



FOR SALE OR LEASE  
5615-5617 PORTAGE STREET NW  
NORTH CANTON, OH 44720

SALE PRICE: \$2,250,000 | LEASE RATE: \$2.79/SF NNN



## PROPERTY HIGHLIGHTS:

- Available:  $\pm 51,767$  SF on  $\pm 3$  parcels totaling 16.3 AC
- Tenant pays the following annual expenses:
- Tenant pays the following annual expenses: Insurance: \$10,404 | Blower maintenance (machines that keep the dome inflated): \$5,000 | Snow removal (2024/2025): \$4,000 | Taxes: \$52,000
- Built in 1992, renovated in 2022
- Frontage:  $\pm 506$  FT | Depth:  $\pm 1,198$  FT
- City sewer and water
- Monument signage available
- Parking:  $\pm 160$  spaces
- Zoning: Jackson Township - Rural Residential
- Traffic Count:  $\pm 22,000$
- Highway Access: 1 mile west of I-77
- Estimated annual property taxes: \$52,000



## LISTING AGENTS

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# SPORTS COMPLEX IN PRIME RETAIL AREA



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## PROPERTY OVERVIEW

This is your chance to own an incredible sports facility with over 50,000 SF of youth basketball courts inside, a 3/4-mile track, a concession stand, locker rooms, office space, lounge space, and viewing areas. The Sports Dome is a pressurized facility with 50' ceiling clears inside the space, making it flexible for many different types of recreation users and events. The exterior of the dome boasts ±16.3-acres of land, perfect for an additional structure or for outdoor use. Five existing tennis courts outside could be used or converted to pickleball courts, lending potential for additional revenue or expansion. The lot features over 150 parking spaces and the land boasts 500 feet of frontage. The current tenant will be moving out in August 2025.

## LOCATION OVERVIEW

Nestled along Portage Street NW in the heart of North Canton's vibrant Jackson Township, this expansive ±16.3-acre commercial/multi-use property offers unmatched flexibility and visibility. Zoned rural-residential with special use approval, this rare parcel merges the serenity of green, open space with seamless access to nearby retail. Just minutes from Akron-Canton Regional Airport and surrounded by a thriving community, the site provides strong commercial potential, ranging from senior living communities and wellness centers to religious, educational, or recreational campuses. It is slightly over one mile to I-77 and approximately three miles north of Beldon Village Mall.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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## INDOOR FEATURES INCLUDE

- Vestibule with private office
- 1 Men's single restroom | 1 Women's single restroom
- Women's locker room – 23 full lockers, 18 half lockers, 2 stalls, 2 showers, and a vanity area
- Men's locker room – 37 full lockers, 3 urinals, 1 stall
- Viewing lounge area (500+ SF) with sink
- Total of 4,095 SF (8 hardwood floored youth basketball courts)
- ¾ mile track inside the sports dome
- Concession area
- Small inside storage warehouse area
- 50-foot ceiling clears
- 50-year warranty on the dome structure



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## OUTDOOR FEATURES INCLUDE

- 5 Full size tennis courts
- More green space for expansion
- Multiple access points to the property
- Outdoor shed



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