



WWW.GOODMANREALESTATE.COM
216.381.8200

MARKETPLACE OF GREEN

3952 Massillon Road
Green, Ohio



HIGHLIGHTS

- **AVAILABLE:** Up to 5 AC (divisible)
 - Build to suit or ground lease
 - Owner will consider sale
- Join Jersey Mike's Subs, Beyond Juicery + Eatery, Hammer & Nails Grooming, Noodles & Company, Sittoo's Lebanese Grill, and First Watch
- Located in one of the fastest-growing communities in Northeast Ohio
- ~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
2030 Projection	26,624	70,490	171,037
2025 Estimate	26,525	70,995	172,647
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$119,824	\$113,030	\$100,799
2025 Median	\$94,000	\$90,017	\$77,609
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	10,046	21,287	53,891

LEASING INFORMATION

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CLEVELAND

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

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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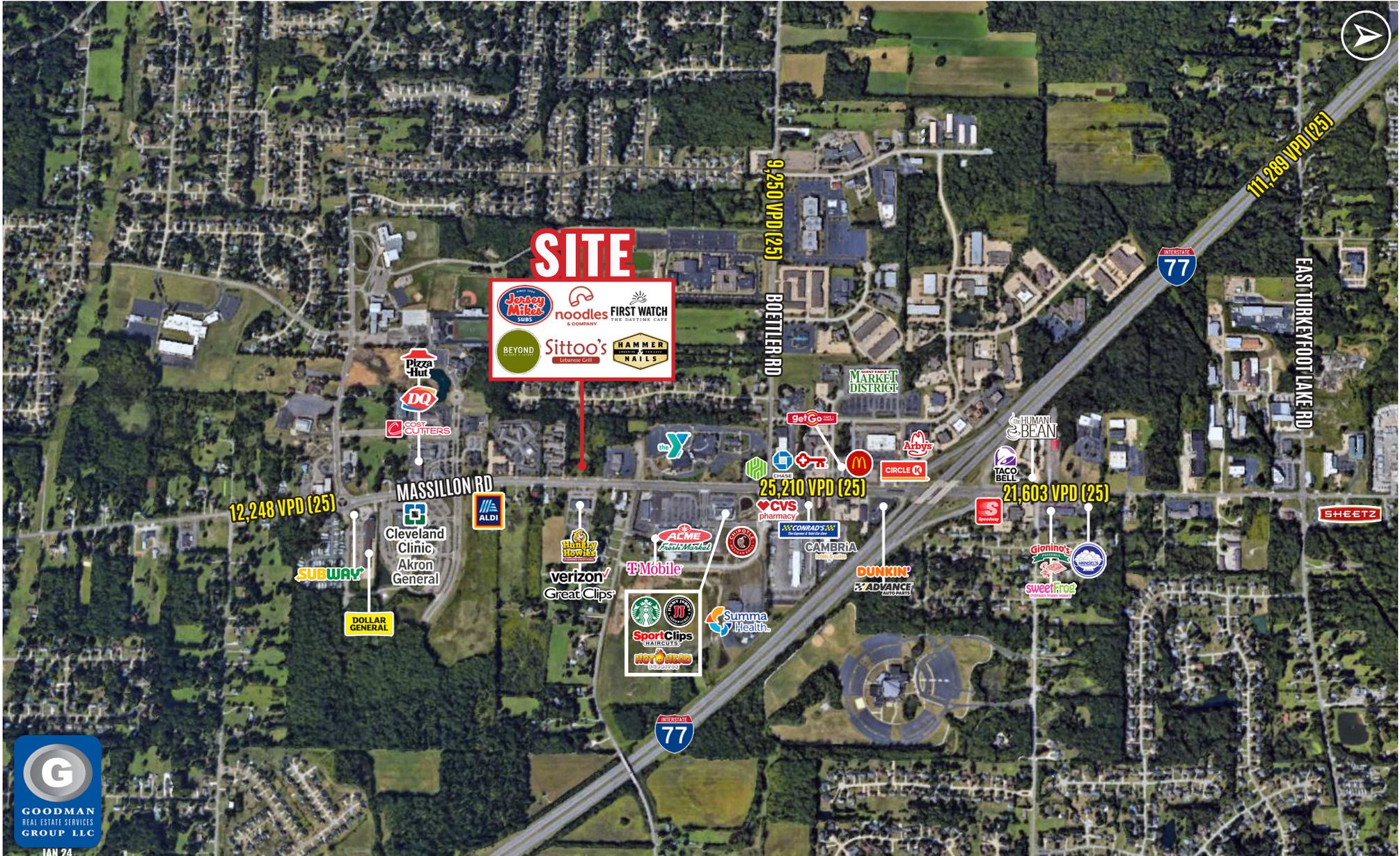
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MICHAEL WEISS

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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

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

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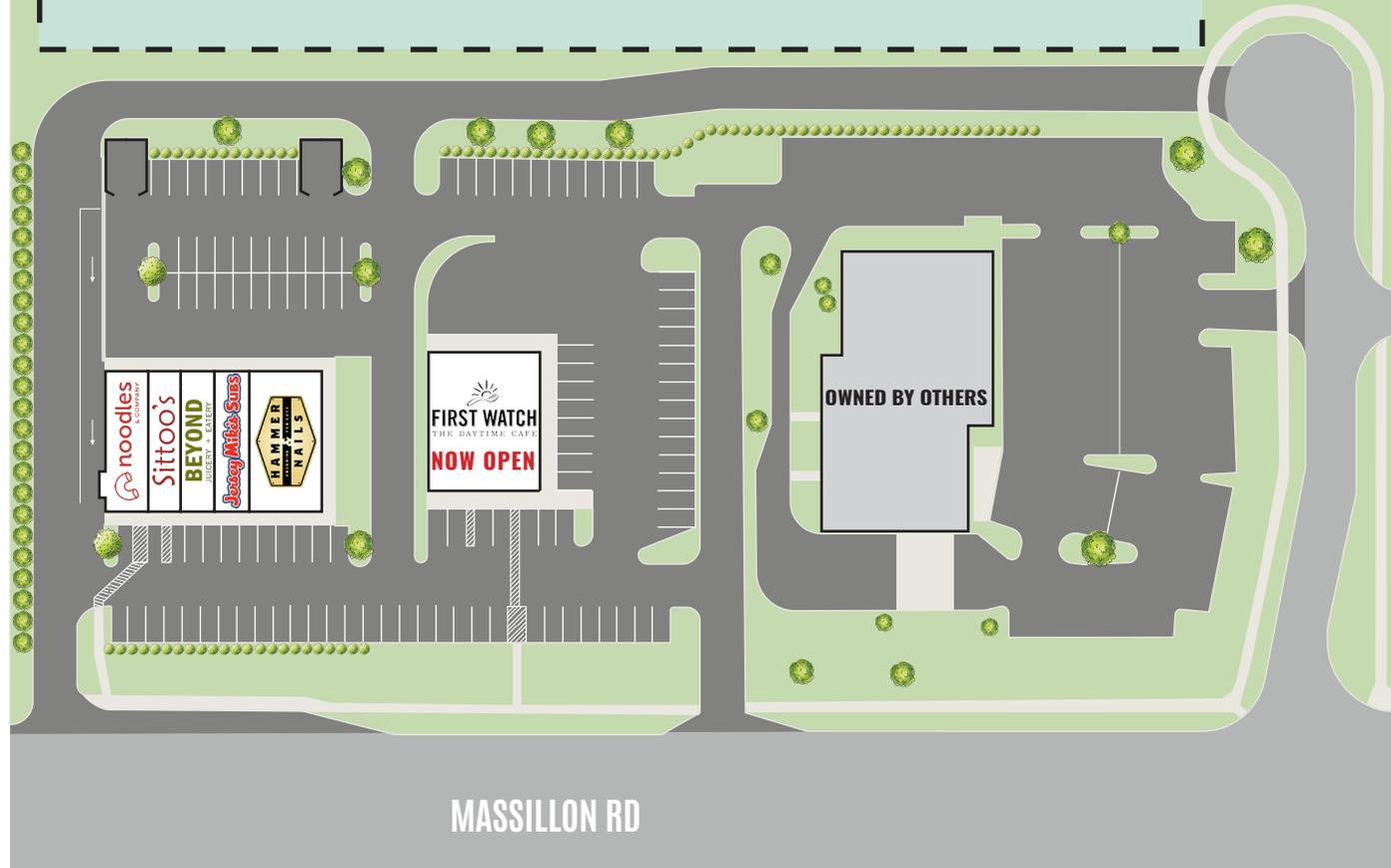
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7

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



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