



In Association with Scott Reid & ParaSell, Inc.
A Licensed Ohio Broker #REC.2020005946

Brand New 15 Year NNN Lease

2105 Columbus Road NE, Canton, OH 44705

[View Map](#)

Offering Memorandum

15-Year Absolute NNN Lease
Hard Corner Location +42,000 Vehicles Per Day
Newly Renovated Building in 2026
Minutes from the Pro Football Hall of Fame
Established National Operator with 21+ Locations

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Century Partners Real Estate, Inc.

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Established Operator with Rapidly Growing National Presence

Operator has 21 locations open with plans to expand to 40+ locations





Price	Cap Rate	NOI
\$1,440,000	7.50%	\$108,000

Investment Highlights

- New 15-Year Absolute NNN Lease with 10% rent increases every 5 years
- Newly renovated building completed July 2026
- Located on a signalized hard corner with multiple access points and traffic counts of 42,000 vehicles per day
- Established national operator with 21+ Locations across 5 states
- Trade area supported by \$135M Hall of Fame Village expansion

Location Highlights

- Excellent visibility and access along Columbus Road corridor with 42,000+ vehicles per day
- Dense trade area of 141,000+ residents supporting \$1.5 billion in annual consumer spending
- Convenient access to Interstate 77, the primary north-south artery connecting Cleveland and Akron to Columbus and Charlotte
- Minutes the Pro Football Hall of Fame and the Hall of Fame Village development, a 100-acre sports and entertainment destination.
- Surrounded by national retail tenants including Walmart, Five Below, T-Mobile, Sherwin Williams, Bob Evans, and more

Tenant Highlights

- Nations Auto Glass: established national auto glass operator with 21 stores open and operating across 5 states and 40+ in development pipeline
- Parent Company Auto Glass Brands has 35+ years of operating history



Lease Summary

Tenant	Auto Glass Brands, LLC (21 Unit Operator)
Increases	10% every 5 years
Options	(4), 5-year
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Start	Close of Escrow (COE)
Lease End	15 Years from COE
Lease Term	15 Years

Physical Description

Address	2105 Columbus Road NE, Canton, OH 44705
Building Size	1,624 SF
Lot Size	0.37 Acres
APN	10-008803
Parking Spaces	20
Year Built / Renovated:	1957 / 2026

Price

\$1,440,000

Cap Rate

7.50%

NOI

\$108,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$108,000	\$9,000	7.50%
Years 6 - 10	\$118,800	\$9,900	8.25%
Years 11 - 15	\$130,680	\$10,890	9.08%
Option 1	\$143,748	\$11,979	9.98%
Option 2	\$158,123	\$13,177	10.98%
Option 3	\$173,935	\$14,495	12.08%
Option 4	\$191,329	\$15,944	13.29%

50 Yard Line location between Walmart Supercenter and Interstate 77

+42,000 vehicles per day at the signalized intersection











more than you expect!



CANTON PARK SYSTEM
CANTON JOINT RECREATION DISTRICT





CANTON, OHIO



OPERATING LIVE THROUGH ROYALTY



CANTON, OHIO



Subject Property



FLAVORED CRUST PIZZA



Atlantic Blvd NE - 36,000 VPD

42,000 VPD

Middlebranch Ave NE

Minutes from the Pro Football Hall of Fame

Canton's signature destination and home to the Hall of Fame Village development, a 100-acre sports and entertainment destination



1816 S Harbor City Blvd, Melbourne, FL
32901

Price
\$2,141,000

Cap Rate
6.50%



4901 N Armenia Avenue, Tampa, FL 33603

Price
\$4,650,000

Cap Rate
6.45%



5421 N US Hwy 98, Lakeland, FL 33809

Price
\$2,693,152

Cap Rate
6.25%



12212 Ranch Road 620 N, Austin, TX 78750

Price
\$1,944,000

Cap Rate
6.25%



12190 Springfield Pike, Cincinnati, OH 45246

Price
\$1,770,000

Cap Rate
7.00%



309 NW US-19, Crystal River, FL 34428

Price
\$1,645,700

Cap Rate
7.00%



8512 N Florida Avenue, Tampa, FL 33604

Price
\$1,576,642

Cap Rate
6.85%



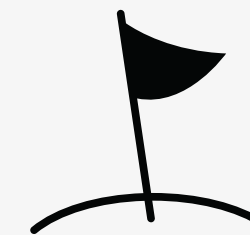
About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nations Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to 21 stores across Florida, Georgia, Texas, Ohio and Wisconsin. With expansion plans in progress to more than double its footprint in the coming year, Nations Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



21 Locations
Open and Operating

About Canton, Ohio

Canton, Ohio is the cultural and commercial center of Stark County and a defining city in Northeast Ohio's industrial corridor. With a 5-mile trade area population of more than 141,000 and \$1.5 billion in annual consumer spending, the market provides established retail demand depth supported by a diversified employer base and a long-tenured residential community.

Canton is home to the Pro Football Hall of Fame, the city's signature destination and the centerpiece of the ongoing Hall of Fame Village development. The project recently secured \$135 million in new financing to complete the Gameday Bay indoor waterpark and an adjacent Tapestry by Hilton hotel, supporting Canton's tourism and entertainment economy. The local economy is further anchored by Aultman Health Foundation (Stark County's largest employer), Cleveland Clinic Mercy Hospital, The Timken Company and Diebold Nixdorf (both headquartered in North Canton), Stark State College, and Stark County government, providing employment stability across healthcare, advanced manufacturing, and education sectors.

Direct connectivity via Interstate 77 (approximately 2 miles west) places Canton within a 60-minute drive of Cleveland and Akron to the north and within easy reach of the Columbus metro to the south.

Demographic Highlights

141,159

Population (5 Mile)

\$1.5B

5-Mile Annual Consumer Spending

Demographics	3-Mile	5-Mile
Population (2025)	66,125	141,159
Households (2025)	28,026	60,070
Average Household Income	\$64,179	\$69,248

Major Employers in Canton





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