence of long-established employers—including Morton Salt, Imperial Plastics, Luke Engineering & Manufacturing, and Unilock—demonstrates sustained confidence in Rittman’s infrastructure, workforce, and business environment. These major employers help stabilize the local economy, strengthen commercial corridors, and support ongoing demand for retail, dining, professional services, and other complementary businesses.





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MORTON SALT COMPANY **151 S. Industrial Avenue, Rittman, OH 44270**



The Rittman operation has roots going back to January 1948, when The Ohio Salt Company was merged with the Morton Salt Company.

As part of the broader Morton Salt organization - a leading salt producer with over a century of experience and the iconic slogan "When it rains, it pours" - the facility is involved in producing and distributing a range of salt products, including rock salt, sea salt, and table salt, serving industries such as grocery, water softening, ice control, agriculture, and industrial applications.

BAUMAN ORCHARDS INC. **161 Rittman Avenue, Rittman, OH 44270**



Bauman Orchards, founded in 1929, is a family-owned grower and retailer of fresh produce. Over the years, the orchard has expanded from just 18 acres to more than 260 acres and now features approximately 100,000 apple trees representing 25 varieties and 15,000 peach trees across 15 varieties, in addition to pears, plums, sweet corn, strawberries, and blueberries.

In addition to growing fresh produce, Bauman Orchards operates as both a wholesale and retail supplier, offering apples, peaches, pears, plums, strawberries, sweet corn, melons, tomatoes, raspberries, and grapes. The orchard also produces its own fresh-pressed apple cider and distributes Sauder eggs.

Throughout the year, Bauman Orchards hosts a variety of seasonal festivals and events, including an Apple Blossom Festival in May and a Strawberry Festival in June, attracting visitors from across Northeast Ohio.

The farm market is open Monday through Saturday and offers tours, free samples, delivery, and takeout options. With nearly a century of history and deep roots in the Rittman community, Bauman Orchards remains one of the area's most beloved and enduring agribusinesses.



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Suite 4



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