



4322-4332 TUSCARAWAS ST W, CANTON, OH 44708



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PASSOV GROUP
COMMERCIAL BROKERAGE

CANTON CENTRE MALL

PROPERTY HIGHLIGHTS

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- Inline Retail Space Available
- Strategically positioned at signalized SE intersection of Tuscarawas St W and Whipple Ave SW for a total of 30,000+ Vehicles Per Day
- Shadow anchored by JC Penney next to Walmart

PRICING Negotiable

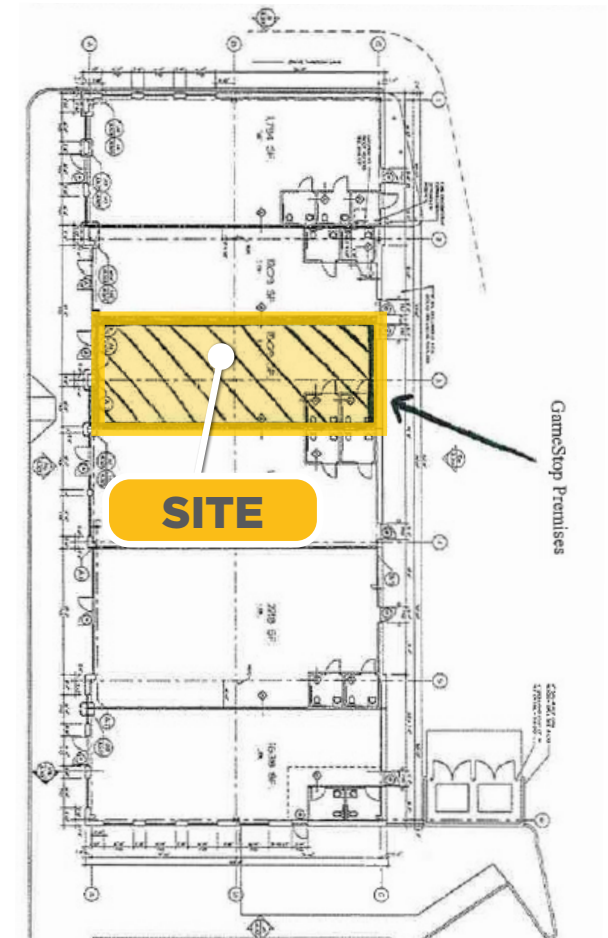
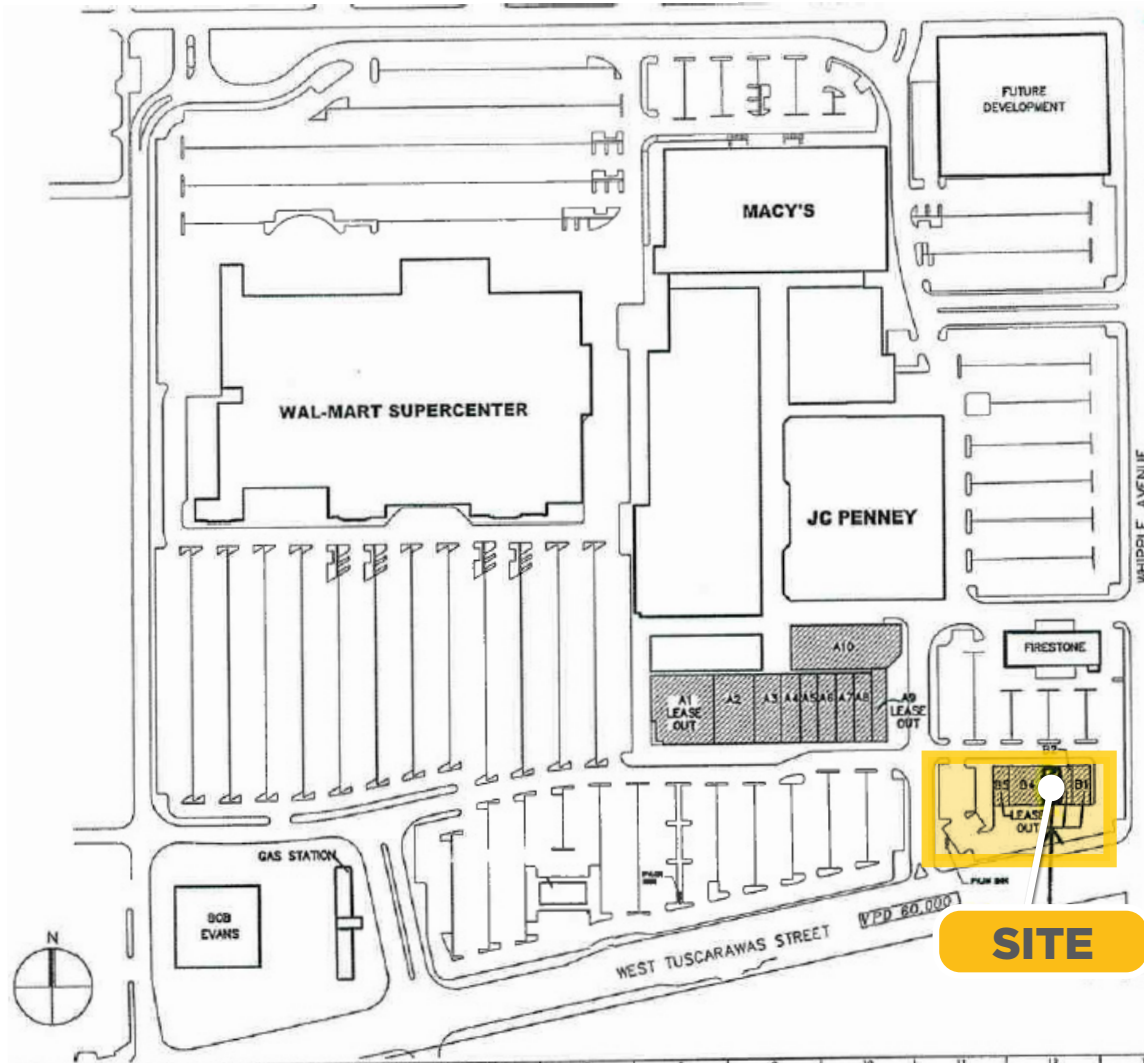
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	10 MILE
2024 Estimate	12,067	66,848	291,733
2029 Projection	11,745	65,707	288,843
BUSINESS	1 MILE	3 MILE	10 MILE
2024 Estimated Total Businesses	295	2,446	9,733
2024 Estimated Total Employees	3,650	33,055	110,952
INCOME	1 MILE	3 MILE	10 MILE
2024 Estimated Average Household Income	\$71,522	\$71,963	\$93,141
2024 Estimated Median Household Income	\$53,609	\$54,110	\$68,780



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SITE PLAN



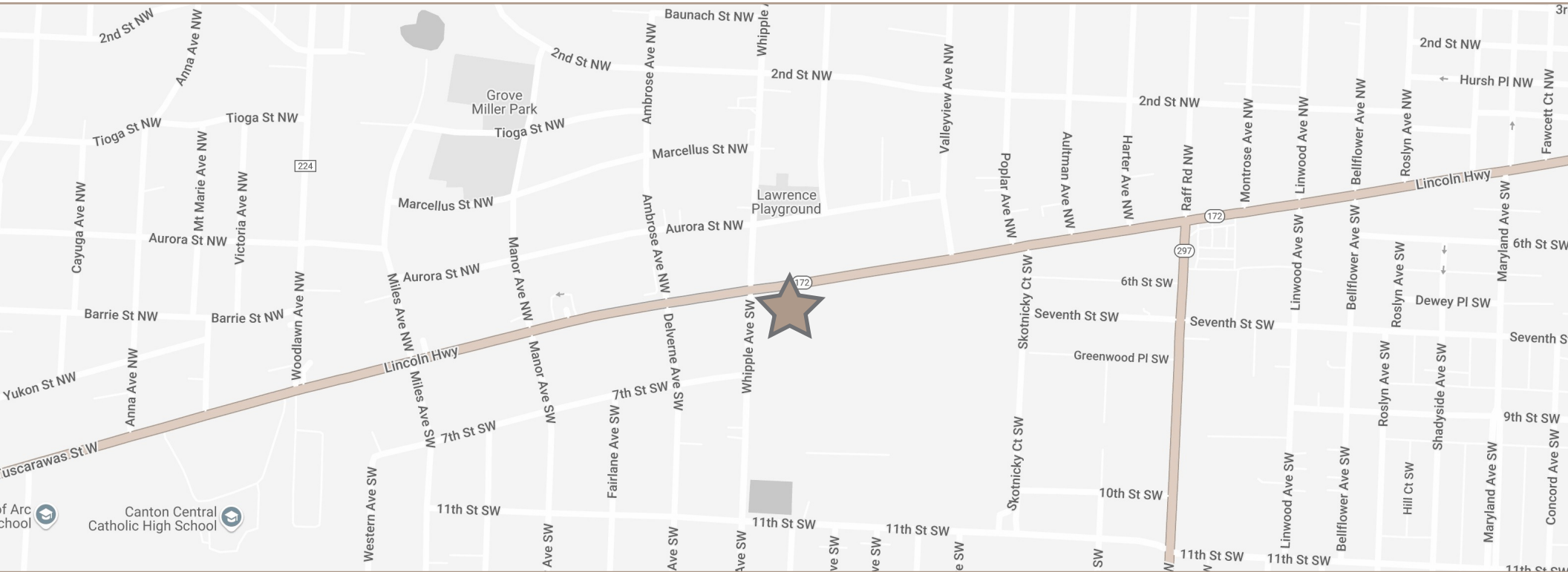
CANTON CENTRE MALL

TRADE AERIAL



CANTON CENTRE MALL

LOCATION OVERVIEW



Canton, Ohio, is a historic and vibrant city located in northeastern Ohio, approximately 60 miles south of Cleveland and 20 miles south of Akron. Known as the birthplace of the National Football League and home to the Pro Football Hall of Fame, Canton offers a rich blend of cultural, historical, and recreational amenities. With a population of around 70,000, Canton is part of the larger Canton-Massillon metropolitan area, which serves as a regional hub for business, healthcare, and education.

Canton's economy is diverse, with strong foundations in manufacturing, healthcare, and education. The city is home to major employers such as TimkenSteel, Aultman Hospital, and Malone University. Its central location within the region, coupled with access to Interstate 77 and nearby Akron-Canton Airport, makes it an attractive location for logistics, distribution, and business operations.

The commercial real estate market in Canton offers numerous opportunities, ranging from industrial spaces to downtown redevelopment projects. The city's historic downtown is undergoing revitalization, with mixed-use developments, office spaces, and boutique retail attracting businesses and investors. Areas like Belden Village near I-77 are prime spots for retail and office developments, while the Hall of Fame Village, a mixed-use destination centered around the Pro Football Hall of Fame, provides unique opportunities for entertainment, hospitality, and retail investments.

Canton's affordability, proactive economic development initiatives, and position as a regional destination make it an appealing location for businesses and commercial real estate investors seeking growth in northeastern Ohio.

