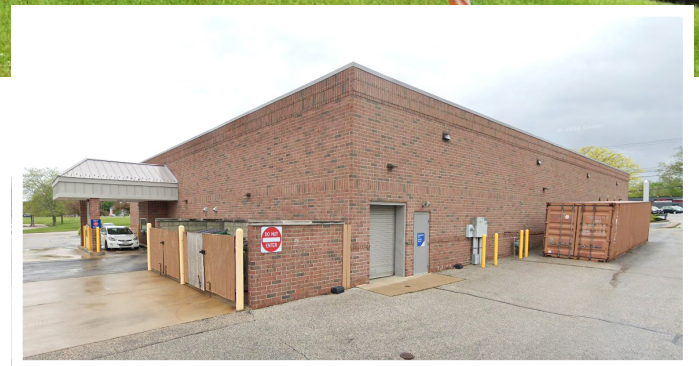




1540 Canton Road
Akron, Ohio 44312

TOTAL SQ FT	11,335
SALE PRICE	\$2,100,000.00
LEASE	\$13.25/SF/NNN
LAND AREA	1.04
PARCEL	5402251
YEAR BUILT	1997
ZONING	B1
FRONTAGE	185'
TRAFFIC COUNT	16,557 AADT
TAXES	\$16,435.32/year



Property Features

- Former Rite Aid located at signaled intersections on Canton Road near Lakemore Plaza.
- Close to Routes 224 & 91
- Drive thru, rear overhead door, and 46 parking spaces.

Jared Sanford

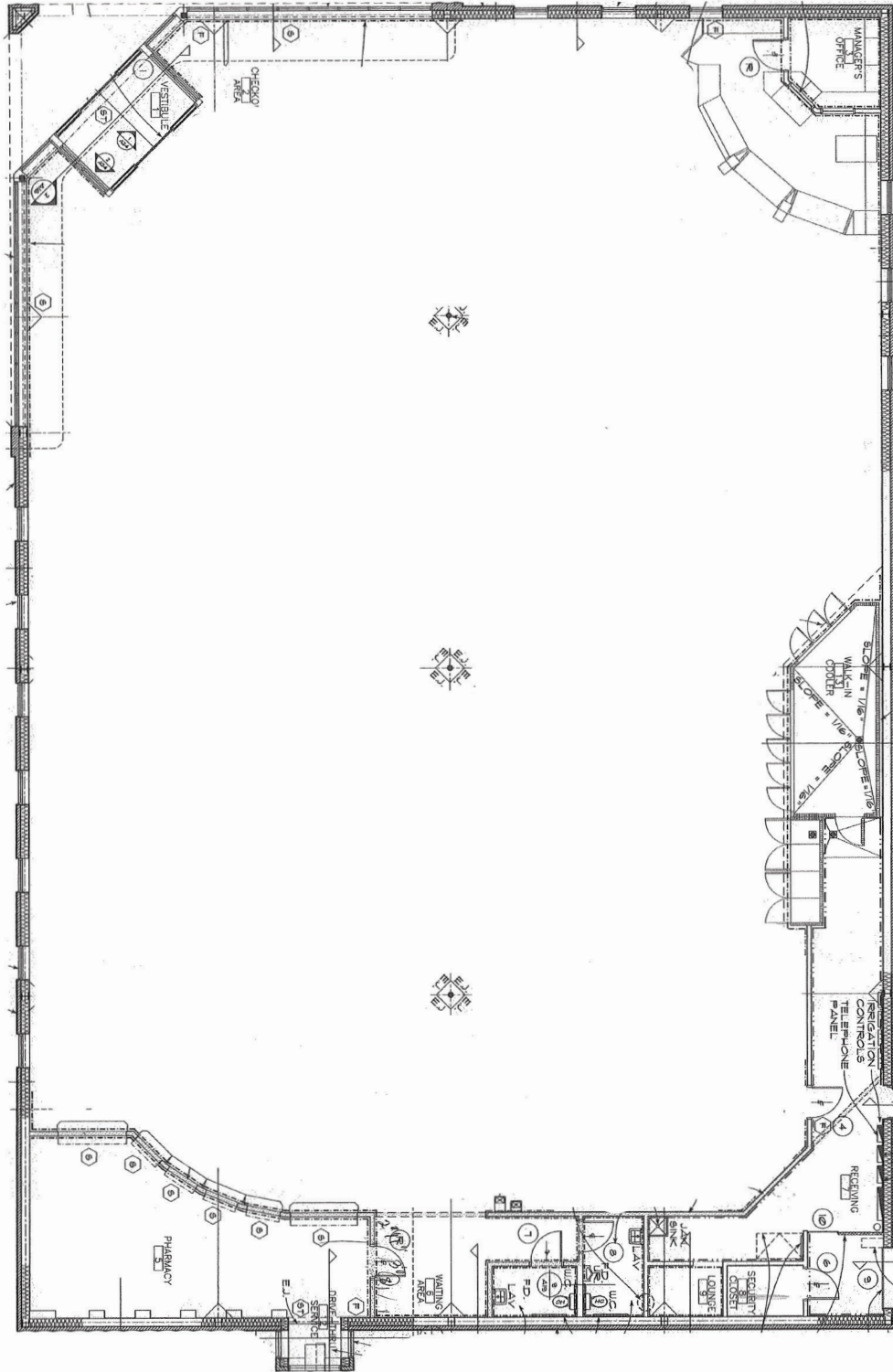
330 354 3466 • jared@naispring.com

Sean Sanford

330 284 0331 • sean@naispring.com

FOR SALE/LEASE

Floor Plan

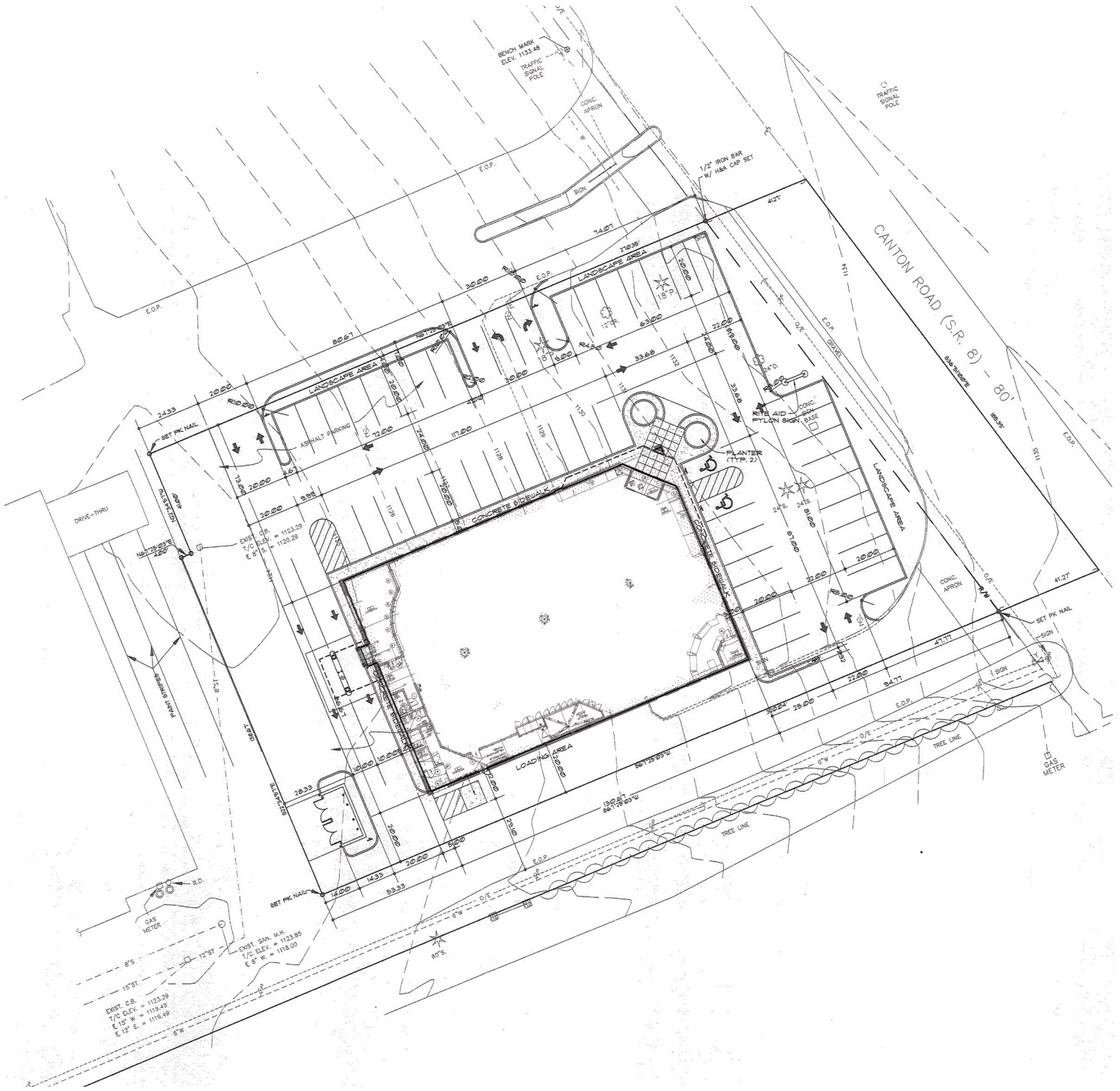


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800

naispring.com

FOR SALE/LEASE Site Plan

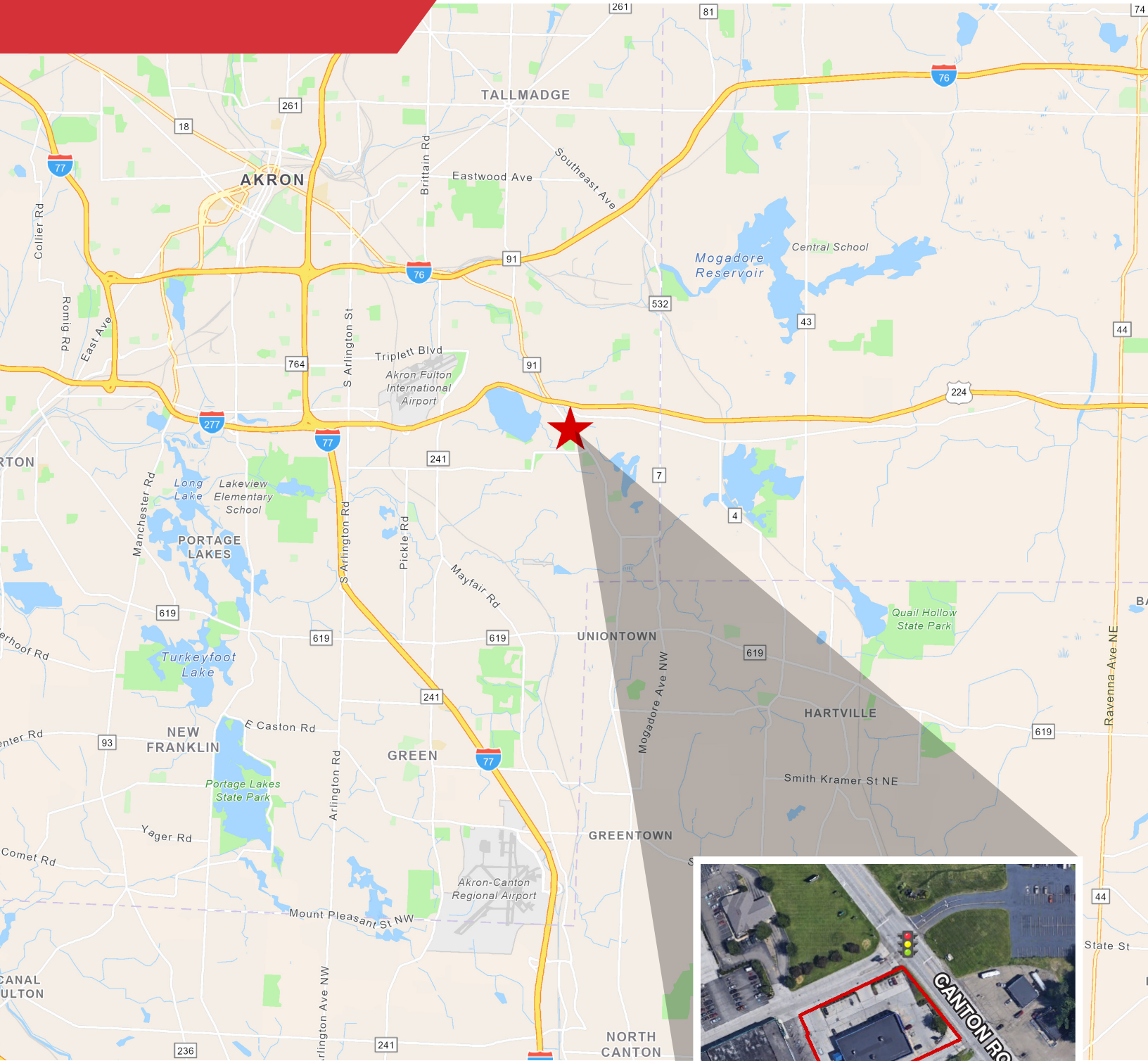


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800
naispring.com

FOR SALE/LEASE

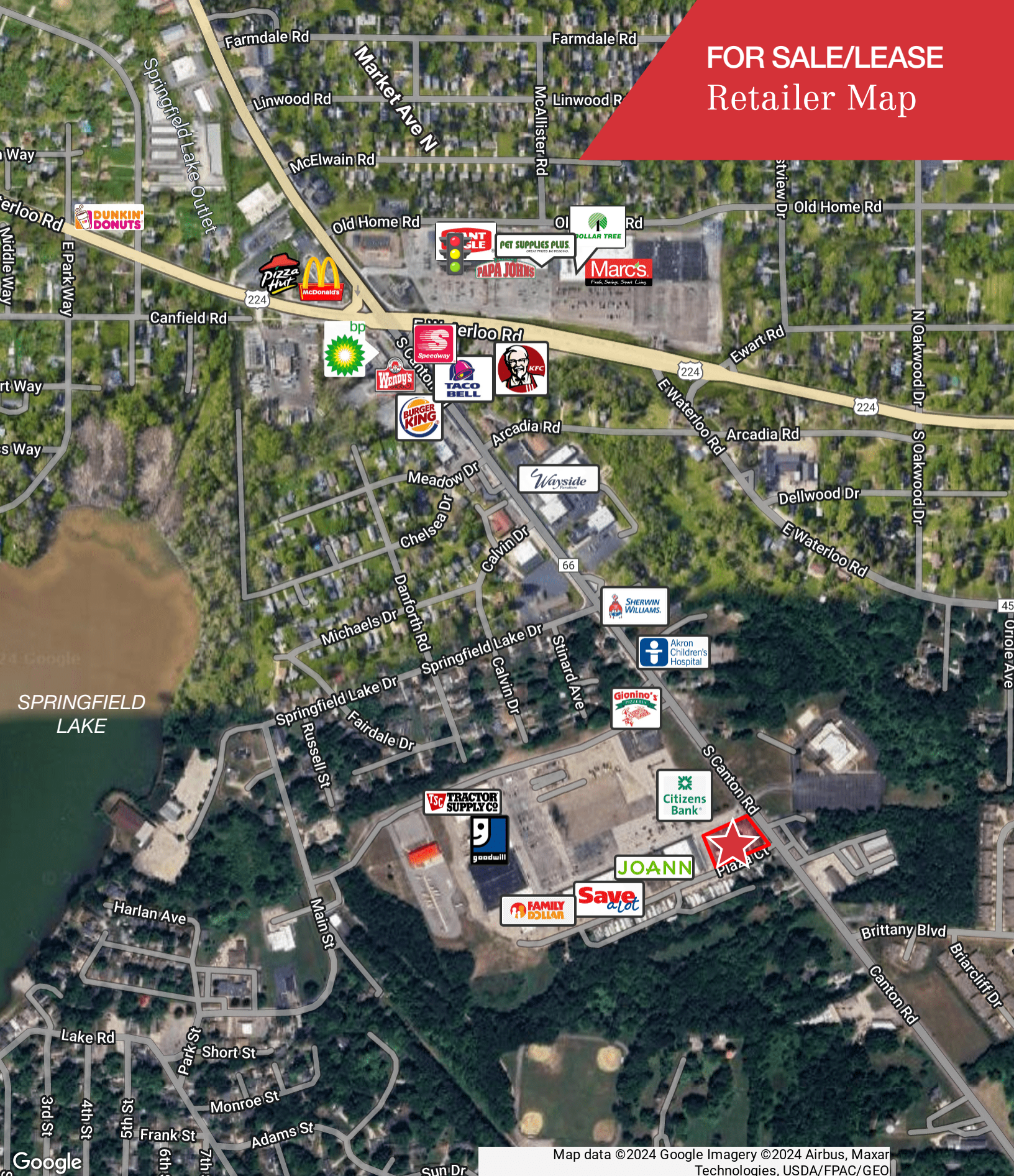
Location Map



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800
naispring.com

FOR SALE/LEASE Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/Geo

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800
naispring.com

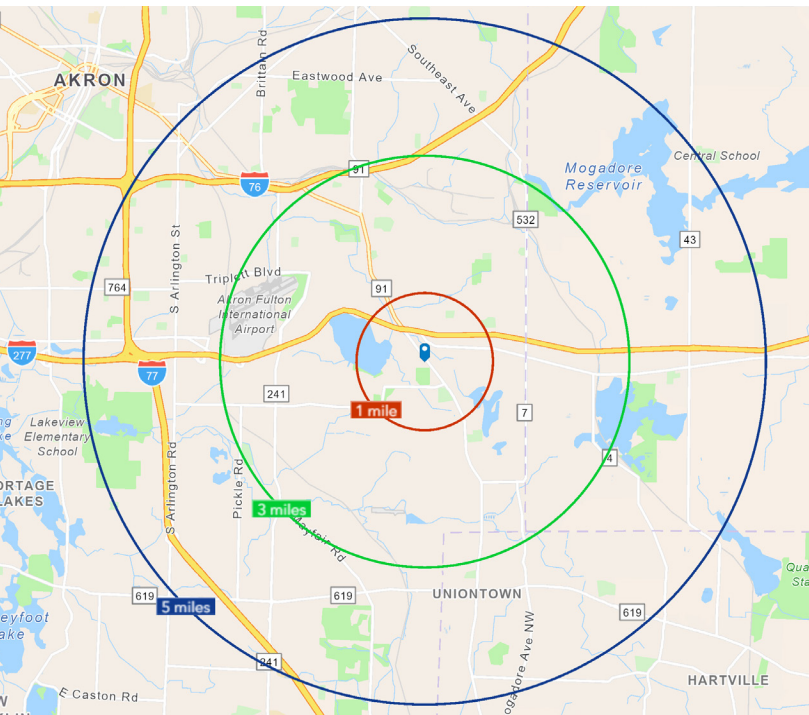
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

FOR SALE/LEASE

Demographics

2024 Summary

	1 Mile	3 Miles	5 Miles
Population	4,923	37,970	112,462
Households	2,297	16,834	48,351
Families	1,345	10,063	29,229
Average Household Size	2.14	2.25	2.32
Owner Occupied Housing Units	1,852	12,769	33,319
Renter Occupied Housing Units	445	4,065	15,032
Median Age	47.7	44.1	41.4
Median Household Income	\$54,618	\$62,674	\$60,837
Average Household Income	\$70,104	\$79,016	\$80,212



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
 North Canton, Ohio 44720
 330-966-8800
naispring.com