



LINCOLN WAY E

22,080 VPD



CONSUMERS
National Bank
Summer 2025

1.82 AC
Available

Developed by:

Thomas English
Retail Real Estate

VACANT LAND

2207-2225 Lincoln Way E
Massillon, Ohio 44646

FOR LEASE, GROUND LEASE, OR BTS

1.82 ACRE RETAIL PAD

2207-2225 Lincoln Way E | Massillon, Ohio 44646



HIGHLIGHTS

- ▶ Exceptional new retail development opportunity
- ▶ Located between Target and Home Depot
- ▶ 1.82 acre site with 380' of frontage on Lincoln Way East
- ▶ Signalized access to be shared with new Chick-Fil-A
- ▶ BTS or Ground Lease and in-line leasing opportunities
- ▶ Zoned B-3 general business district
- ▶ Area retailers in immediate proximity include Target, Giant Eagle, Aldi, GetGo, AutoZone, PetSmart, Chipotle, new Starbucks (October 2024), and new Panda Express (Spring 2025)

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**2207-2225 LINCOLN WAY E
1.87 ACRES**

PANDA EXPRESS
Spring 2025
STARBUCKS
October 2024

Massillon City Center
DOLLAR TREE
ROCKN'S
Buffalo Wild Wings
cricket wireless
MENCHES BROS.
verizon
Domino's

Meadows Plaza
TARGET **PETSMART**
giant eagle getGo CATO
AspenDental COST CUTTERS
Panera BREAD SLEEP OUTFITTERS

Massillon Commons
TIRE CHOICE FRESENIUS KIDNEY CARE PS COOK'S
THE HOME DEPOT McDonald's Oak Park Preschool Agavero OLD CAROLINA BBQ CO
Dunham's JOHNNY'S Pizza-Hut

H&R BLOCK
Volvuline ups

TACO BELL
CVS pharmacy

SHEARER'S
MR. TIRE AUTO SERVICE CENTERS

REGAL
TIREMONT
save a lot

W WESTON
JJ
McDonald's
Wendy's
DN KN

MR. HERO
Arbys
Hampton

Wendy's
Chick-fil-A
Davita
Auto Zone
9

O'Reilly
ALDI

FAMILY DOLLAR
BURGER KING
PIZZA OVEN
Fizzlestix
MARS SCOTT'S PIZZA
CITY TIRE
Handel's



**ANCHOR
RETAIL**

**REALTY
RESOURCES**
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com

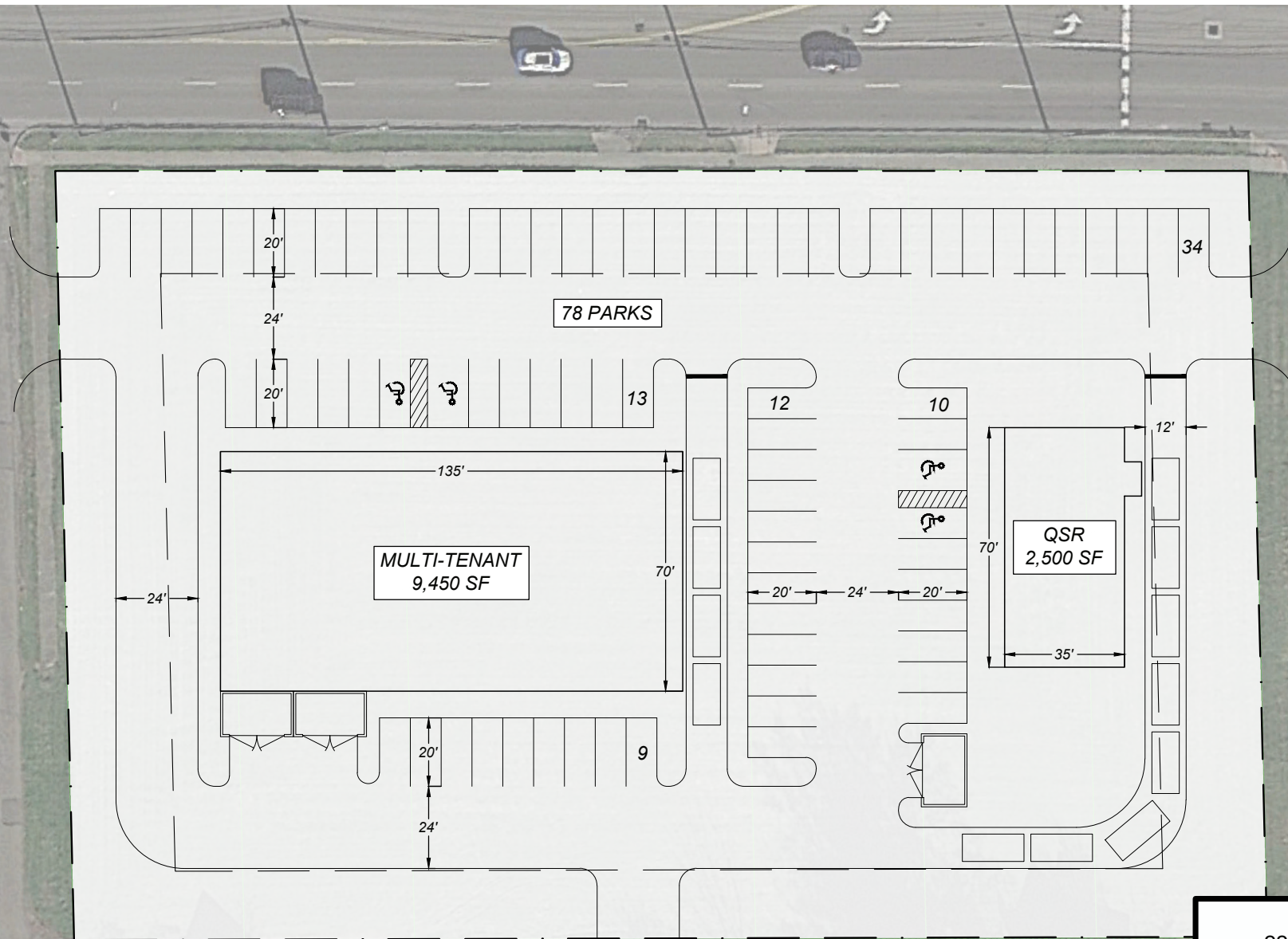
May 19 2024

Nearmap

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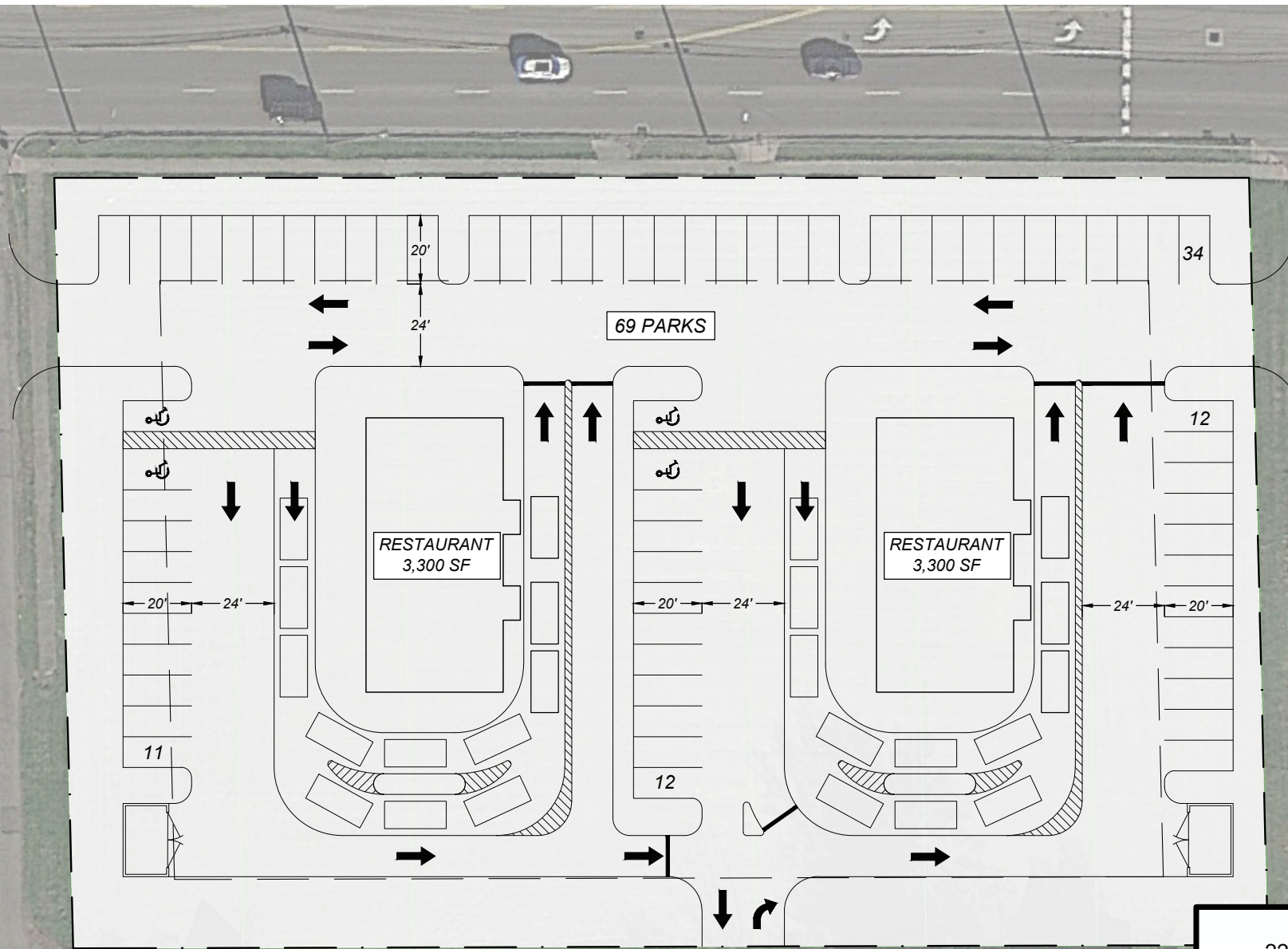
SITE PLAN 3b
2207 LINCOLN WAY E
MASSILLON, OH



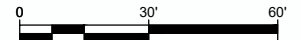
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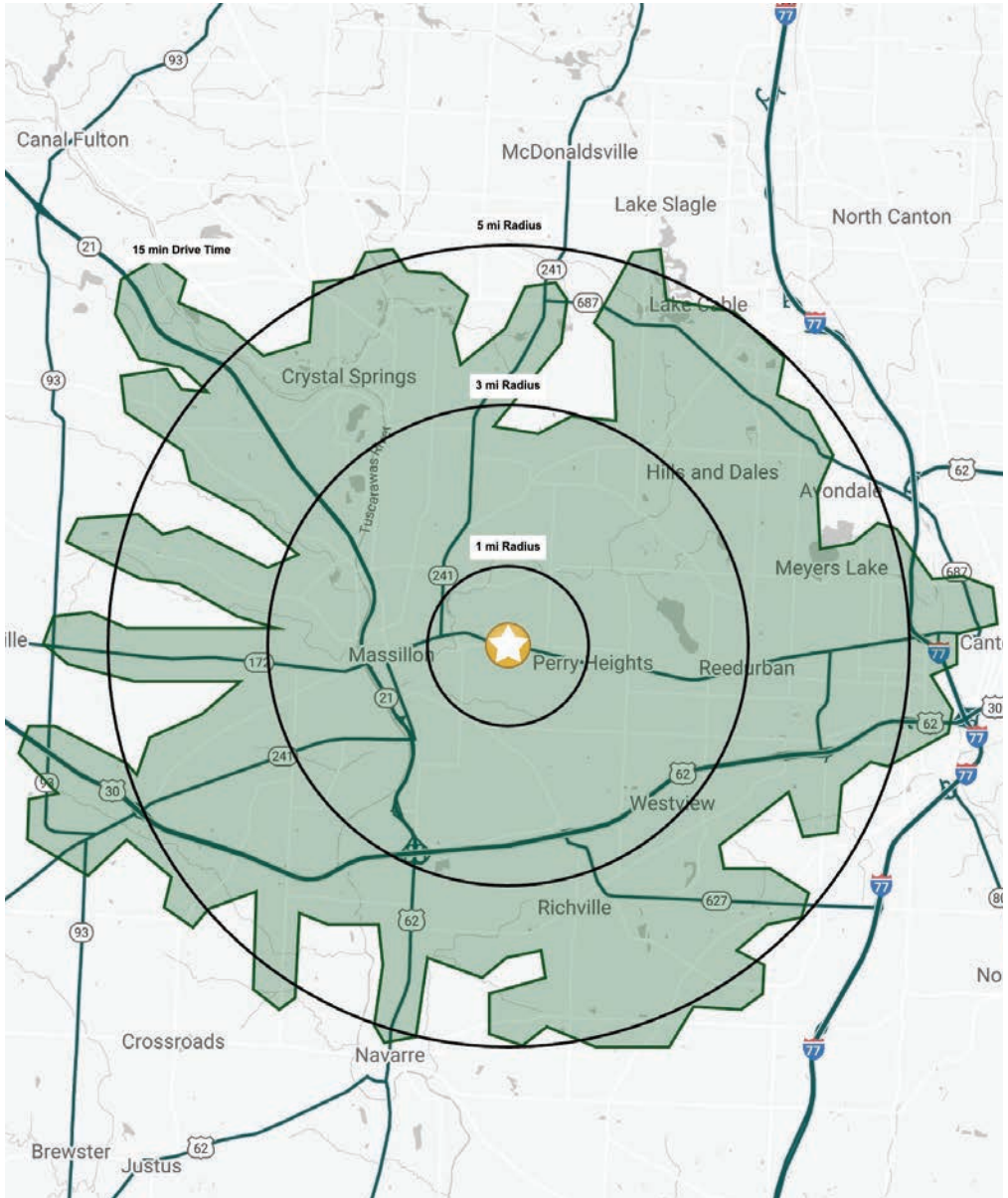
SITE PLAN v4b
2207 LINCOLN WAY E
MASSILLON, OH



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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	7,298	54,844	111,461	110,863
HOUSEHOLDS	3,195	23,700	48,422	48,140
MEDIAN AGE	42.9	41.2	42.1	41.3
AVERAGE HH INCOME	\$77,421	\$84,709	\$89,077	\$83,178
MEDIAN HH INCOME	\$62,628	\$66,384	\$68,681	\$64,582
BUSINESSES	196	1,349	3,378	3,432
EMPLOYEES	3,534	16,779	41,498	41,800
EDUCATION: BACHELORS +	19.4%	21.7%	23.5%	21.7%



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Cleveland • Columbus | www.anchorretail.com

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