



Canton, Ohio

OFFERING MEMORANDUM



CONTENTS

THE PROPERTY

- 01** Investment Summary
- 02** Property Description
- 03** Property Photos
- 06** Parcel Map

PERFORMANCE AND TENANCY

- 07** NOI Budget
- 08** Rent Roll
- 09** Tenant Information

MARKET OVERVIEW

- 10** Property Aerial
- 12** Regional Map
- 13** Local Map
- 14** Demographics



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Goodman Real Estate Services Group is the Northern Ohio partner of ChainLinks Retail Advisors, the nation's leading retail-focused real estate services and commercial property brokerage organization.

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PROPERTY

MYEYEDR.

ADDRESS

4865 Frank Ave NW
North Canton, OH 44720

BUILDING SIZE

3,878 SF

STRONG GUARANTOR

Capital Vision Services, LLC,
owner/operator of MyEyeDr.
throughout the United States

MAIN AND MAIN LOCATION

Over 28,000 VPD at the
intersection of Frank Avenue
NW and Fulton Drive NW

STRONG DEMOGRAPHICS

Over 47,793 people within 3
miles and average income of
107,934 within 3 miles

NOI

\$65,274

CAP RATE

8%



PROPERTY DESCRIPTION

For sale is the 100% fee-simple interest in the free-standing MyEyeDr. located at 4865 Frank Rd NW, North Canton, OH 44720. This prime site is situated at a high-traffic intersection (over 28,000 VPD) in the vibrant North Canton market, offering excellent access and visibility from Frank Rd NW and Fulton Rd NW. The property is strategically positioned near the newly opened Meijer Supercenter, a 159,000-square-foot retail anchor that acts as a regional draw. The surrounding area is a thriving commercial and industrial hub, home to key businesses and attractions, including Belden Village Mall, Kent State University at Stark, Walsh University, Stark State College, and the Pro Football Hall of Fame. The presence of the Meijer Supercenter, nearby retail developments, and a robust manufacturing base, led by industry giants like The Timken Company and Diebold Nixdorf, strengthens the market's appeal as a regional economic destination.

TOP GENERATORS

THE TIMKEN COMPANY

A global leader in engineered bearings and industrial motion products, headquartered in North Canton, employing over 19,000 people worldwide, with significant local operations driving economic activity.

DIEBOLD NIXDORF

A major manufacturer of ATMs and financial equipment, based in North Canton, with a substantial local workforce contributing to innovation and economic growth.

MEIJER SUPERCENTER

Opened in 2024, providing the MyEyeDr. a large anchor tenant.

BELDEN VILLAGE MALL

Over 1,000,000 visitors annually.

KENT STATE UNIVERSITY AT STARK

Approximately 3,000 students.

WALSH UNIVERSITY

Approximately 2,700 students.

STARK STATE COLLEGE

Over 10,000 students.

PRO FOOTBALL HALL OF FAME

Over 200,000 visitors annually.







PARCEL #
16-12194**NOT PART OF INVESTMENT SALE****MYEYEDR.**

VALUATION SUMMARY | 2025 PROFORMA (BASED ON 2024 ACTUAL EXPENSES)

INCOME

Occupancy: 100%

BASE RENTAL INCOME

Tenant	Size (SF)	Annual Rent	PSF
My.Eye.Dr.	3,878	\$80,000.00	\$00
Total	3,878	\$80,000.00	\$00

REIMBURSED EXPENSES

Property Taxes	\$00
Insurance	\$00
Trash	\$00
Utilities	\$00
Repairs and Maintenance	\$00
Snow Removal and Landscaping	\$00
Management/Admin	\$00
Total	\$00

EFFECTIVE GROSS INCOME \$80,000.00OPERATING EXPENSES

Property Taxes	\$9,977.00
Insurance	\$1,649.00
Trash	\$600.00
Utilities	\$0.00
Repairs and Maintenance	\$1,000.00
Snow Removal and Landscaping	\$1,500.00
Management/Admin	\$0.00
Total	\$14,726.00

OPERATING EXPENSES \$14,726.00**NET OPERATING INCOME (NOI) \$65,274.00**

TENANT NAME



MyEyeDr. Optometry of Ohio, LLC

LEASE TERM

BEGIN 01-01-2021
END 12-31-2027

COMMENTS/OPTIONS

Options: Two-five year options to renew with 60 days prior written notice

RENTAL RATES

BASE RENT EFFECTIVE DATE

12-14-2020

MONTHLY RENT

\$6,666.67

ANNUAL RENT

\$80,000

TERM ANNUAL RENT

5 Years \$82,400

5 Years \$84,872

SQ FEET

3,878

LEASE TYPE

Gross



Founded in 2001, MyEyeDr is a leading national provider of comprehensive eye care services and eyewear, operating as a management company with affiliated optometry practices across the U.S. Starting from a single location, it has grown rapidly through organic expansion, new openings, and acquisitions, reaching over 840 offices in 27 states by mid-2024, with 1,481 affiliated doctors, and over 5,000 employees. The company delivers personalized vision care, including exams, eyewear, contacts, and treatments, emphasizing innovation, accessibility, and patient focus. Acquired by Goldman Sachs' for \$2.7 billion in 2019, MyEyeDr benefits from strong financial backing, supporting investments in technology, services, and growth.

MYEYEDR.COM







THE VENUE AT BELDEN



PORTAGE ST NW

WHIPPLE AVE NW

CINEMARK

92,400 VPD (24)
LEVIN
FURNITUREINTERSTATE
77

Walmart

CINEMARK

KENT STATE
UNIVERSITY

STARK

COSTCO
WHOLESALETHE
HOME
DEPOT
BJS
WHOLESALE CLUBsam's club
at homePET
SUPPLIES
PLUSMinis the
house

THE STRIP



BELDEN PARK CROSSINGS



86,646 VPD (25)

BELDEN VILLAGE MALL

20,167 VPD (25)
the great
escapeGordon
FOOD SERVICE

BELDEN VILLAGE COMMONS



21,381 VPD (25)

FULTON DR NW

15,370 VPD (25)

meijer

17,179 VPD (25)

EVERHARD RD NW

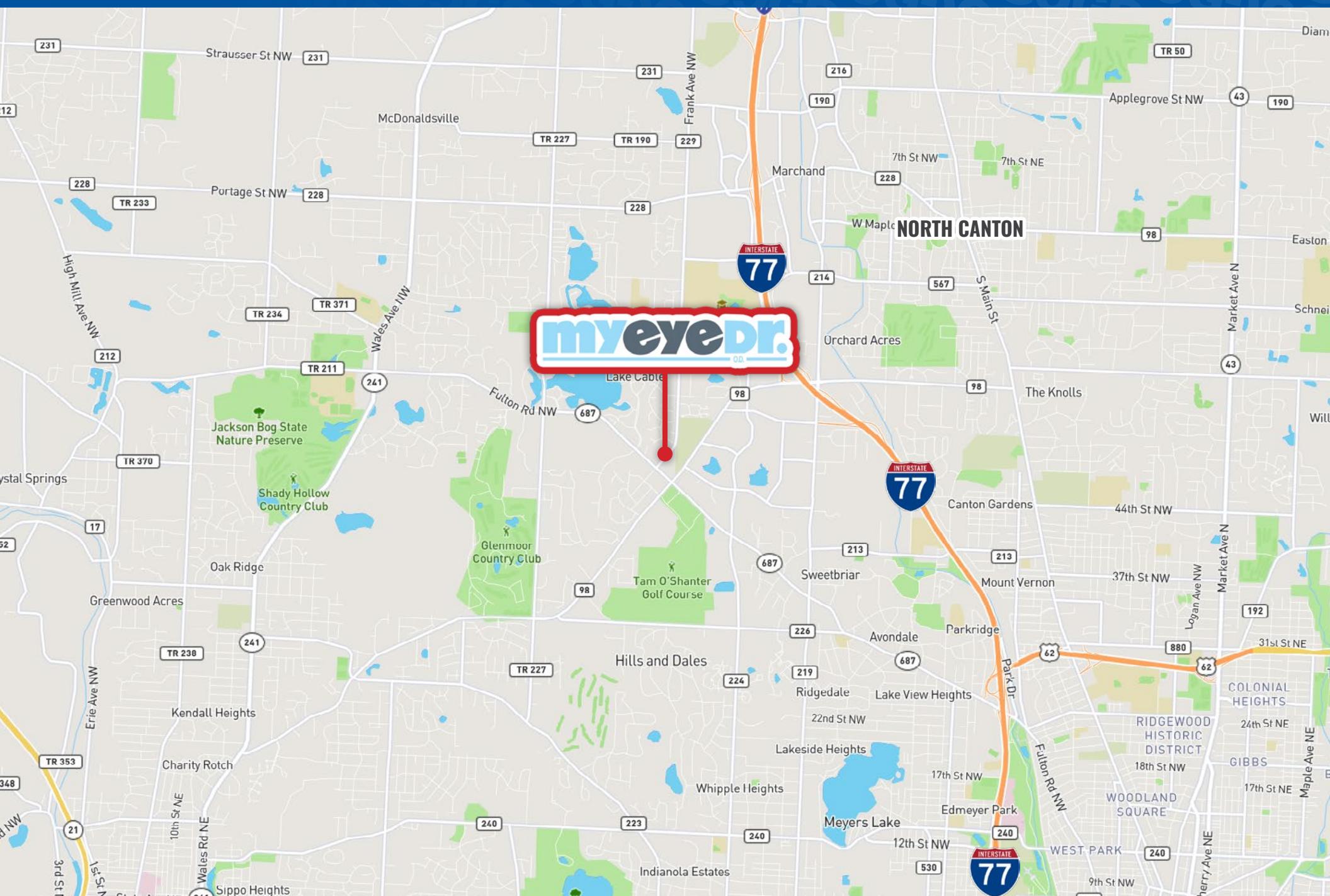
myeyeDr.
OD

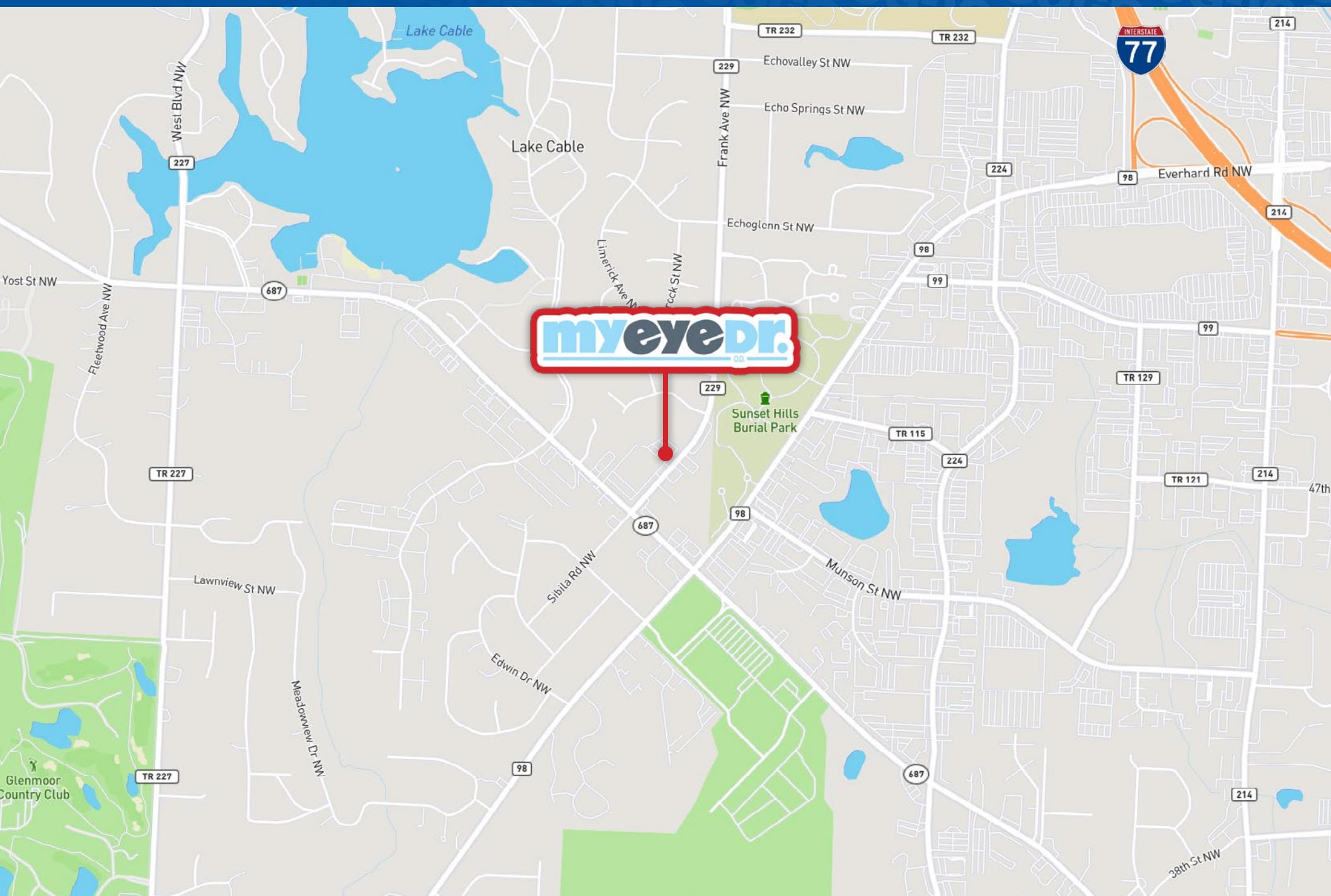
SPRINGBROOK PLAZA



HILLSDALE SHOPPING CENTER

ACME
Fresh MarketHARBOR
FREIGHT





POPULATION

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Population	4,756	47,405	157,063	243,859
5 Year Projected Population	4,811	47,249	155,601	241,914
2020 Census Population	4,697	46,632	156,671	243,779

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE	7 MILE
Current Year Estimated Households	2,370	21,275	68,027	102,775
5 Year Projected Households	2,398	21,187	67,335	101,857
2020 Census Households	2,343	20,980	67,883	102,875

AGE

	1 MILE	3 MILE	5 MILE	7 MILE
Est. Population Under 10 Years	9.6%	10.1%	10.7%	11.0%
Est. Population 10-19	9.2%	11.0%	11.9%	12.4%
Est. Population 20-30	11.9%	11.1%	12.1%	12.0%
Est. Population 30-44	19.5%	18.2%	18.2%	18.2%
Est. Population 45-59	15.4%	17.5%	17.3%	17.7%
Est. Population 60-74	21.8%	20.9%	19.7%	19.5%
Est. Population 75 Years or Over	12.5%	11.2%	10.1%	9.2%

5 MILE RADIUS DEMOGRAPHICS



157,063
Population



43
Median Age



2.26
Avg. HH Size

AVERAGE HOUSEHOLD INCOME

1 Mile	\$96,515
3 Mile	\$107,925
5 Mile	\$90,726

INCOME

	1 MILE	3 MILE	5 MILE	7 MILE
Est. HH Inc \$200,000 or more	7.3%	7.7%	6.1%	5.8%
Est. HH Inc \$150,000 to \$199,999	12.0%	11.5%	8.7%	8.0%
Est. HH Inc \$100,000 to \$149,999	14.2%	18.2%	15.8%	15.3%
Est. HH Inc \$75,000 to \$99,999	11.8%	13.4%	12.9%	13.4%
Est. HH Inc \$50,000 to 74,999	18.2%	18.5%	18.0%	17.5%
Est. HH Inc \$35,000 to \$49,999	13.8%	11.4%	13.1%	12.9%
Est. HH Inc \$25,000 to \$34,999	9.7%	7.2%	8.7%	9.3%
Est. HH Inc \$15,000 to \$24,999	7.2%	6.8%	8.8%	9.0%
Est. HH Inc Under \$15,000	5.7%	5.2%	7.7%	8.7%
Est. Average Household Income	\$96,515	\$107,925	\$90,726	\$86,523
Est. Median Household Income	\$65,480	\$76,580	\$64,529	\$63,191
Est. Per Capita Income	\$48,082	\$48,436	\$39,295	\$36,465

