

For Sale

Land

\$65,000 / acre



Faircrest Street SW

I-77 & Faircrest

Canton, Ohio 44706

Property Highlights

- Just south of Canton on I-77 at exit 101
- Minutes from Akron Canton Airport
- Excellent location for distribution, warehousing and corporate headquarters
- High exposure with excellent signage
- Agent Interest

Property Description

Development opportunity ideally located along I-77 at the Faircrest St SW exit 101. Approximately 28 acres available.

OFFERING SUMMARY

Sale Price	\$65,000 / acre
Lot Size	27.36 Acres
Zoning	B-3
County	Stark
Typography	Level
Parcel	8300026
Township	Canton City (CEDA)
Traffic counts	I-77 - 36,040 AADT
	Faircrest St - 9,425 AADT

For more information

Dan Spring, SIOR

O: 330 966 8800 x309
dan@naispring.com

Don Bester

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don@naispring.com



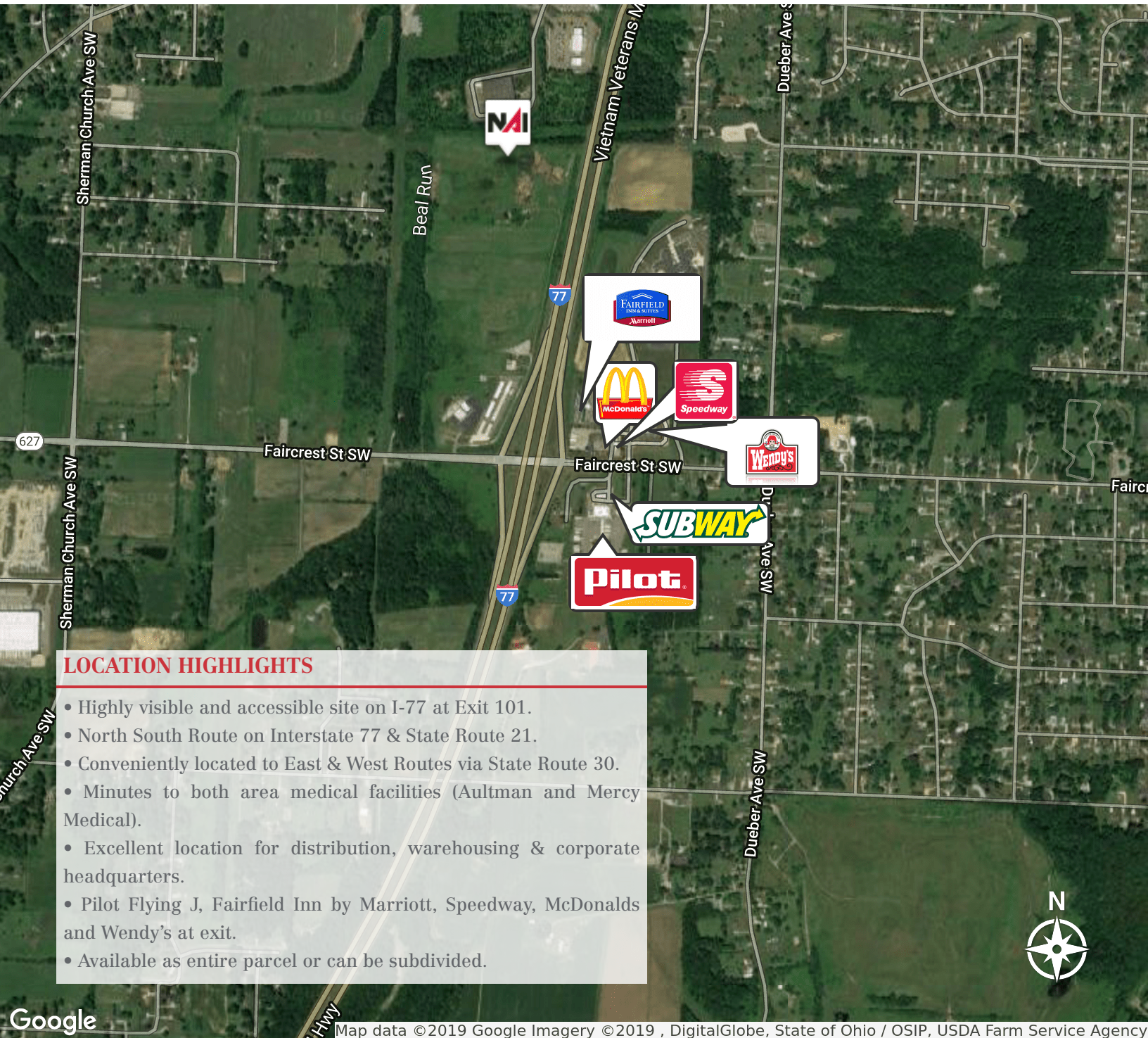
Information included or referred to herein is furnished by 3rd parties & is not guaranteed as to its accuracy or completeness. All information included or referred to herein is confidential & furnished solely for the purpose of your review in connection with a potential purchase/lease of the subject property(ies), as applicable. Independent estimates of proforma income & expenses should be developed by you before any decision is made on whether to make any purchase.

4607 Cleveland Avenue NW
Canton, OH 44709
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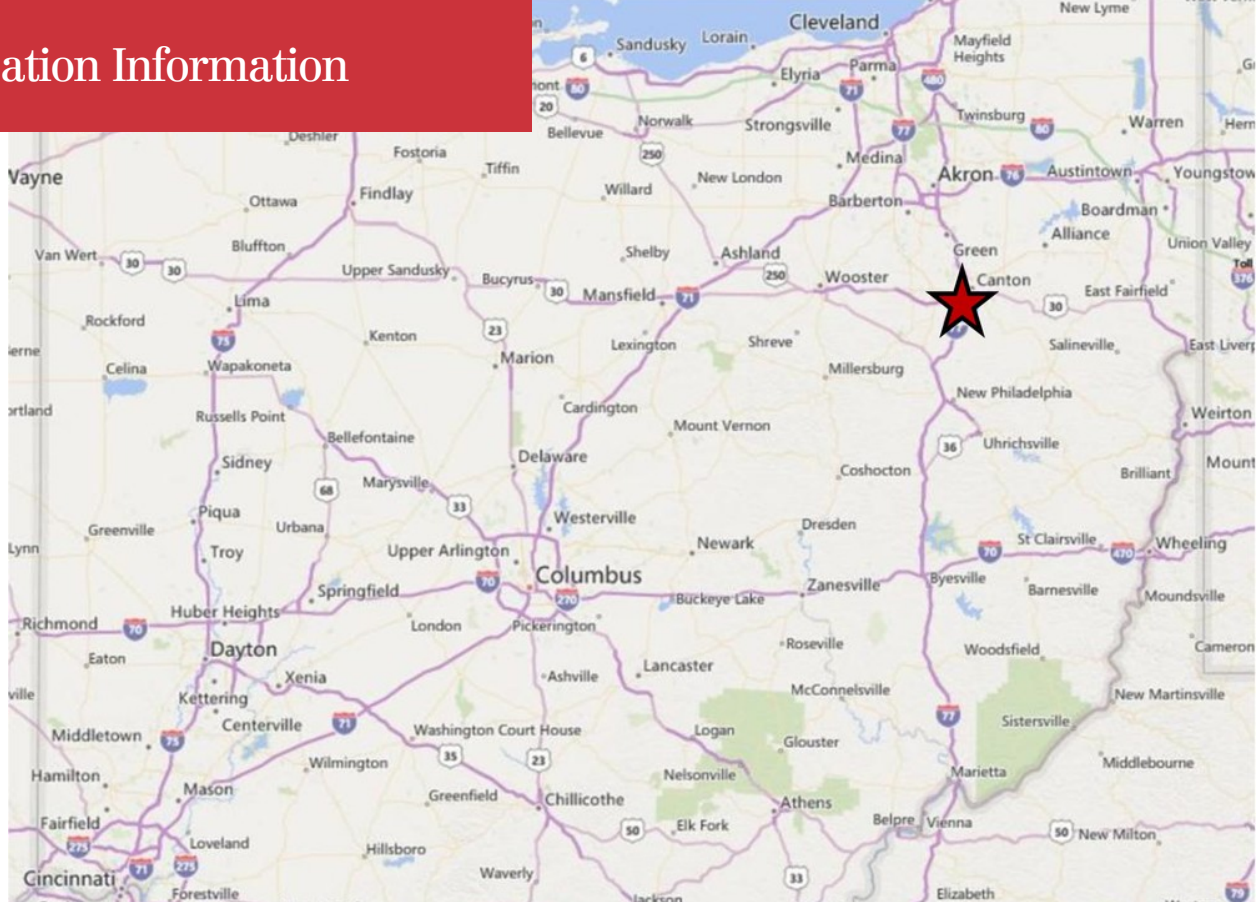
I-77 & Faircrest St. SW



LOCATION HIGHLIGHTS

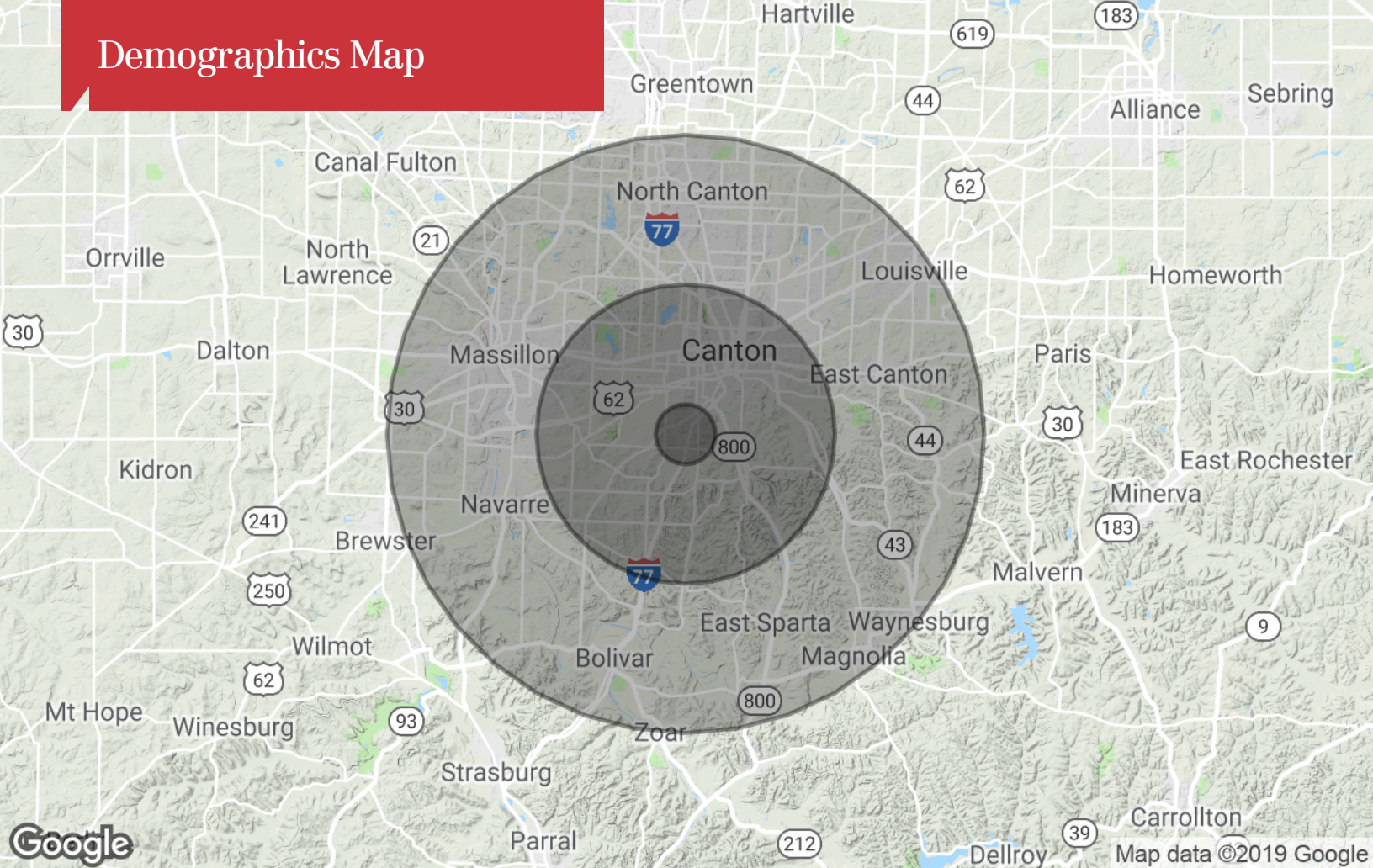
- Highly visible and accessible site on I-77 at Exit 101.
- North South Route on Interstate 77 & State Route 21.
- Conveniently located to East & West Routes via State Route 30.
- Minutes to both area medical facilities (Aultman and Mercy Medical).
- Excellent location for distribution, warehousing & corporate headquarters.
- Pilot Flying J, Fairfield Inn by Marriott, Speedway, McDonalds and Wendy's at exit.
- Available as entire parcel or can be subdivided.

Location Information



- Canton, Ohio, I-77 & OH-627, at Exit 101
- 3 miles from Route 30
- 12 miles to Canton/Akron (CAK) Airport
- 24 miles to Interstate 76
- 28 miles to Akron
- 60 miles to Interstate 70
- 61 miles to Youngstown
- 65 miles to Cleveland Hopkins
- 75 miles to Cleveland
- 103 miles to Marietta
- 125 miles to Columbus
- 232 miles to Cincinnati

Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,782	101,926	312,713
MEDIAN AGE	43.5	38.6	40.5
MEDIAN AGE (MALE)	42.3	37.0	38.8
MEDIAN AGE (FEMALE)	44.1	40.4	42.3

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	713	42,590	130,061
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$48,209	\$44,382	\$55,430
AVERAGE HOUSE VALUE	\$64,881	\$117,599	\$144,200

* Demographic data derived from 2010 US Census