



WWW.GOODMANREALESTATE.COM
216.381.8200

MARKETPLACE OF GREEN

3952 Massillon Road
Green, Ohio



HIGHLIGHTS

- **AVAILABLE:** 5 AC (build to suit or ground lease)
- Join Jersey Mike's Subs, Beyond Juicery + Eatery, Hammer & Nails Grooming, Noodles & Company, and First Watch (coming soon)
- Located in one of the fastest-growing communities in Northeast Ohio
- Approximately 380' frontage on Massillon Road, providing great exposure

TOP GENERATORS

- AKRON CANTON AIRPORT
800,000+ passengers annually
- SUMMA HEALTH GREEN MEDICAL CENTER
8,022 employees
- AKRON GENERAL MEDICAL CENTER
1,000 physicians, 3,400 healthcare professionals and support staff, and 550 volunteers
- TIMKEN CO. WORLD HEADQUARTERS
1,100 employees
- DIEBOLD WORLD HEADQUARTERS
1,500 employees

DEMOGRAPHICS

| POPULATION | 3 MILE | 5 MILE | 7 MILE |
|--------------------|----------|----------|----------|
| 2026 Projection | 25,545 | 74,083 | 172,543 |
| 2021 Estimate | 25,230 | 73,861 | 173,212 |
| INCOME | 3 MILE | 5 MILE | 7 MILE |
| 2021 Average | \$92,278 | \$87,869 | \$78,840 |
| 2021 Median | \$73,212 | \$70,782 | \$61,560 |
| DAYTIME POPULATION | 3 MILE | 5 MILE | 7 MILE |
| 2021 Employees | 13,557 | 29,258 | 75,336 |

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

ROB YASKANICH

Senior Director

rob@goodmanrealestate.com



LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200

ROB YASKANICH

Senior Director

rob@goodmanrealestate.com

MARKETPLACE OF GREEN

Green, Ohio



APR 24



LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

ROB YASKANICH

Senior Director
rob@goodmanrealestate.com

MARKETPLACE OF GREEN

Green, Ohio



JAN 24

THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.



MARKETPLACE OF GREEN

Green, Ohio

KEY

| | |
|---|--|
| LEASED | NEGOTIATING |
| AVAILABLE | NOT PART |

| UNIT | TENANT | SIZE (SQ. FT.) |
|---------------------|---------------------------|----------------|
| 1 | Noodles & Company | 2,000 |
| 2 | Sittoo's (coming soon) | 1,470 |
| 3 | Beyond Juicery + Eatery | 1,600 |
| 4 | Jersey Mike's | 1,600 |
| 5 | Hammer & Nails Grooming | 3,200 |
| 6 | First Watch (coming soon) | 1 AC |
| 7 | Available | 5 AC |
| SITE SUMMARY | | 9,870 |

LEASING INFORMATION

ROB YASKANICH

Senior Director
rob@goodmanrealestate.com

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

389 E. LIVINGSTON AVENUE
COLUMBUS, OHIO 43215

P 216.381.8200

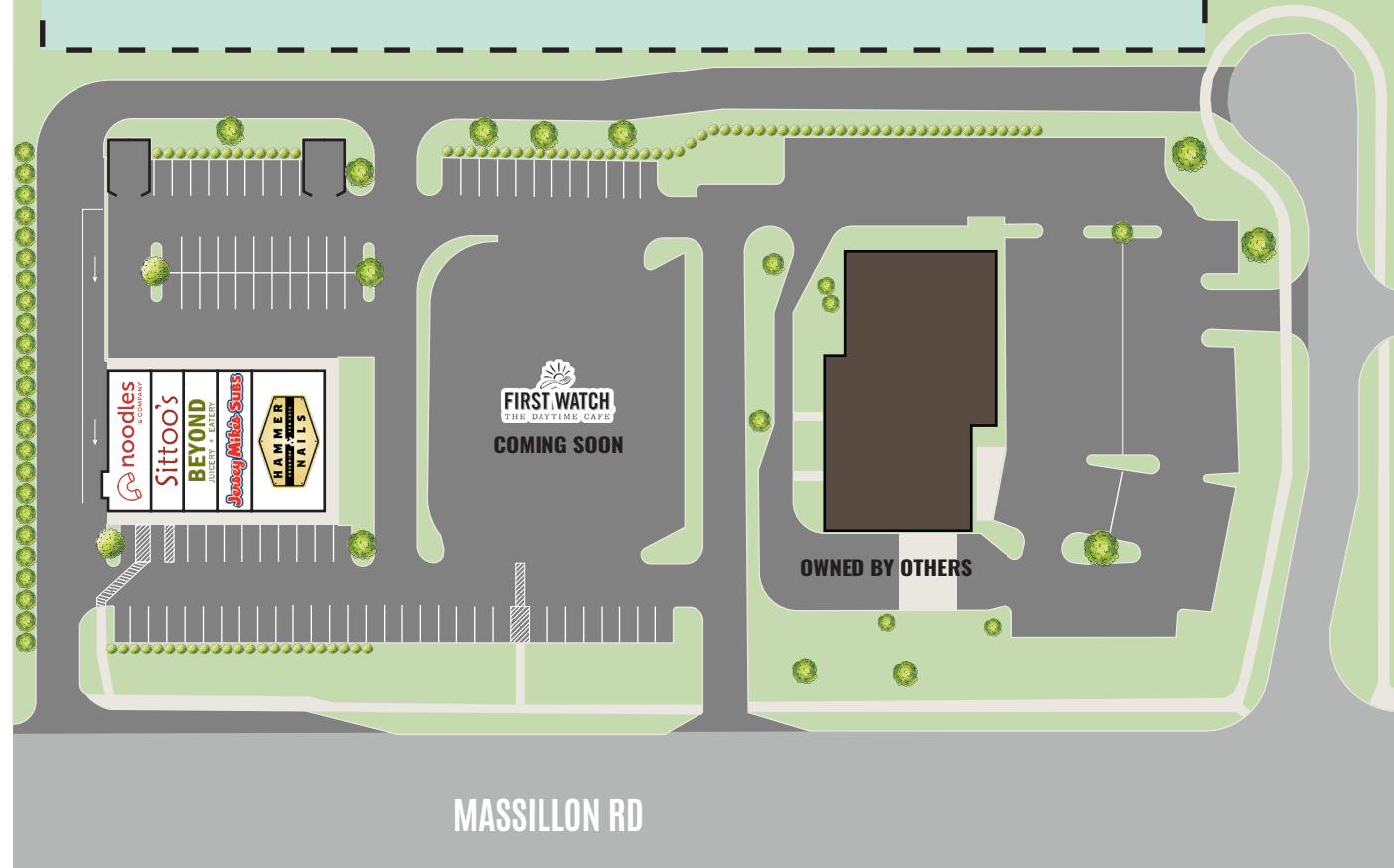
F 216.381.8211

WWW.GOODMANREALESTATE.COM



7

**PHASE 2:
5 AC AVAILABLE
BUILD TO SUIT OR
GROUND LEASE**



THE INFORMATION ABOVE HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE. GOODMAN REAL ESTATE SERVICES GROUP LLC AND ITS AGENTS, ASSOCIATES, AND EMPLOYEES MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. ALL IMAGES CONTAINED HEREIN ARE THE PROPERTY OF GOODMAN REAL ESTATE SERVICES GROUP LLC AND SHALL NOT BE DUPLICATED OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT OF GOODMAN REAL ESTATE SERVICES GROUP LLC. YOU ACKNOWLEDGE THAT, AS REQUIRED BY THE STATE OF OHIO, YOU HAVE RECEIVED THE CONSUMER GUIDE TO AGENCY RELATIONSHIPS.