



FOR SALE/LEASE

1 ACRE Outlot

Market Ave & 9th St NE

CANTON, OH 44702

SALE PRICE	\$450,000.00
LEASE RATE	\$3,500/month
LAND AREA	1 Acre
FRONTAGE	Approx 280' Market
ZONING	B5
COUNTY	Stark
TRAFFIC COUNT	17,208 Market Ave/9th St

- Approximately 1 acre corner out lot available for sale or lease.
- Located in opportunity zone.
- Downtown location at signalized intersection.
- Across from Canton Memorial Civic Center and Cultural Center For the Arts.

Sean Sanford

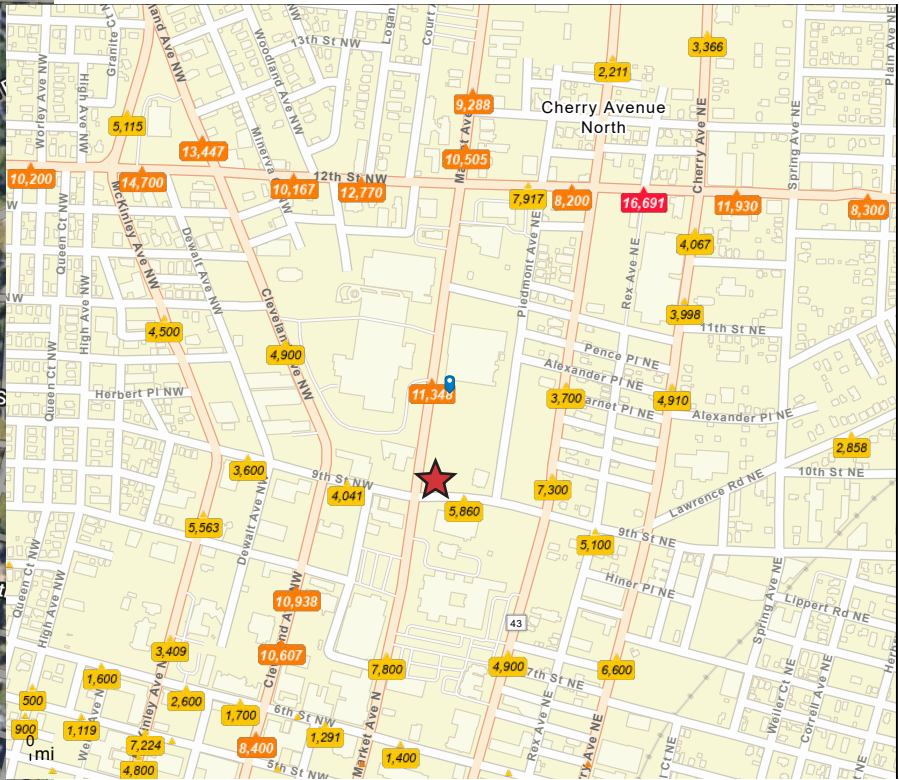
330 284 0331
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RETAILER MAP/TRAFFIC



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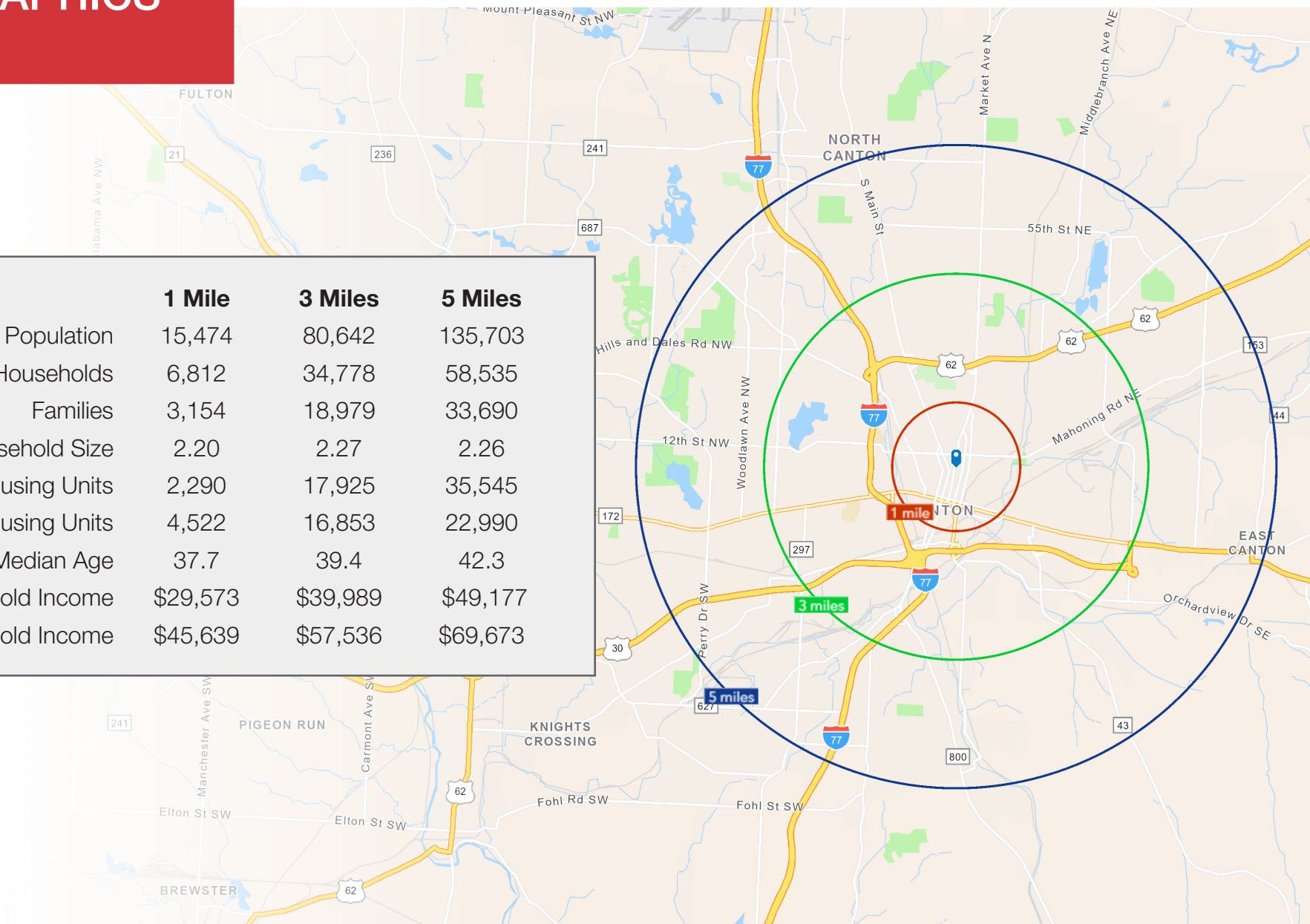
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DEMOGRAPHICS

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	15,474	80,642	135,703
Households	6,812	34,778	58,535
Families	3,154	18,979	33,690
Average Household Size	2.20	2.27	2.26
Owner Occupied Housing Units	2,290	17,925	35,545
Renter Occupied Housing Units	4,522	16,853	22,990
Median Age	37.7	39.4	42.3
Median Household Income	\$29,573	\$39,989	\$49,177
Average Household Income	\$45,639	\$57,536	\$69,673



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