

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 DRESS FOR LESS
- Lowes
- Marshalls
- FIVE BELOW
- DOLLAR TREE
- Goodwill
- Bath & Body Works
- Starbucks
- Applebees
- Wendys
- IHOP
- BURGER KING

21

21,892 (2024)

31,156 (2024)

20,119 (2024)

SITE

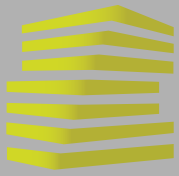
22,660 (2024)

MEVARDS
ALDI

TRACTOR
SUPPLY CO



LOCATION.
commercial real estate



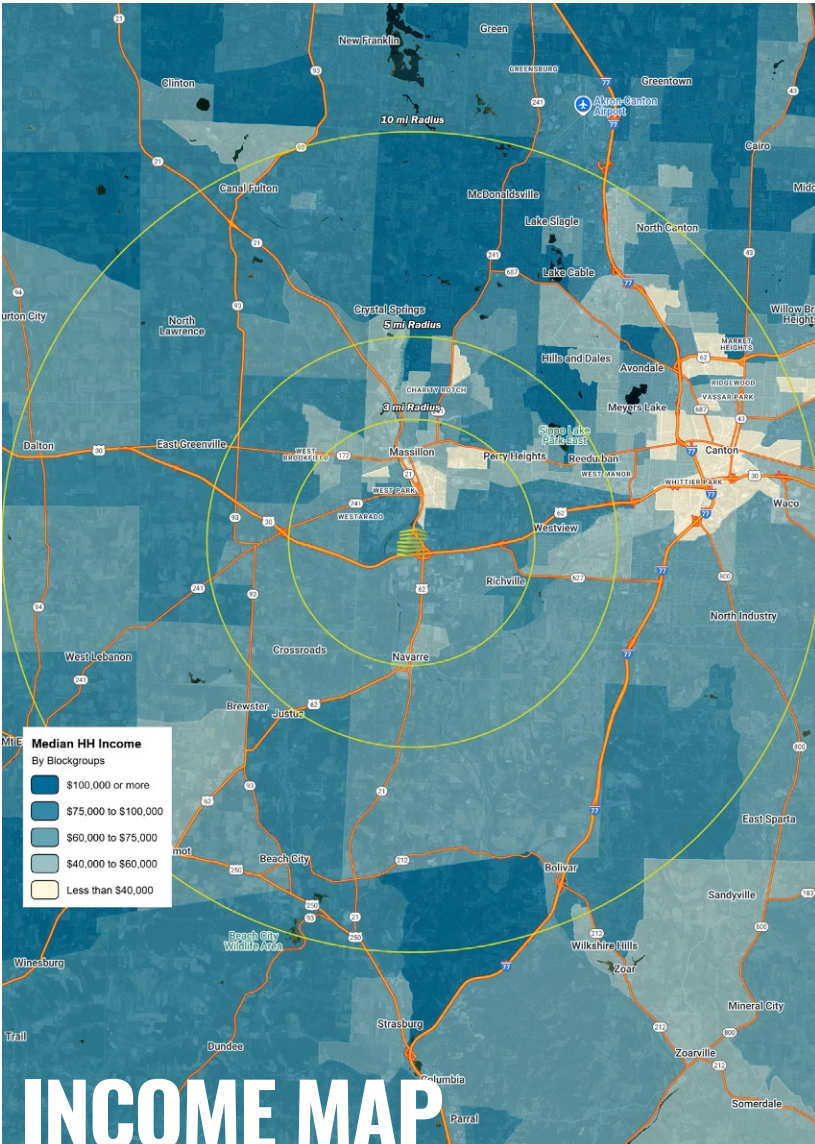
MASSILLON MARKETPLACE

NEIGHBORHOOD VIBE

URI STARR | TONY CAROSELLO

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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.

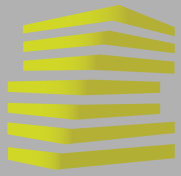
COMMUNITY EVENTS LIKE THE ANNUAL MASSILLON TIGER FOOTBALL CELEBRATIONS, LOCAL PARADES, AND SEASONAL FESTIVALS REINFORCE THE CITY'S STRONG SENSE OF IDENTITY AND LOCAL PRIDE. WITH STEADY POPULATION DENSITY, STRONG TRANSPORTATION LINKS, AND A DIVERSE ECONOMIC BASE, MASSILLON OFFERS A RESILIENT AND ATTRACTIVE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

DEMOGRAPHICS

| | 3 mile | 5 mile | 10 mile |
|----------------------|-----------------|-----------------|-----------------|
| POPULATION | 32,195 | 72,840 | 234,902 |
| HOUSEHOLDS | 13,698 | 31,212 | 100,009 |
| EMPLOYEES | 13,359 | 23,177 | 97,640 |
| MED HH INCOME | \$59,307 | \$66,353 | \$67,507 |

AREA RETAIL | RESTAURANTS





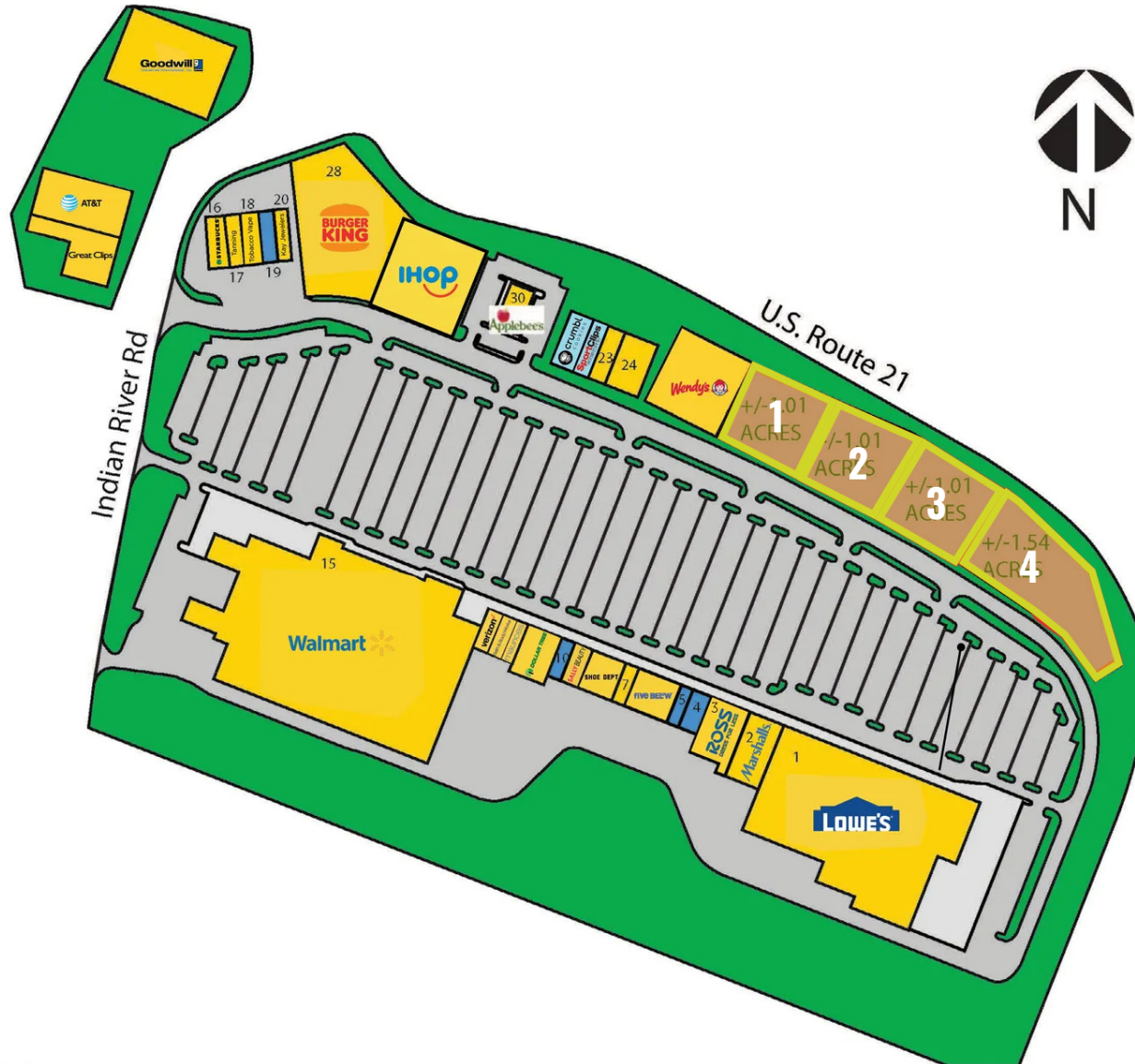
MASSILLON MARKETPLACE

SITE PLAN & DETAILS

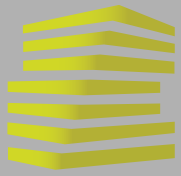
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- **FOUR (4) PRIME OUTPARCELS ARE NOW AVAILABLE AT MASSILLON MARKETPLACE, THE DOMINANT RETAIL DESTINATION IN MASSILLON, OH. STRATEGICALLY POSITIONED ALONG SR-21, THE SITE OFFERS EXCELLENT VISIBILITY, EASY ACCESS, AND STRONG TRAFFIC COUNTS.**
- **ANCHORED BY WALMART SUPERCENTER, LOWE'S, MARSHALLS, 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**



MASSILLON MARKETPLACE

MARKET AERIAL

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