

TIP TOP PLAZA

AVAILABLE FOR LEASE

803 30TH ST NE, CANTON, OH 44714

**DOLLAR
GENERAL**

DioGuardi's
Italian Market and Deli

**NATHAN'S
PATIO
BAR & GRILL**

**Kraus'
PIZZA**

0.4 AC PAD AVAILABLE



Malone Pkwy 35,000 VPD

30th St 9,000 VPD

DYLAN LOCONTI
ASSOCIATE, RETAIL LEASING & SALES
216.536.4460
dloconti@passovgroup.com

 **PASSOV GROUP**
COMMERCIAL BROKERAGE

THE OPPORTUNITY

TIP TOP PLAZA
CANTON, OH 44714

803 30TH ST NE, CANTON, OH 44714

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- High-visibility location along 30th St NE with strong daily traffic counts
- ±0.40 AC Pad Opportunity ideal for coffee drive-thru or bank kiosk users
- Minutes from Belden Village Mall and major national retailers
- Flexible layout ideal for retail, office, or service-oriented users
- Easy access to Interstate 77 enhancing regional draw
- Surrounded by rooftops and daytime population, ideal for neighborhood-serving retail and service users
- Ideal for QSR, coffee, medical, salon, or neighborhood retail concepts

PROPERTY INFORMATION

Address	803 30th St NE, Canton, OH 44714
GLA	44,635 SF
Acreage	5.67 AC
Parking Spaces	233
Availability	0.4 AC
Primary St	30th St NE
Primary Frontage	304' on 30th St NE
Secondary Frontage	463' on Martindale Rd NE
Primary Traffic	9,000 VPD
Year Built	1955
PPN	5201851, 5219830, 10005742



AVAILABILITY

SIZE

PRICING

Pad

0.4 AC

Upon Request

TRADE AERIAL

TIP TOP PLAZA
CANTON, OH 44714




LOCATION OVERVIEW

TIP TOP PLAZA
CANTON, OH 44714

Positioned in northeast Canton along the well-traveled 30th Street corridor, 803 30th St NE sits within a stabilized neighborhood retail node that benefits from strong visibility, consistent daily traffic, and direct access to State Route 62. The property is part of an established multi-tenant retail plaza with a long operating history, drawing steady foot traffic from surrounding residential neighborhoods and nearby commercial uses. The site offers prominent frontage at a signalized intersection, ample parking, and co-tenancy with local and regional retailers, creating a synergistic shopping environment that supports repeat visits and neighborhood-oriented commerce.

The broader Canton market is a historically industrial city that has evolved into a diversified regional economy with strong healthcare, manufacturing, and service-sector employment, supporting stable consumer demand. Retail activity in Canton is concentrated along key corridors, including Route 62 and nearby arterial roadways, where this property benefits from connectivity to surrounding population centers and retail clusters. Overall, the location offers a balance of accessibility, established tenancy, and consistent traffic patterns, making it well-suited for a wide range of retail, service, or medical users seeking visibility within a proven neighborhood retail trade area.

5 MILES FROM SITE

				
AVERAGE HH INCOME	MEDIAN HH INCOME	TOTAL POPULATION	HOUSEHOLDS	TOTAL BUSINESSES
\$81,950	\$61,714	151,084	65,827	6,236



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	10,614	79,159	151,084
Households	4,715	34,180	65,827
Average Household Income	\$79,054	\$74,192	\$81,950
Median Household Income	\$60,668	\$55,959	\$61,714
Total Businesses	286	2,548	6,236

CONTACT

TIP TOP PLAZA
AVAILABLE FOR LEASE



DYLAN LOCONTI

ASSOCIATE, RETAIL LEASING & SALES

216.536.4460

dloconti@passovgroup.com



PASSOV GROUP

COMMERCIAL BROKERAGE