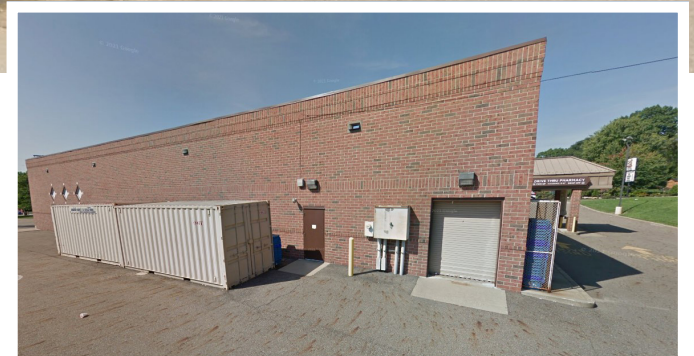




3030 Market Ave N
Canton, Ohio 44714

TOTAL SQ FT	11,335
SALE PRICE	\$2,050,000.00
LEASE	\$13.25/SF/NNN
LAND AREA	1.12
PARCEL	5218037
YEAR BUILT	1998
ZONING	B1
FRONTAGE	213.50'
TRAFFIC COUNT	15,256 - Market 9,012 - 30th Street
TAXES	\$32,820.56/year



Property Features

- Former Rite Aid located near the high traffic intersection of Market Ave N and 30th Street.
- Drive thru, rear overhead door.

Jared Sanford

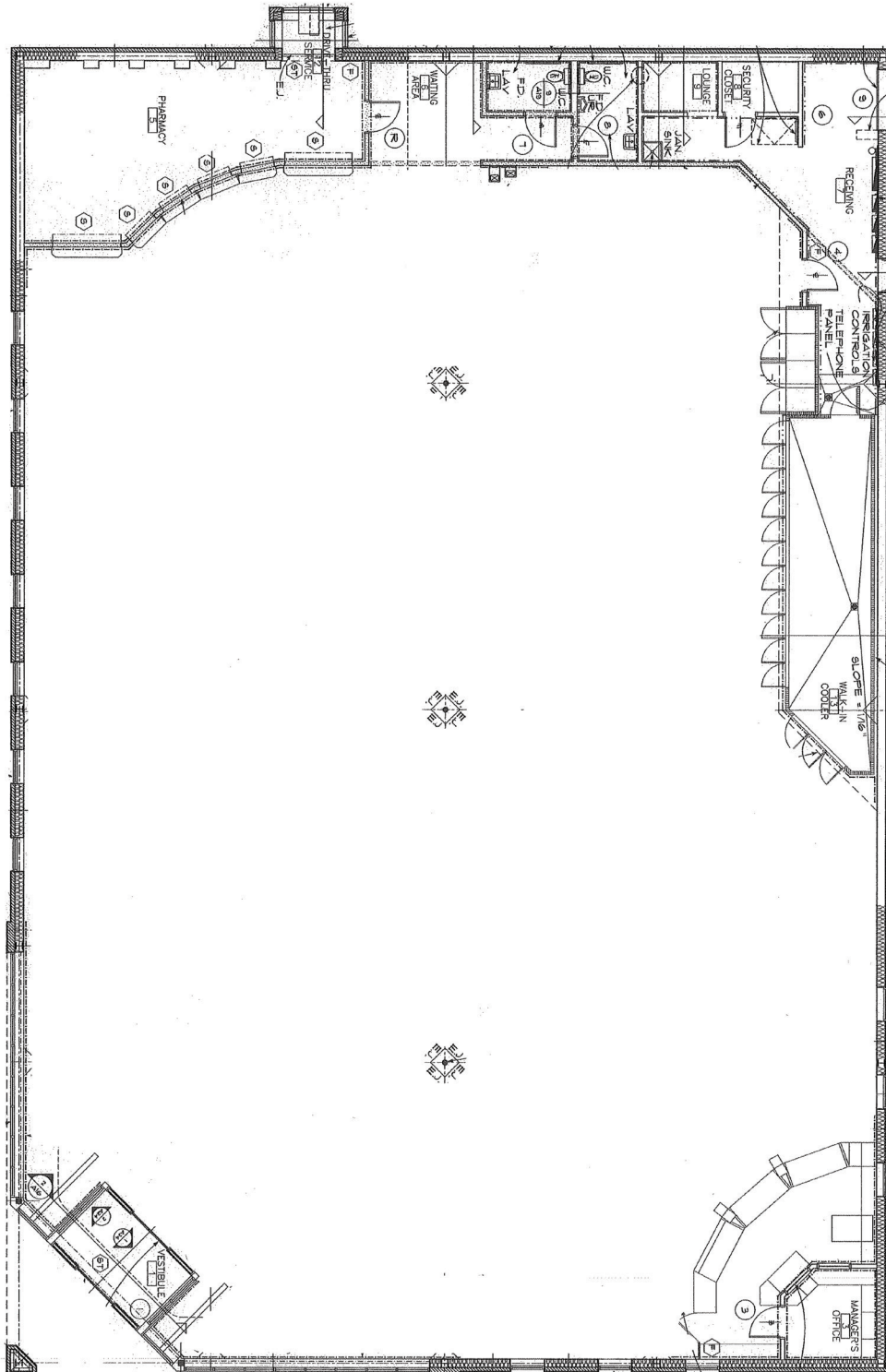
330 354 3466 • jared@naispring.com

Sean Sanford

330 284 0331 • sean@naispring.com

FOR SALE/LEASE

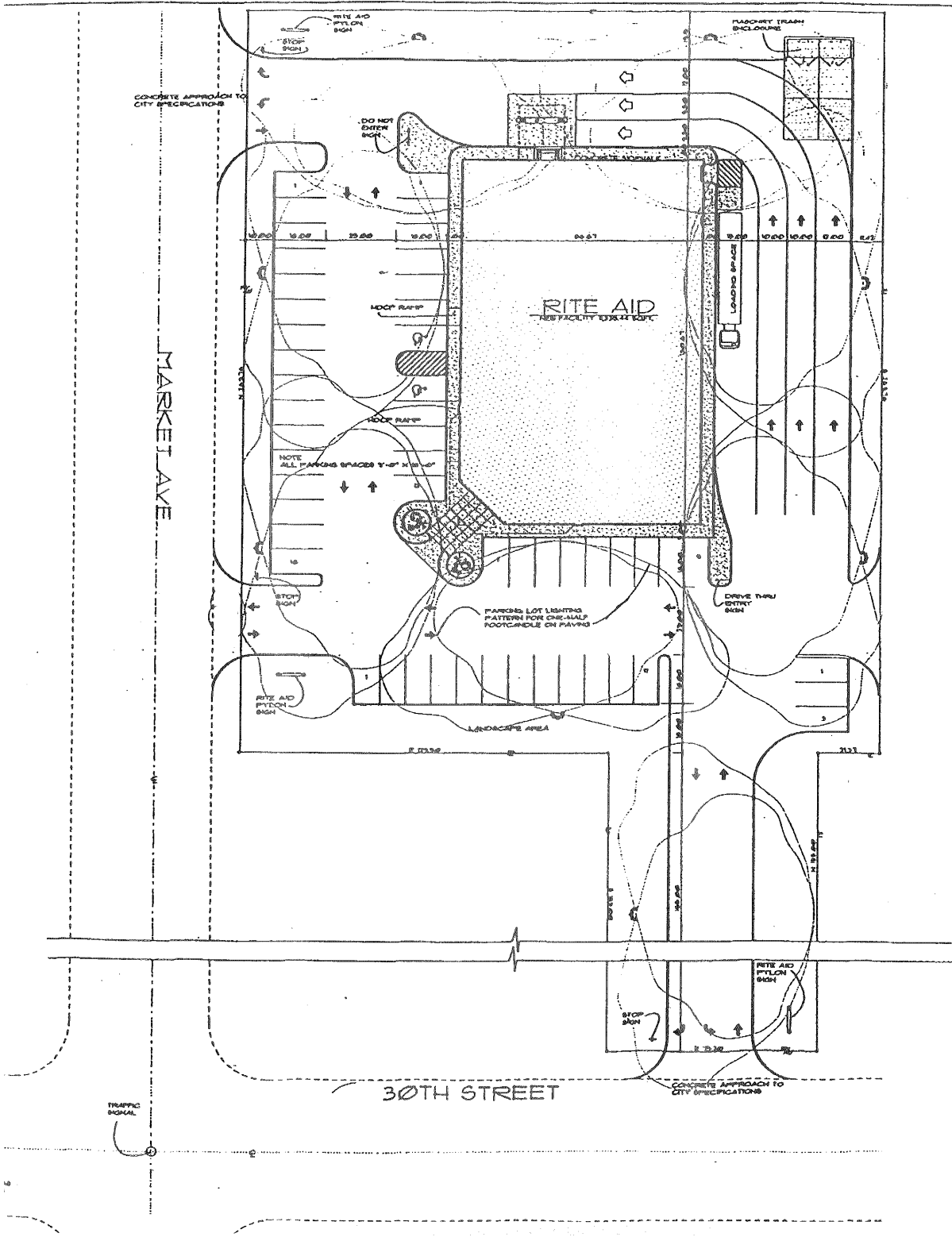
Floor Plan



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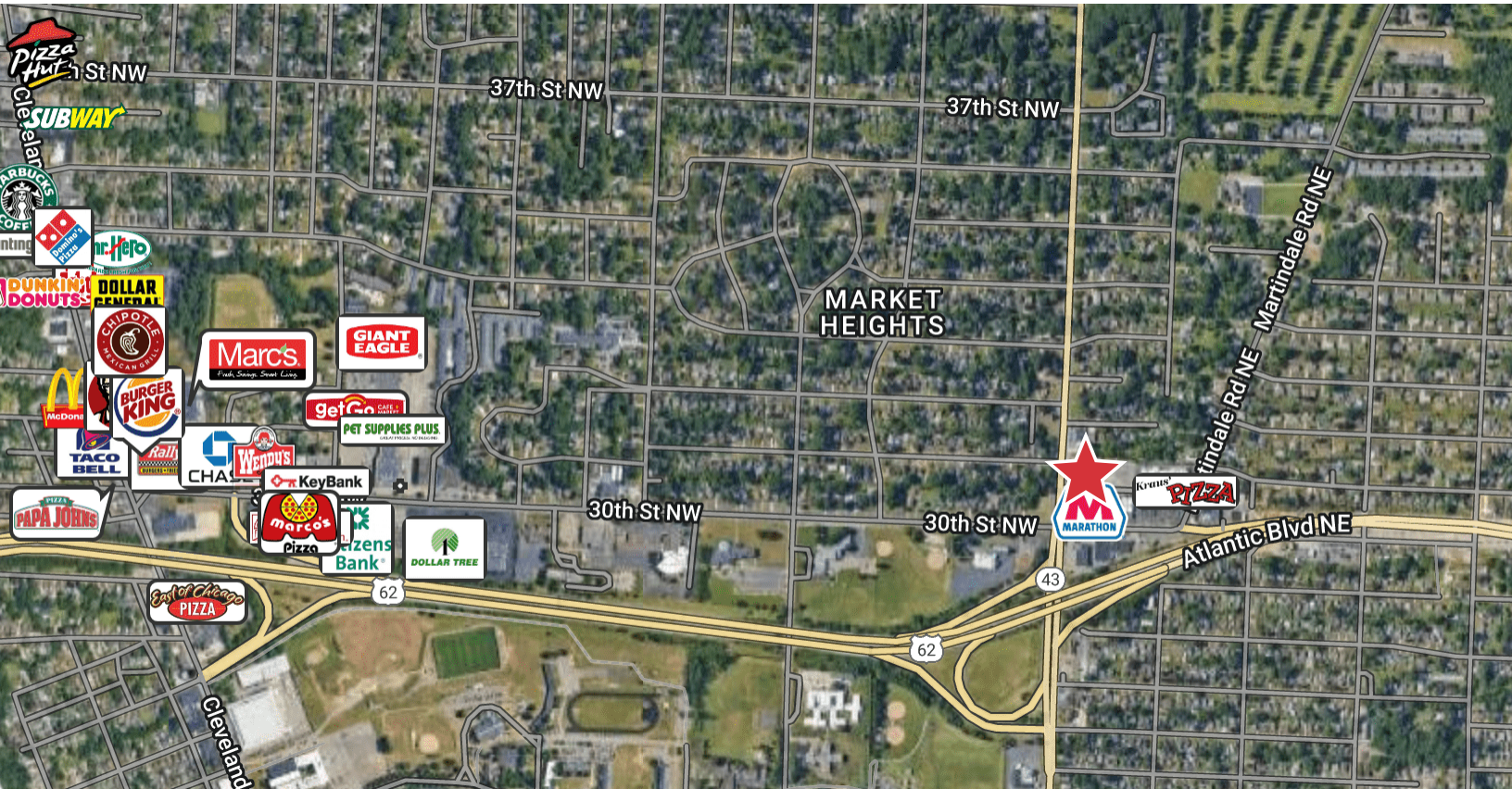
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Site Plan



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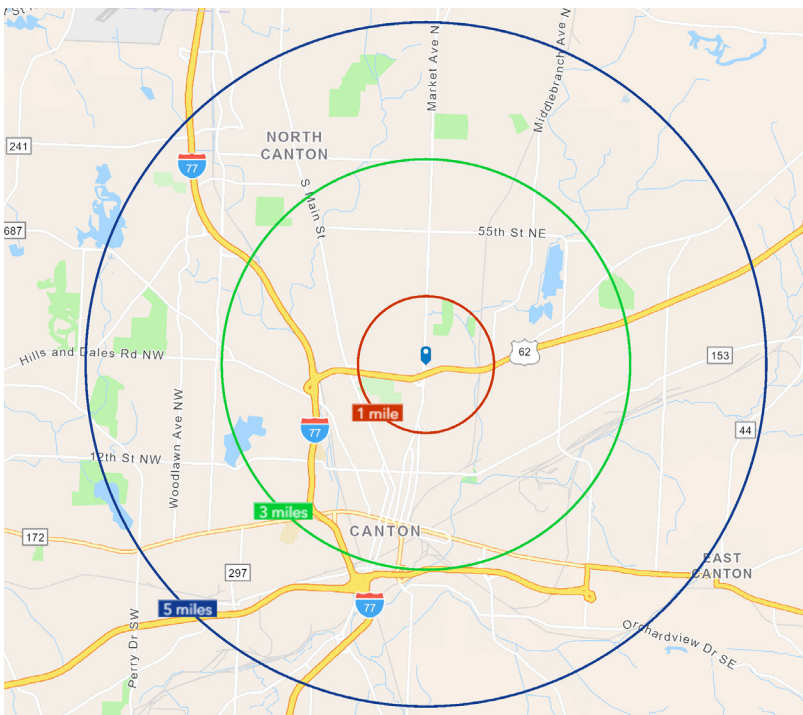
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FOR SALE/LEASE Demographics

2024 Summary

	1 Mile	3 Miles	5 Miles
Population	10,824	78,335	150,532
Households	4,723	33,683	65,665
Families	2,393	18,299	36,844
Average Household Size	2.13	2.24	2.24
Owner Occupied Housing Units	2,819	19,112	39,779
Renter Occupied Housing Units	1,904	14,571	25,886
Median Age	40.7	40.1	41.1
Median Household Income	\$59,782	\$48,994	\$55,776
Average Household Income	\$74,201	\$69,398	\$77,376



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