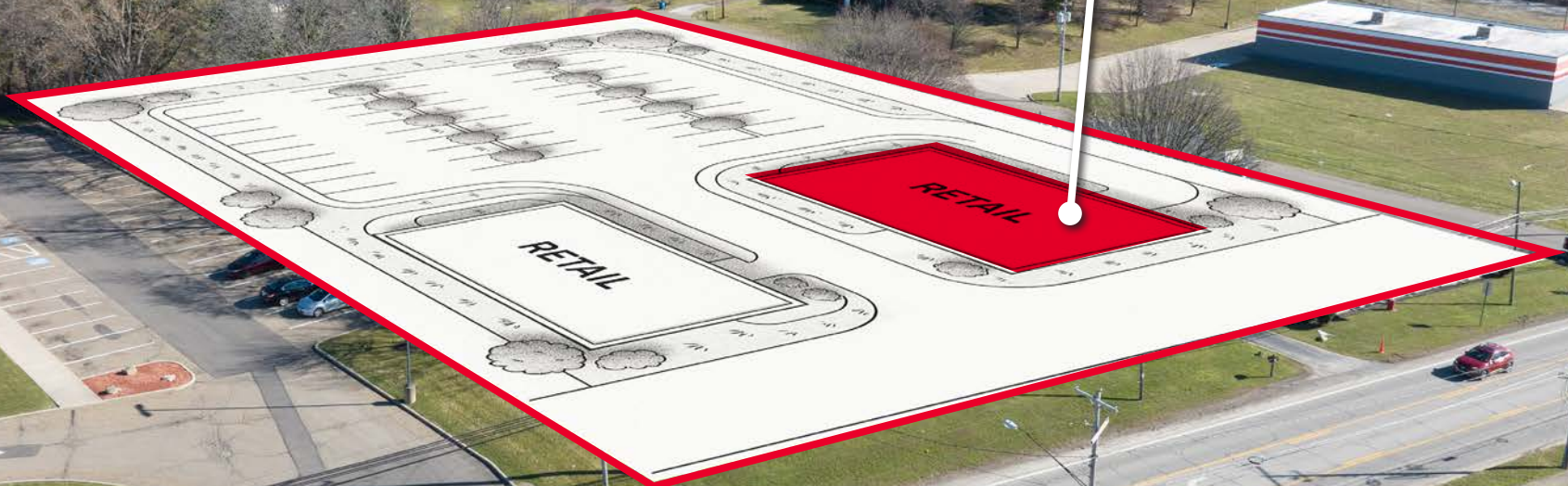


NEGOTIATING

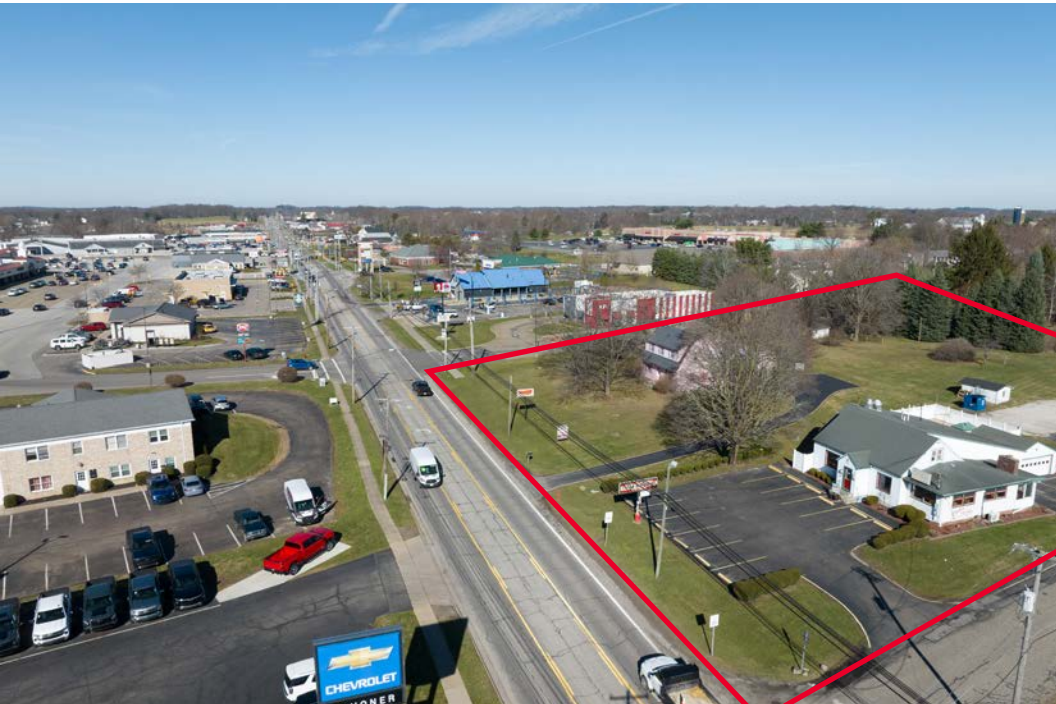
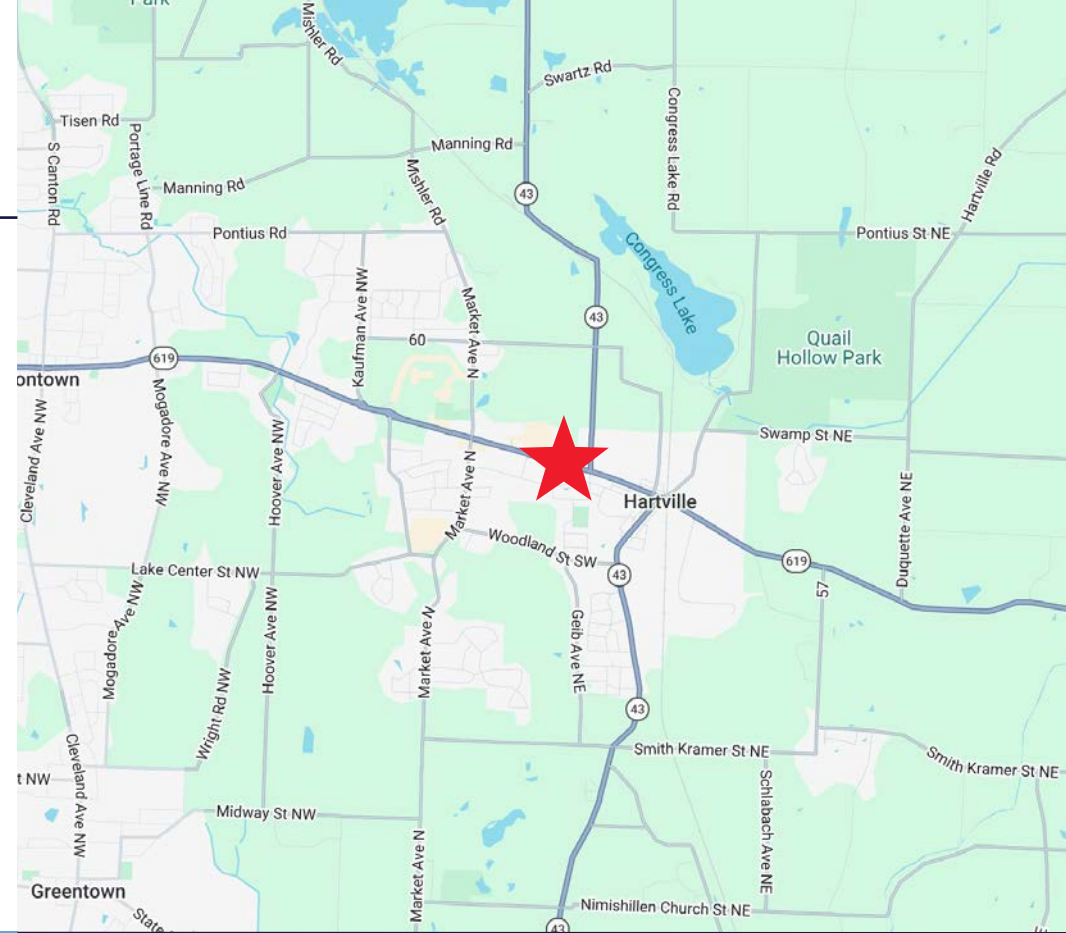


Hartville Ground Lease or Build-to-Suit Opportunity

733 & 805 West Maple Street, Hartville, Ohio 44632

733 & 805 West Maple Street

- ±2.02 Acres Available
- Ideal for Coffee, Service Retail, or QSR
- Ground Lease or Build-to-Suit
- Flexible Site Layout for Single or Multi-Tenant Use
- Excellent Visibility on West Maple Street
- Strong Access & Easy Ingress/Egress
- Growing Residential Trade Area
- Limited opportunities to locate in the trade area



Quick Stats

| | |
|-----------------------|---------------------|
| Available Land Area | ±2.02 AC |
| Parcel # | 23-00521 & 23-00568 |
| West Maple Street VPD | 10,190 VPD |



733 & 830 West Maple Street

45,423

Population
(2025 | 5 Mile)

43.1

Median Age
(2025 | 5 Mile)

17,772

Households
(2025 | 5 Mile)

\$124,825

Household Income
(2025 | 5 Mile)

1,111

Total Businesses
(2025 | 5 Mile)

8.307

Total Employees
(2025 | 5 Mile)



Hartville

Hartville, Ohio, is a destination-driven community in northern Stark County that offers a compelling retail land opportunity in a market known for drawing both local residents and regional visitors. Located roughly halfway between Akron and Canton at the intersection of State Routes 43 and 619, the area provides strong regional access and consistent drive-by visibility. Hartville is widely recognized as a shopping and dining destination, anchored by major draws such as Hartville MarketPlace & Flea Market, Hartville Hardware, and the iconic Hartville Kitchen, which collectively attract steady local and regional traffic.



Ongoing community events, seasonal markets, and destination retail activity support repeat visitation and extended dwell time. With its established retail identity, convenient connectivity to the I-77 corridor, and loyal customer base, Hartville presents an attractive setting for new retail development seeking both everyday consumers and destination-driven shoppers.



**733 & 805 WEST MAPLE STREET
HARTVILLE, OHIO 44632**

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±2.02 ACRES AVAILABLE