

FORMER RITE AID AVAILABLE!

4342 CLEVELAND AVE NW, CANTON, OHIO 44709

FOR LEASE



FOR LEASE
11,694 SF | 1.43 AC

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CBRE

THE OPPORTUNITY

- Freestanding 11,694 SF former Rite Aid available For Lease!
- Lease Rate: Inquire with broker
- The property is located at a signalized intersection with +/- 308' of frontage along Cleveland Ave NW and +/- 203' of frontage along 44th St NW
- Zoning: B-3 General Business
- Average household incomes of \$85,165 within a 3 mile radius
- Combined traffic counts of 21,940 VPD at the intersection (Source: ODOT TIMS)
- Located 1 mile from access to I-77
- Cleveland Ave NW is a major north/south feeder into Downtown Canton
- Dense surroundings with an estimated 33,297 households within a 3 mile radius



QUICK STATS - 3 MILE RADIUS



DAYTIME
POPULATION
84,843



POPULATION
74,724



HOUSEHOLDS
33,297



POPULATION
25 & OVER
53,431



AVG. HOUSEHOLD
INCOME
\$85,165

AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population - Current Year Estimate	10,057	74,724	166,577
2025 Daytime Population	7,322	84,843	185,896
2025 Average Household Income	\$80,706	\$85,165	\$88,068
2030 Average Household Income Projection	\$91,169	\$96,234	\$99,547
2025 Median Household Income	\$61,639	\$66,094	\$66,660
2025 Population Over 25	7,419	53,431	118,177

CONTACT US

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