

## Shuffel Street NW

North Canton, Ohio 44720

|            |                              |
|------------|------------------------------|
| SALE PRICE | \$299,500.00                 |
| ACRES      | 5.99                         |
| FRONTAGE   | 433' Freedom<br>357' Shuffel |
| ZONING     | I1                           |
| PARCEL     | 10004816                     |
| TAXES      | \$1,361.12                   |

### Property Features

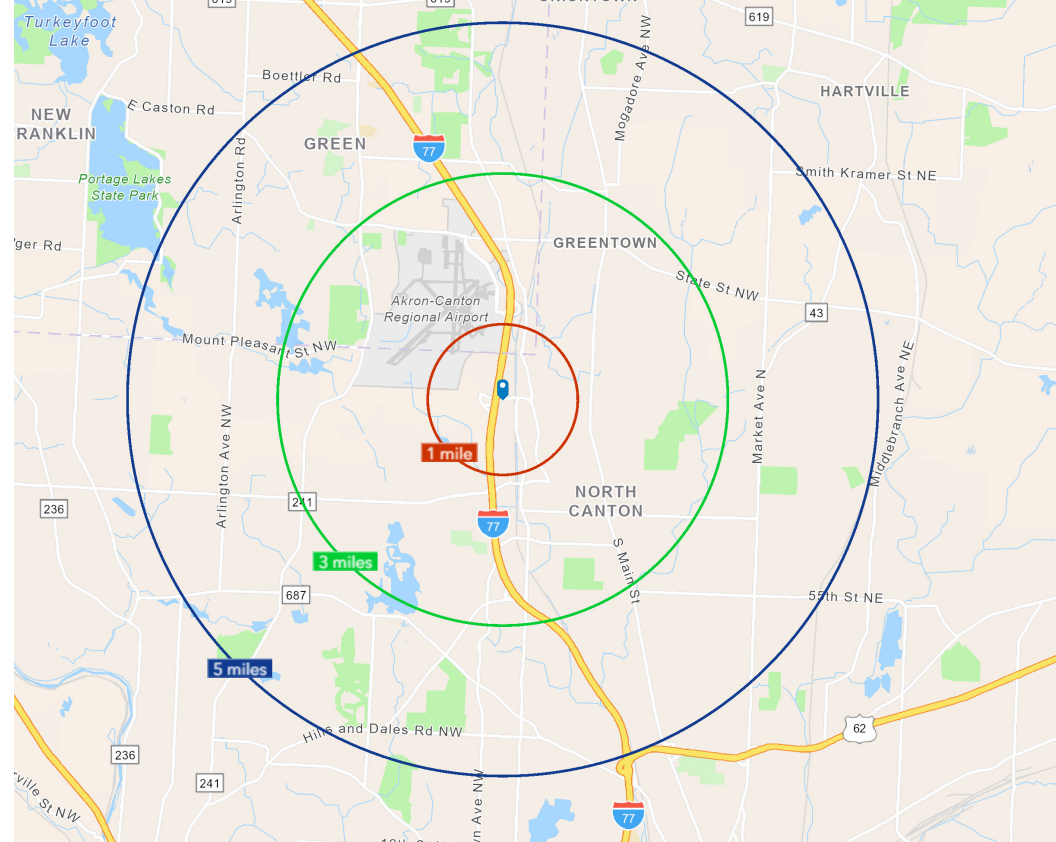
- Located in Jackson Township, right off I-77 in the corner of Shuffel St and Freedom Ave.
- Zoned I1 (Industrial) which also includes office, retail, etc.
- Access from Freedom Ave NW.
- Fastfood/Coffee/Donut
- Office/Warehouse

**Bryce Custer, SIOR, CCIM**

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# For Sale

## 5.99 Acres Land



### Demographics

|                               | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------------------|-----------|-----------|-----------|
| Population                    | 2,255     | 36,714    | 97,596    |
| Households                    | 1,167     | 16,201    | 41,843    |
| Families                      | 637       | 9,895     | 26,240    |
| Average Household Size        | 1.93      | 2.25      | 2.29      |
| Owner Occupied Housing Units  | 602       | 11,263    | 30,322    |
| Renter Occupied Housing Units | 565       | 4,938     | 11,521    |
| Median Age                    | 42.9      | 43.2      | 43.8      |
| Median Household Income       | \$83,444  | \$87,290  | \$84,655  |
| Average Household Income      | \$117,457 | \$118,461 | \$115,501 |



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**NA**Spring

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