

**DISCOUNT**  
**TIRE**

SPRING 2026

**getGo** CAFE + MARKET

**Davita**  
Kidney Care

**Chick-fil-A**

**Auto**  
**Zone**

LINCOLN WAY E

22,080 VPD



**CONSUMERS**  
National Bank

**M'ALISTER'S**  
DELI

FALL 2026

0.8 AC  
Available

Developed by:

**Thomas English**  
Retail Real Estate

**SIGNALIZED**  
**DEVELOPMENT OPPORTUNITY**

2207-2225 Lincoln Way E  
Massillon, Ohio 44646

# FOR LEASE, GROUND LEASE, OR BTS

0.8 ACRE RETAIL PAD  
2207-2225 Lincoln Way E | Massillon, Ohio 44646



## HIGHLIGHTS

- ▶ Exceptional new retail development opportunity
- ▶ +/- 0.8 acres remaining with approximately 165' of frontage
- ▶ Signalized access to be shared with new Chick-Fil-A
- ▶ BTS or Ground Lease opportunity - excellent for single drive-thru user or 2-tenant building
- ▶ Zoned B-3 general business district
- ▶ Area retailers in immediate proximity include Target, Giant Eagle, Aldi, Home Depot, GetGo, AutoZone, PetSmart, Chipotle, new Starbucks, and new Panda Express
- ▶ Join McAllister's Deli (opening fall 2026)

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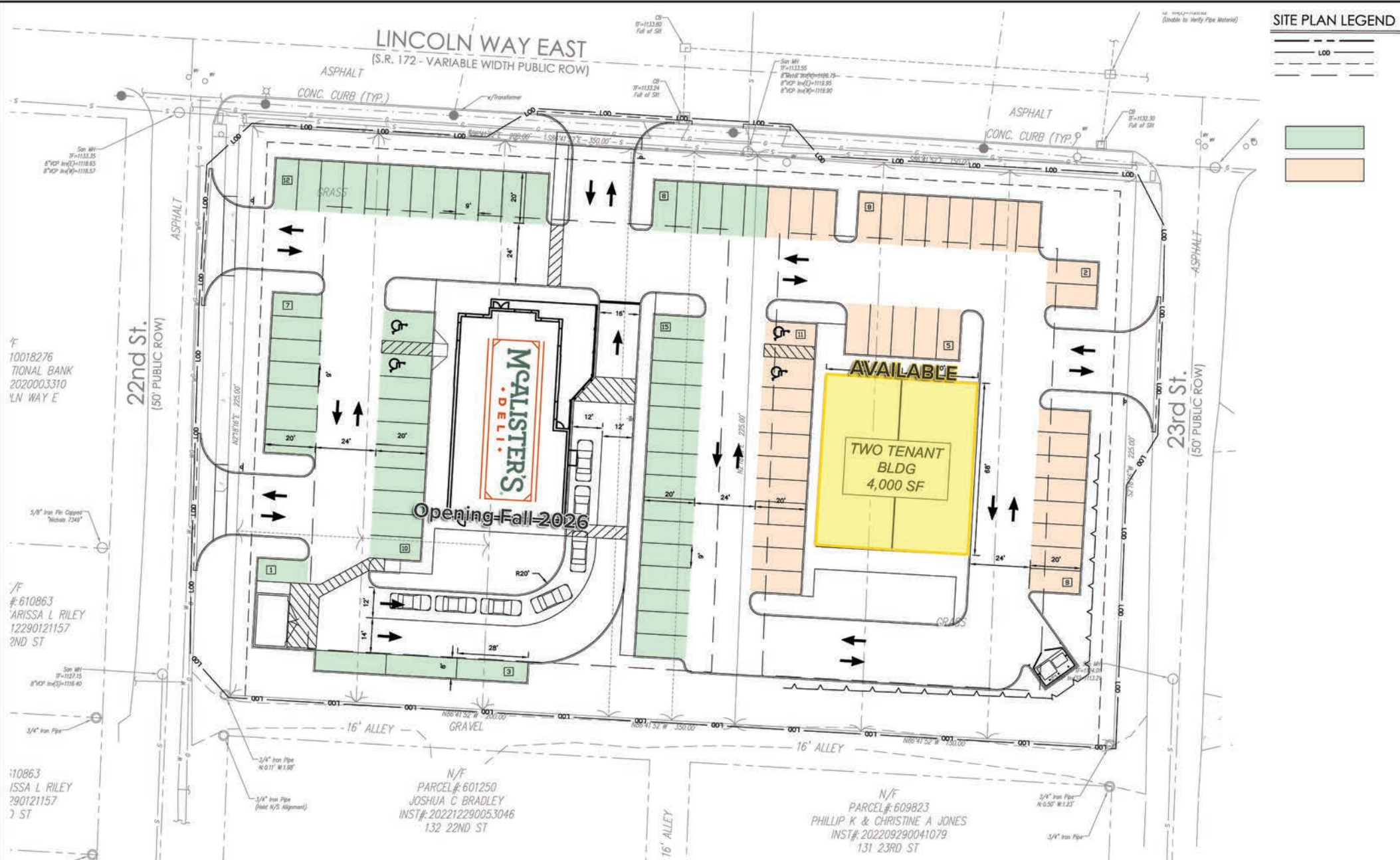


May 19 2024

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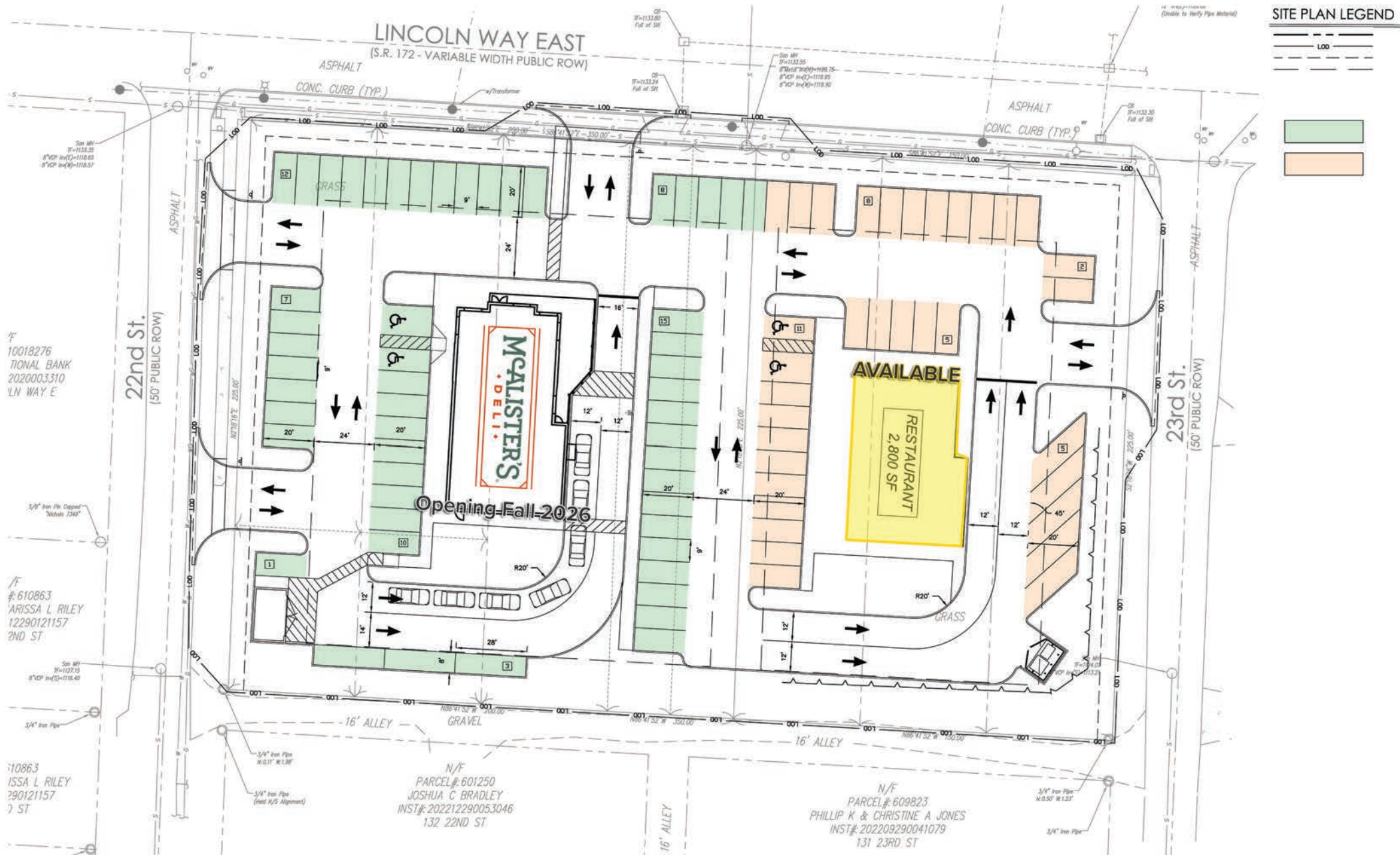
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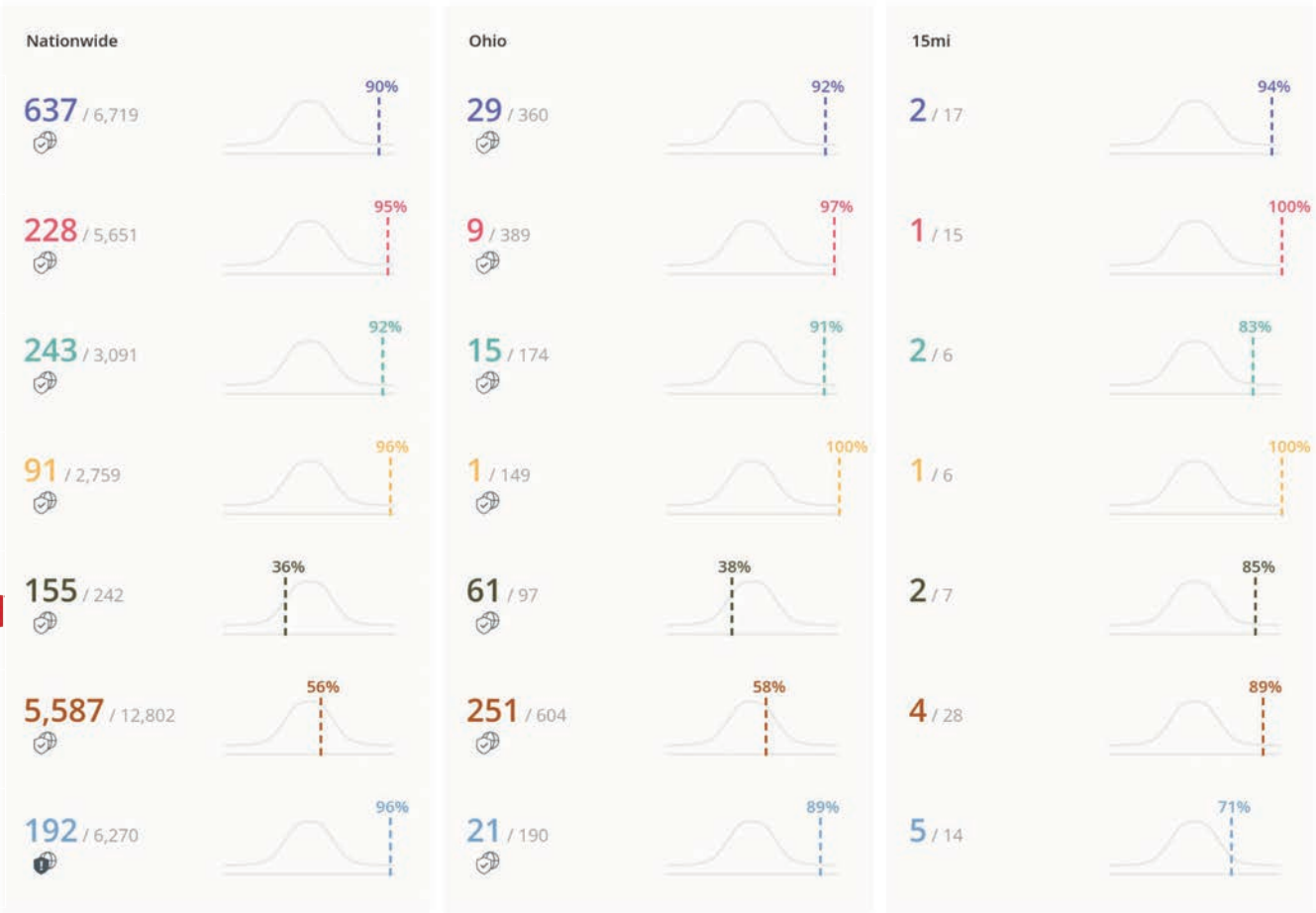
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## Ranking Overview

- Taco Bell** 1108 Lincoln Way East, M... # 021275
- Wendy's** 1801 Lincoln Way E, Massill... # 11779
- KFC** 1207 Lincoln Way E, Mas... # J433009
- Papa John's Pizza** 1206 Lincoln Way E, Massillo... # 207
- GetGo Gas Station** 2046 Lincoln Way E, Massill... # 3152
- McDonald's** 200 Lincoln Way W, Massill... # 10856
- Dunkin' Donuts** 309 Lincoln Way W, Massillon, OH 44647



Ranked Within: Chain | Visits | Aug 1st, 2023 - Jul 31st, 2024

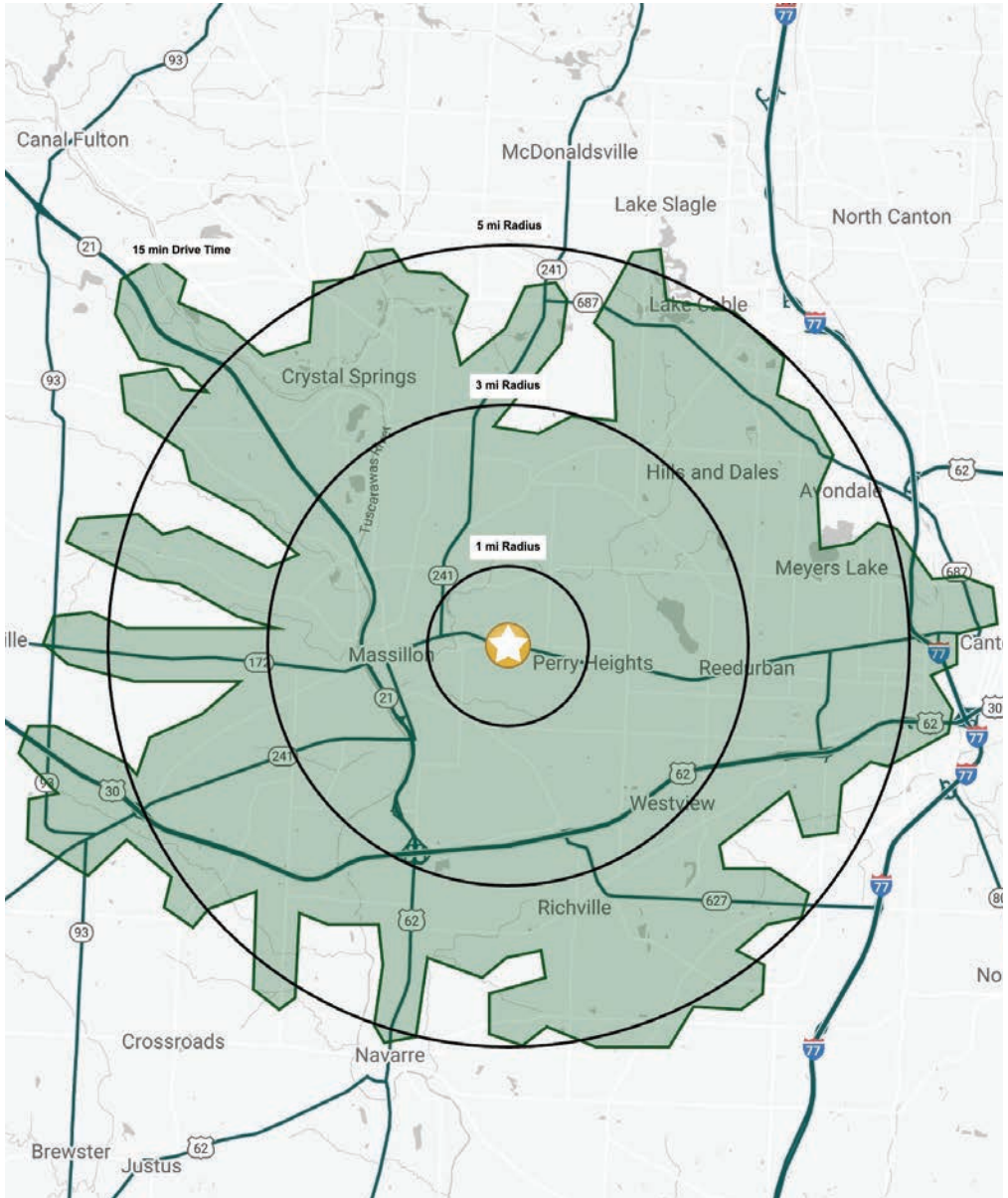


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## DEMOGRAPHIC SNAPSHOT

	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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