

FOR SALE



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Section 1

Property Information

Property Summary

FOR SALE



PROPERTY DESCRIPTION

Discover a prime opportunity for retail investment in Canton, OH. This well-maintained property features a 5,560 SF building with a versatile layout, ideal for retail or street retail use. With a strategic location and high visibility, this property offers a compelling opportunity for businesses seeking a dynamic and bustling environment. The building, constructed in 1926, exudes historic charm and character while offering modern amenities for a seamless retail or office experience. Zoned PB3 to accommodate a variety of retail or office businesses, this property is poised to become a cornerstone of the retail landscape in the vibrant Canton area.

PROPERTY HIGHLIGHTS

- 5,560 SF building
- Versatile layout
- High visibility
- Historic charm
- Modern amenities
- Zoned PB3

OFFERING SUMMARY

Sale Price:	\$239,000
Number of Units:	1
Lot Size:	0.236 Acres
Building Size:	5,560 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	473	1,837	6,453
Total Population	1,076	4,093	14,712
Average HH Income	\$72,722	\$63,624	\$53,506

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LOCATION DESCRIPTION

Discover the potential of Canton, OH for industrial and manufacturing investment. Situated in close proximity to major highways and transportation networks, the area offers a strategic advantage for businesses looking to expand or relocate. Enjoy access to a skilled local workforce and a supportive business environment. Nearby, the Pro Football Hall of Fame is a renowned attraction, and the McKinley Presidential Library & Museum provides a rich cultural experience. With its prime location and array of local amenities, Canton offers an enticing opportunity for industrial and manufacturing investors seeking a vibrant and dynamic community.

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Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- 5,560 SF building
- Versatile layout
- High visibility
- Historic charm
- Modern amenities
- Zoned PB3
- Prime retail or office location
- Ideal for street retail or office use



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Additional Photos

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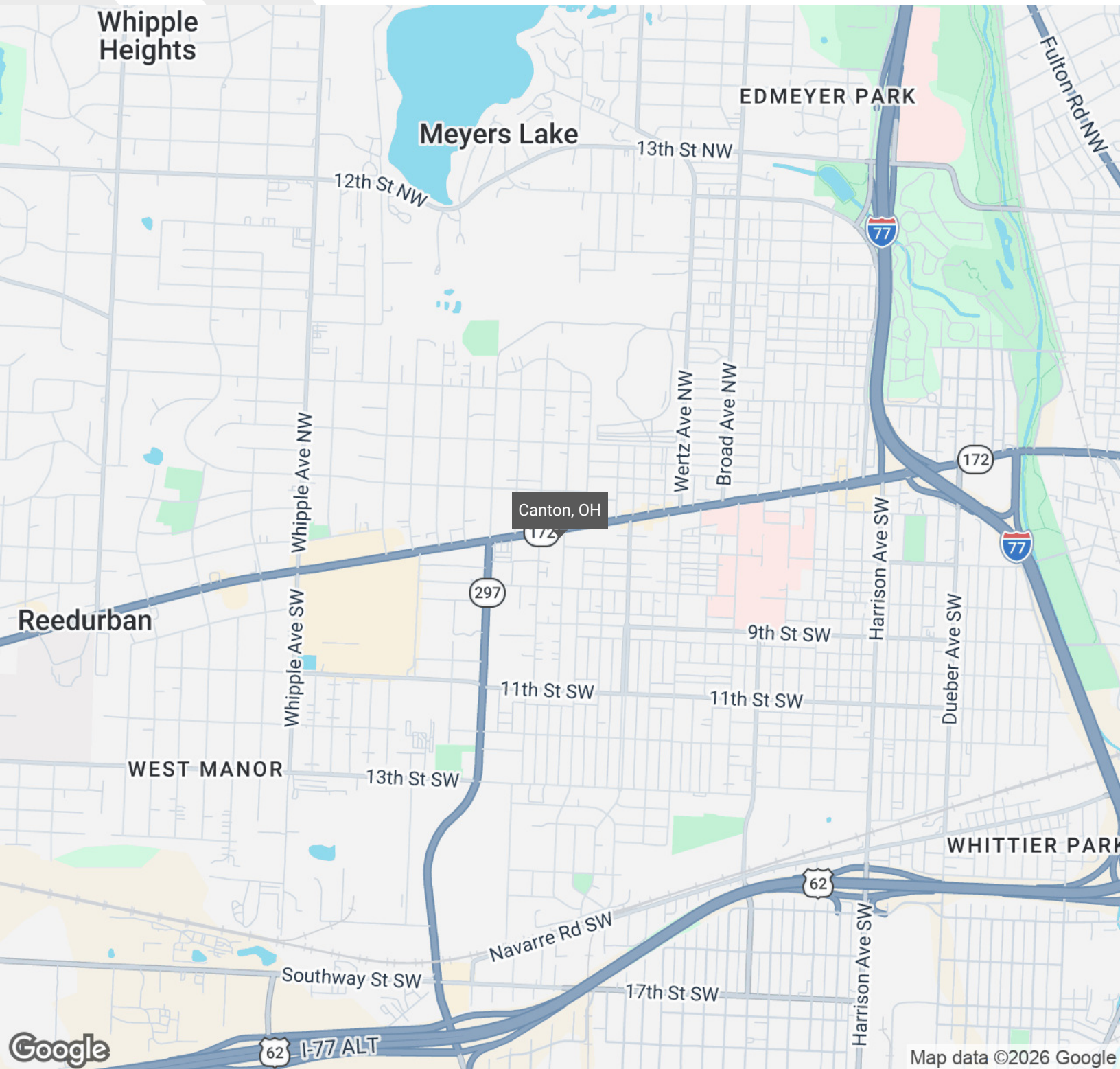
Section 2

Location Information



Regional Map

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Location Map

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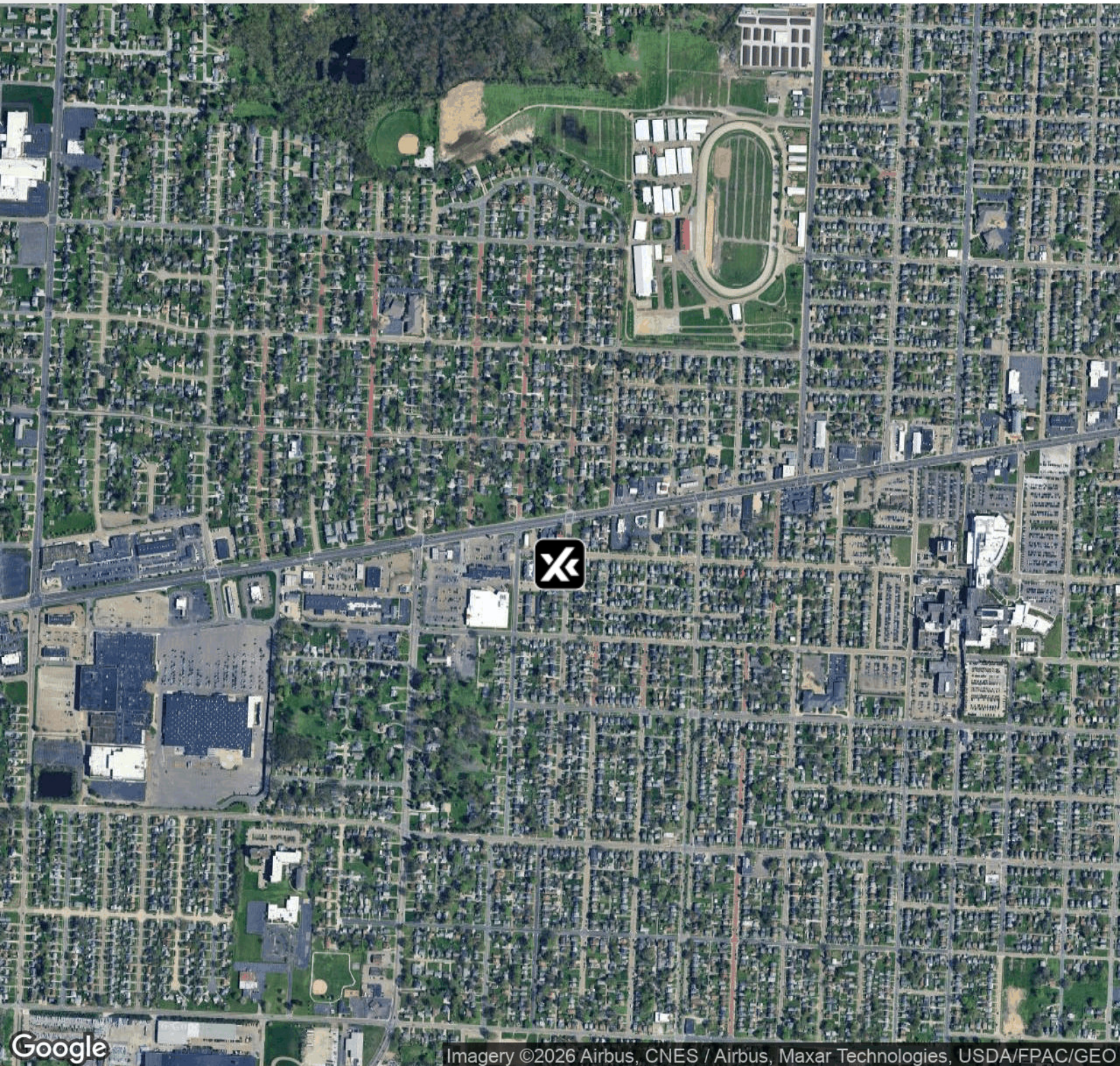
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Aerial Map

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Section 3

Financial Analysis

Financial Summary

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INVESTMENT OVERVIEW

Price	\$239,000
Price per SF	\$43
Price per Unit	\$239,000

OPERATING DATA

FINANCING DATA

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Section 4

Lease Comparables

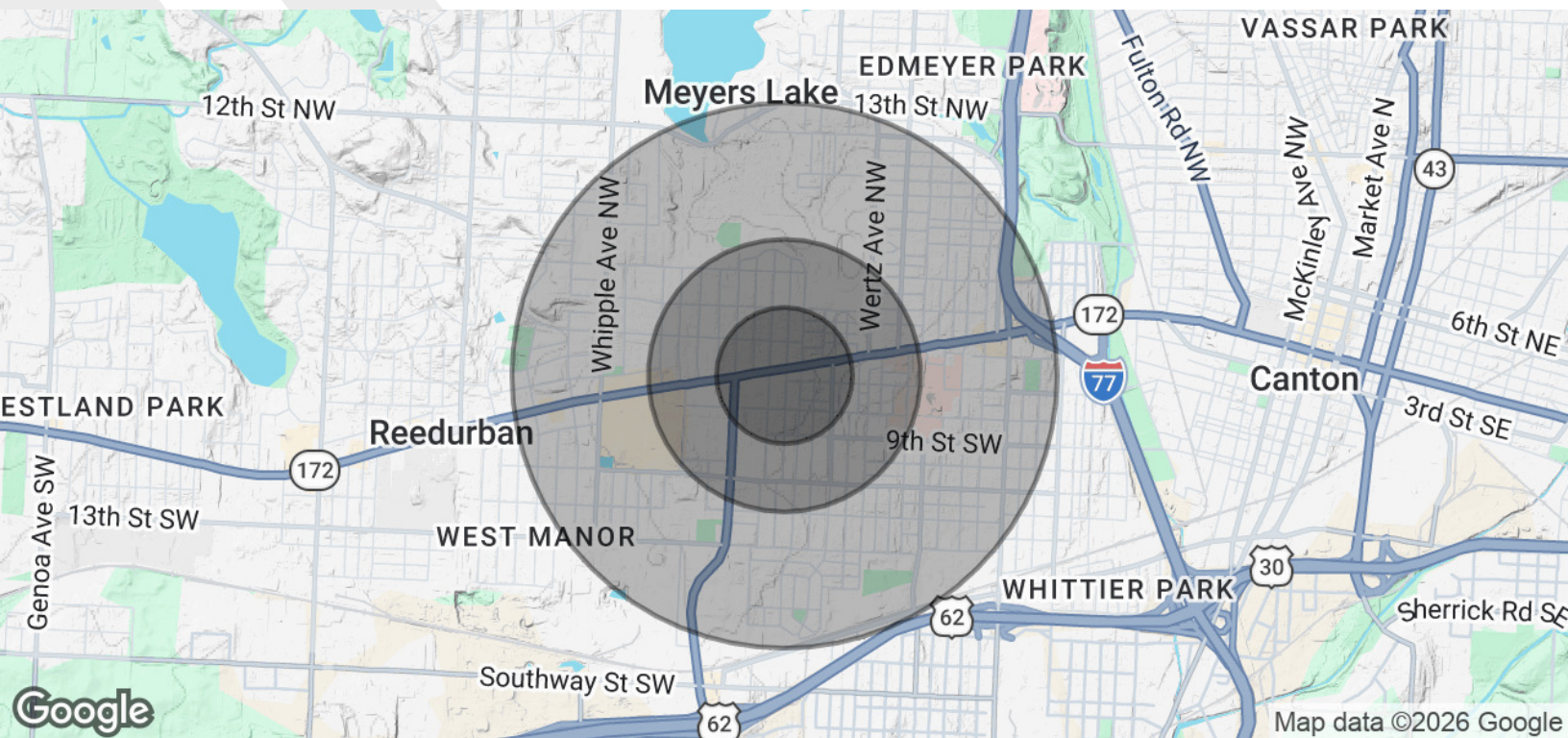


Section 5

Demographics

Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,076	4,093	14,712
Average Age	41	40.6	37.9
Average Age (Male)	32.4	35.4	35.3
Average Age (Female)	47	43	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	473	1,837	6,453
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$72,722	\$63,624	\$53,506
Average House Value	\$95,054	\$104,084	\$102,167

2023 American Community Survey (ACS)

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Thank you!

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