



Tip Top Plaza

907 - 30th Street NE
Canton, OH 44714

SALE PRICE	\$2,050,000.00
TOTAL SQ FT	44,635
ACRES	5.63
PARCEL	5201851, 5219830, 10005742
YEAR BUILT	1955
ZONING	B1
NOI	\$194,916.00
CAP	9.5%
TRAFFIC	15,256 AADT (Market) 9,012 AADT (30th St)

Property Features

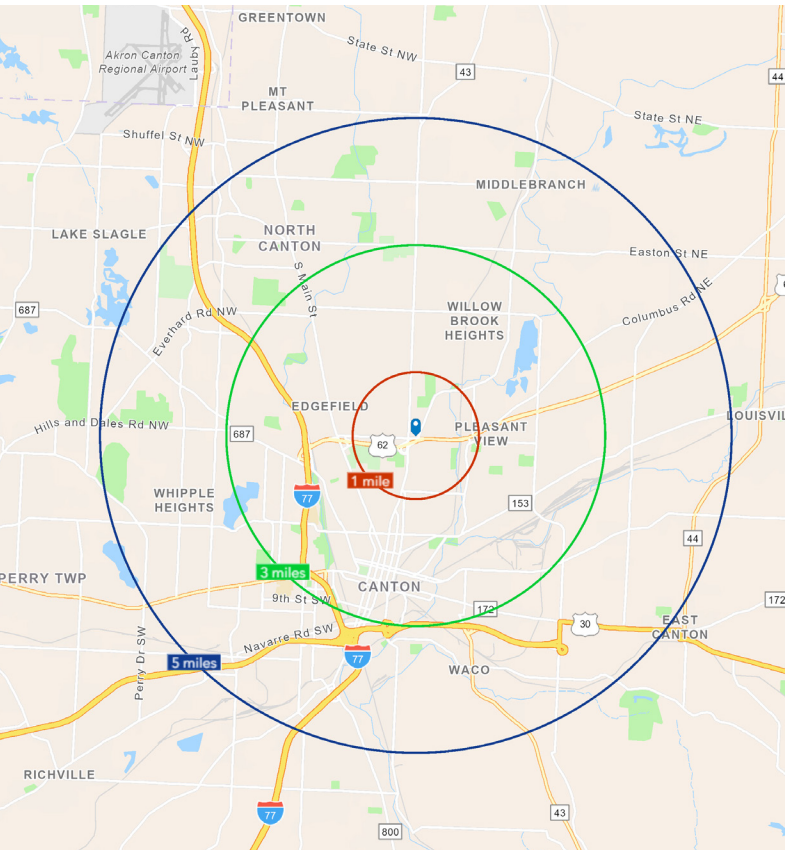
- Great opportunity to acquire this long standing neighborhood center in Canton, Ohio.
- 85% leased.
- Anchor tenant just signed a 5 year lease with annual rent increases, rent commenced October 2024.
- Only vacancy is 6,900/SF that has been completely renovated with new floor coverings, paint, ceiling tiles, LED lighting and bathroom fixtures.
- Adjacent 1.46 acre lot is also included in the sale.

Joe Jackson

330 933 6349
joe@naispring.com

Tom Jackson

330 418 1145
tom@naispring.com



DEMOGRAPHICS 2023 SUMMARY

Population	10,873	78,345	149,753
Households	4,663	33,480	64,996
Families	2,467	18,620	37,316
Average Household Size	2.17	2.25	2.25
Owner Occupied Housing Units	2,816	18,821	38,959
Renter Occupied Housing Units	1,847	14,659	26,037
Median Age	42.4	41.3	42.7
Median Household Income	\$55,139	\$44,385	\$51,540
Average Household Income \$	70,596	\$66,512	\$74,289



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8234 Pittsburg Ave NW
North Canton, OH 44720
+1 330 966 8800
naispring.com