

# OFFICE/RETAIL SPACE FOR LEASE

3725 S. Cleveland Massillon Rd., Norton, OH 44203



**Renovations Coming Soon!**

## OVERVIEW

Three retail/office suites available for lease at Greenridge Plaza in Norton. We are offering Suite 6 (1,111 SF), Suite 8 (1,600 SF), and Suite 9 (1,750 SF) for lease at a very affordable rate. This property is located at the very busy and signalized corner of S. Cleveland Massillon Road and Greenridge Drive, less than one-tenth of a mile from the on-ramp to I-76. These suites are ready for retail or office users and can be adapted to fit the needs of the tenant.

New Rent Incentive: One Month Free Rent for Every Year of the Lease Term.

New Broker Incentive: Tenant's Broker will earn an additional 1% fee if the Tenant they represent signs a lease of three years or more.

Suite 6 | 1,111 SF | \$10.00 SF/YR (NNN)  
 Suite 8 | 1,600 SF | \$10.00 SF/YR (NNN)  
 Suite 9 | 1,750 SF | \$10.00 SF/YR (NNN)

## HIGHLIGHTS

- Excellent Visibility
- Well-Maintained Plaza
- Great Signage Capabilities
- Signalized Corner
- Located Next to I-76
- Great for Retail or Office Use
- Plenty of Free Parking
- Close to the New Norton High School



**Lease Rate:**

\$10.00 SF/YR (NNN)



**Available SF:**

1,111 - 1,750 SF



**Zoning:**

B-3 Commercial  
Business



**Lot Size:**

2.5 Acres



**Building Size:**

16,800 SF

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Ed Jesson**

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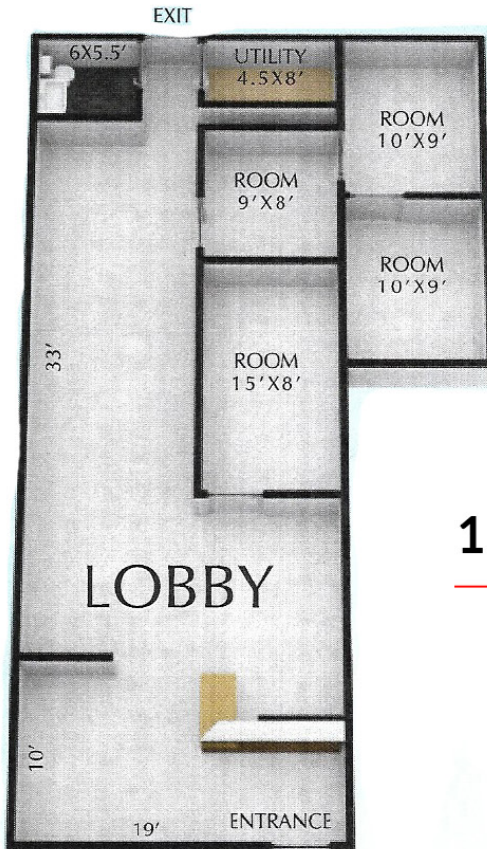
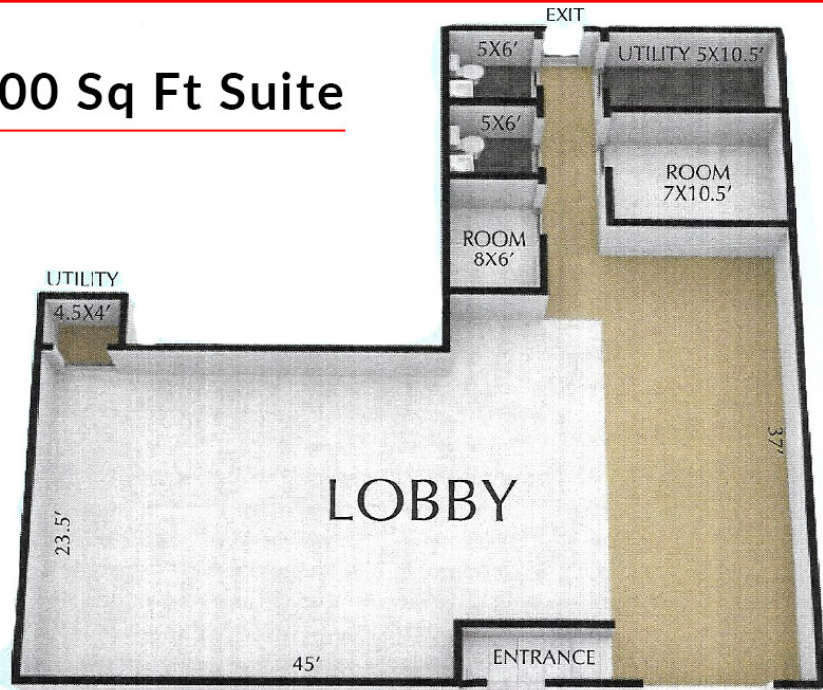
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## 1,600 Sq Ft Suite



## 1,111 Sq Ft Suite

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## GREENRIDGE PLAZA SUITE # 9 1750 SQ FT.



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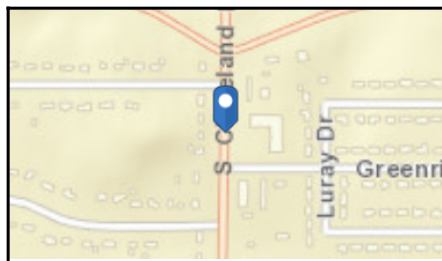
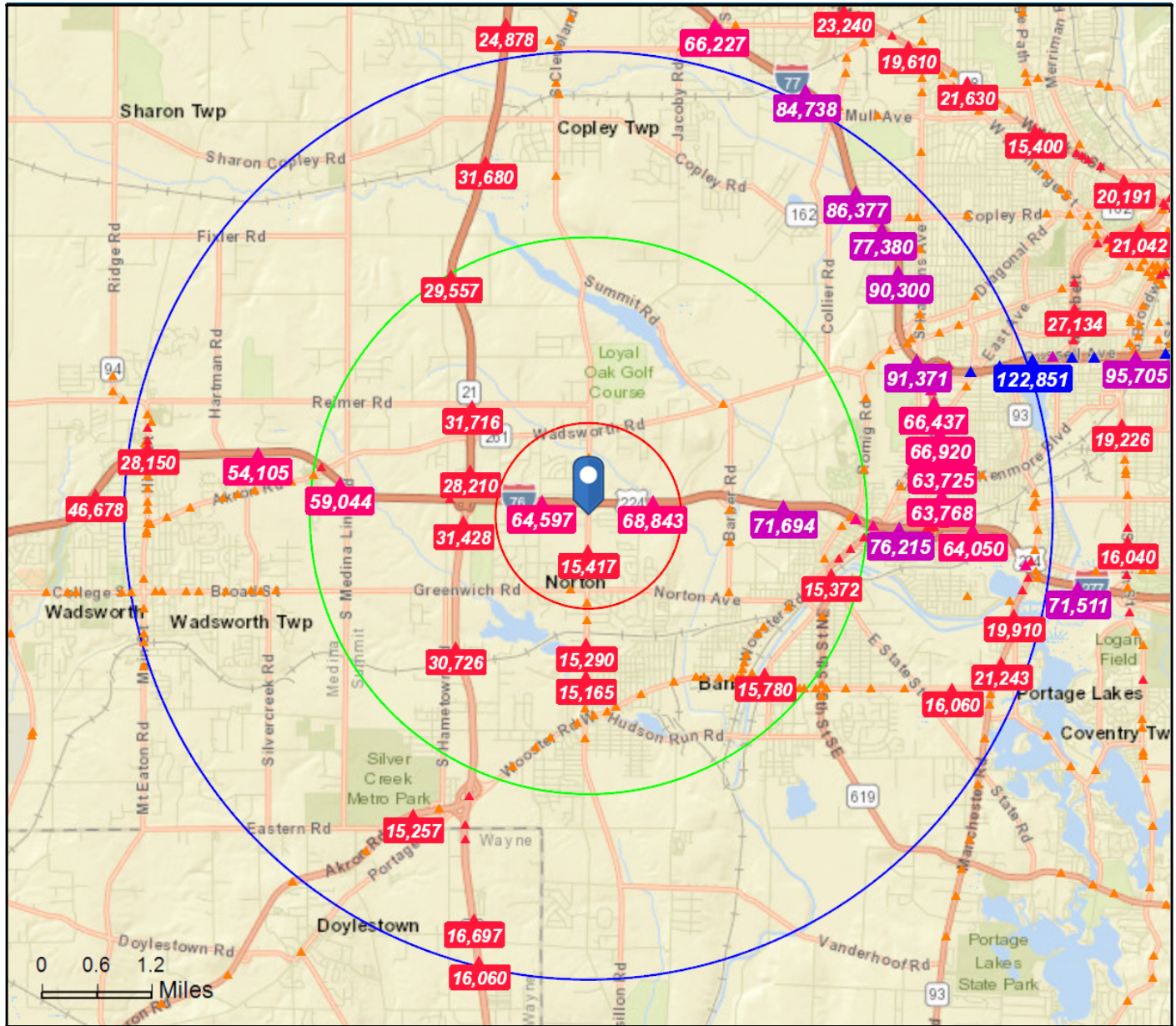
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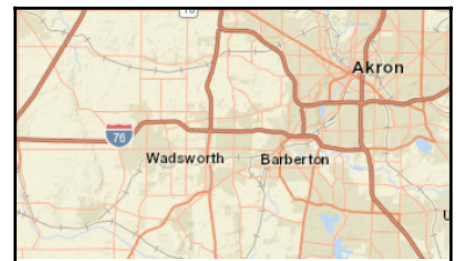
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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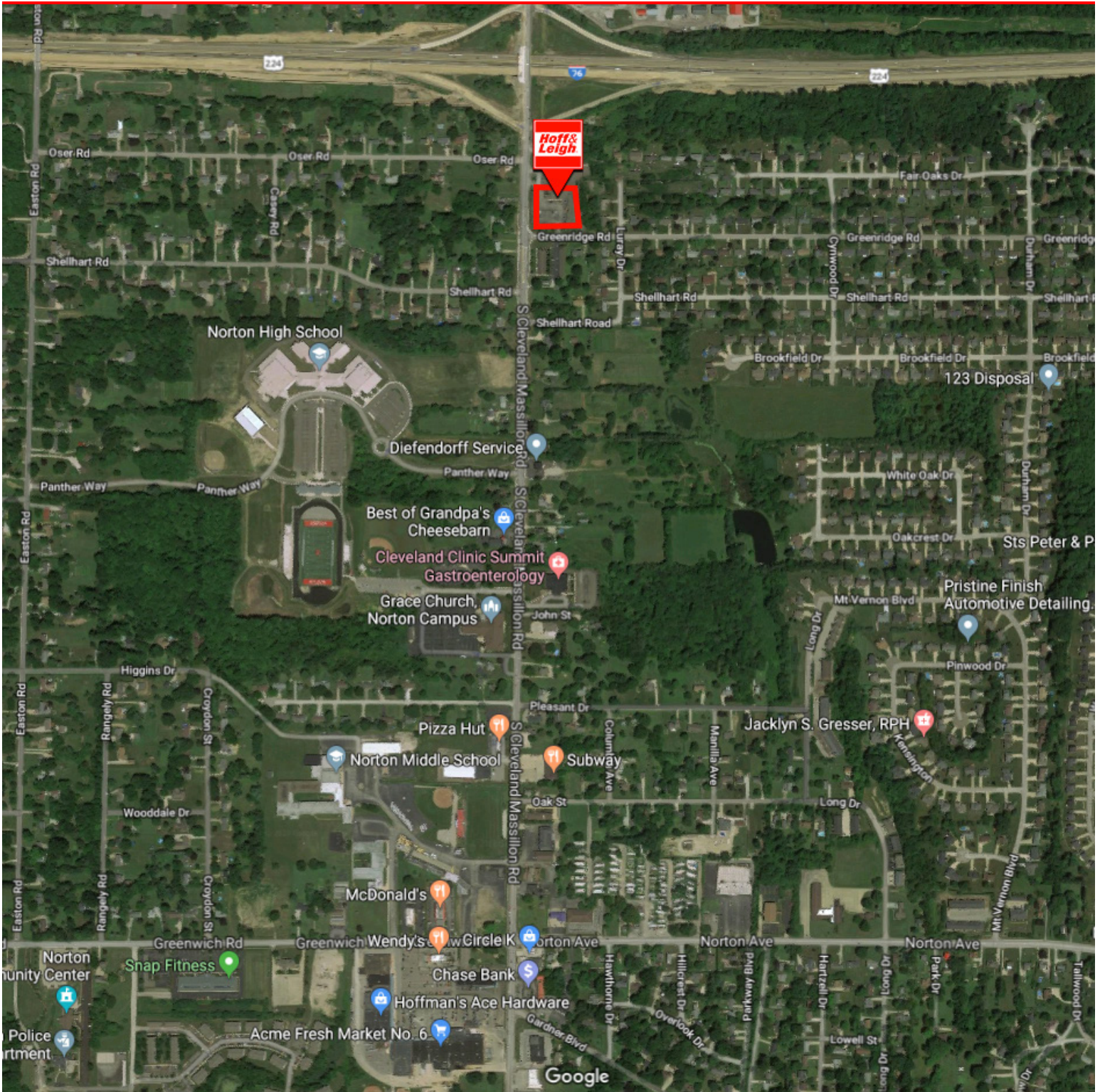
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