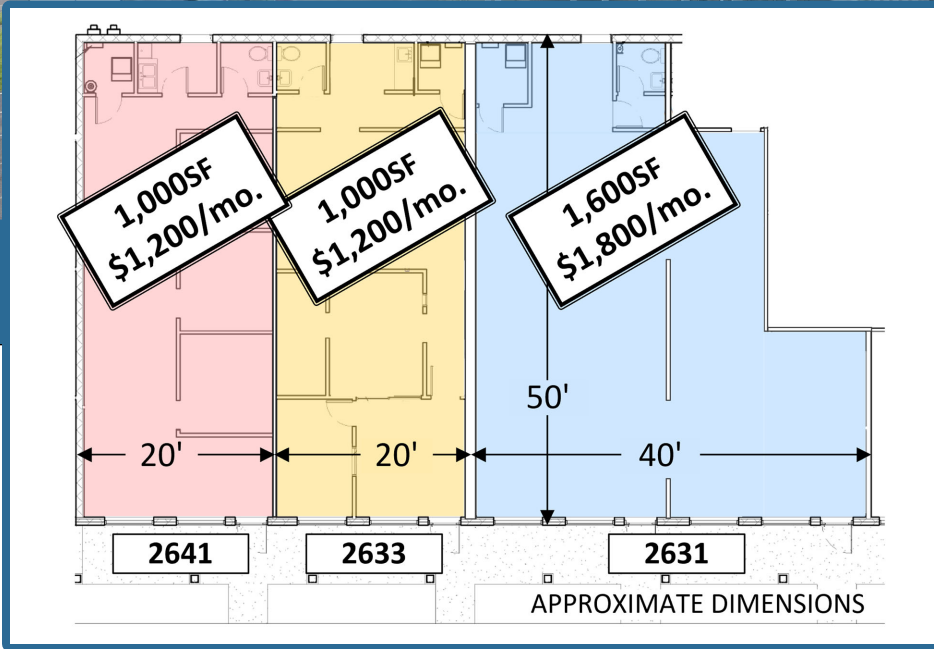
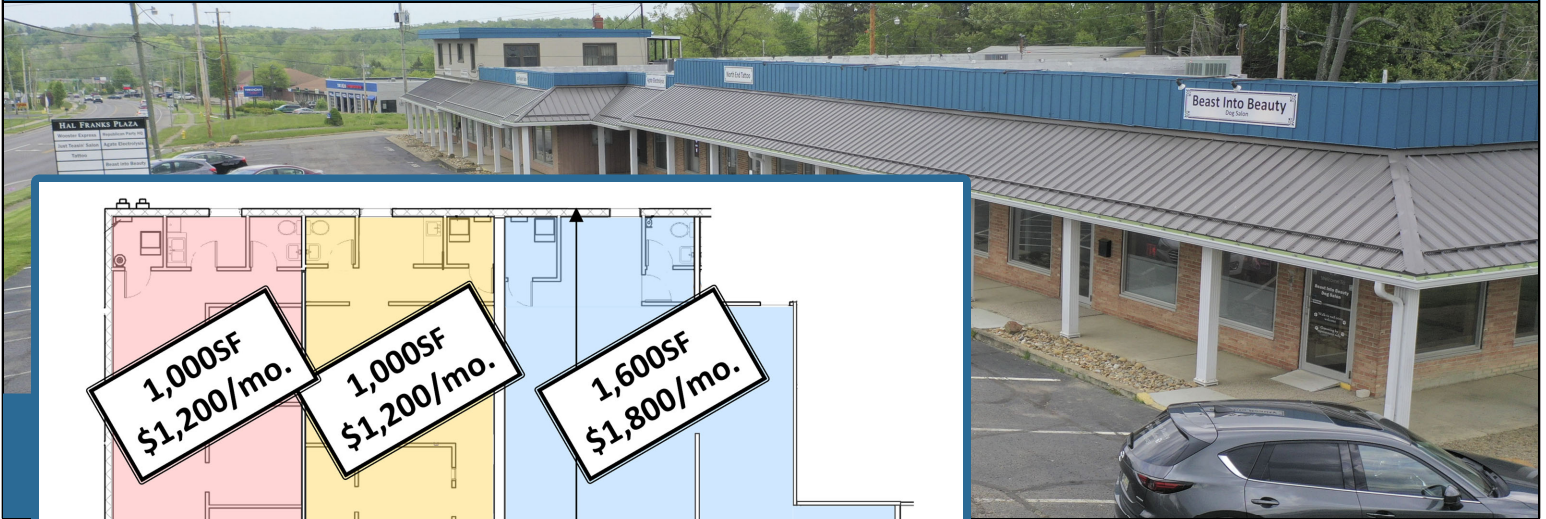


2631 - 2641 Cleveland Rd., Wooster, Ohio 44691

For Lease / Retail Space

# 3 Newly Renovated Units Available

## Generous TIA & Coffee Shop Anchor Coming Soon!



**TIA Offered!\***  
**Call and schedule**  
**your property tour**  
**today!**

### RENT INCLUDES:

- Snowplowing
- Landscaping
- HVAC Checks
- White Box
- Dumpster
- No CAM Fee
- C-3 Zoning
- LED Lighting
- New Restrooms
- 10K+ Traffic Cnt.
- \$2K Floor Credit\*
- Onsite Parking
- Free Std. Signage\*
- Hwy. Access

\* For 3-Year Lease Term

### IDEAL SPACE FOR:

- Fedex / UPS Shipping Store
- Tutoring / Education Center
- Vintage Clothing Store
- Fabric Store / Art Store
- Computer Repair Shop
- Real Estate / Insurance Office
- Golf Simulation & Golf Retail
- Pet Supplies / Bird Store
- AR / VR Gaming Lounge
- Cellular / Mobile Retail
- Sports Collectibles
- Optician / Eyewear Retail
- Plasma / Blood Donation
- Tanning / Electrolysis Salon
- Chiropractor / Acupuncture
- Physical Therapy / Yoga Studio
- Cosmetic / Botox Treatment
- Wellness / Drug Testing
- Counseling / Therapy
- Supplements / CBD Store
- Credit Union Branch
- Franchise / Chain Store



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*"Join a Vibrant Mix of New National Tenants & Local Businesses along Cleveland Road"*



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# FAQ: Why should I expand to Wooster, OH?



- The Wooster Micropolitan Area earned the **seventh spot in the nation** in Policom Corporation's **2023 Annual Economic Strength Rankings** report and is **No. 1 in Ohio**.
- Wooster was named **one of the 100 Best Places to Live in America** by Money in 2017.
- The City of Wooster, Wayne County's largest city and county seat, was recognized as an "**American Cities of the Future**" in 2013, 2014, 2015, and 2016 by fDi Magazine.
- The Ohio State University, Wooster Campus is the **Nation's Largest Research Facility** dedicated to the ag biosciences with a student population of 421.
- The College of Wooster has been recognized by US News and World Reports to be in the **top 5 of Ohio with a student population of 2,000+**.
- Wooster is the headquarters of several industrial entities, **Buehler Food Markets, Wooster Brush, Seaman Corp., Tricor Industrial, CRW Inc, and Certified Angus Beef.**
- Other large commercial operations in Wooster are **Frito-Lay, Akron Brass, United Titanium, Western Reserve Group Insurance Company, Daisy Brands, and Bogner Construction Company.**
- Wooster is situated in **between Cleveland and Columbus** and is a short drive to **Akron**.
- Wooster has an **active arts community**. The College of Wooster is also home to both the **Ohio Light Opera and the Wooster Symphony Orchestra.**
- Wooster population in 2022: 27,021 residents
- Median household income in 2022: \$61,608



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