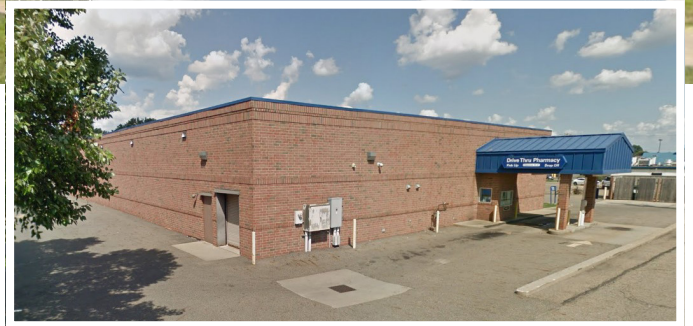




3720 Tuscarawas St W
Canton, Ohio 447

| | |
|---------------|---|
| SALE PRICE | \$2,000,000.00 |
| LEASE RATE | \$13.50/SF/NNN |
| TOTAL SQ FT | 11,301 |
| LAND AREA | 1.6 |
| PARCEL | 243265, 243584 |
| ZONING | B2 |
| FRONTAGE | 335' - Tuscarawas St 157' - Raff Rd SW |
| TRAFFIC COUNT | 31,672 AADT |
| TAXES | \$54,401.40/year |



Property Features

- Great location on the corner of Tuscarawas St and Raff Road.
- Located near big retailers like Walmart, JC Penny and Giant Eagle.
- Ingress/Egress from three separate roads
- 75 Parking spaces
- Drive Thru

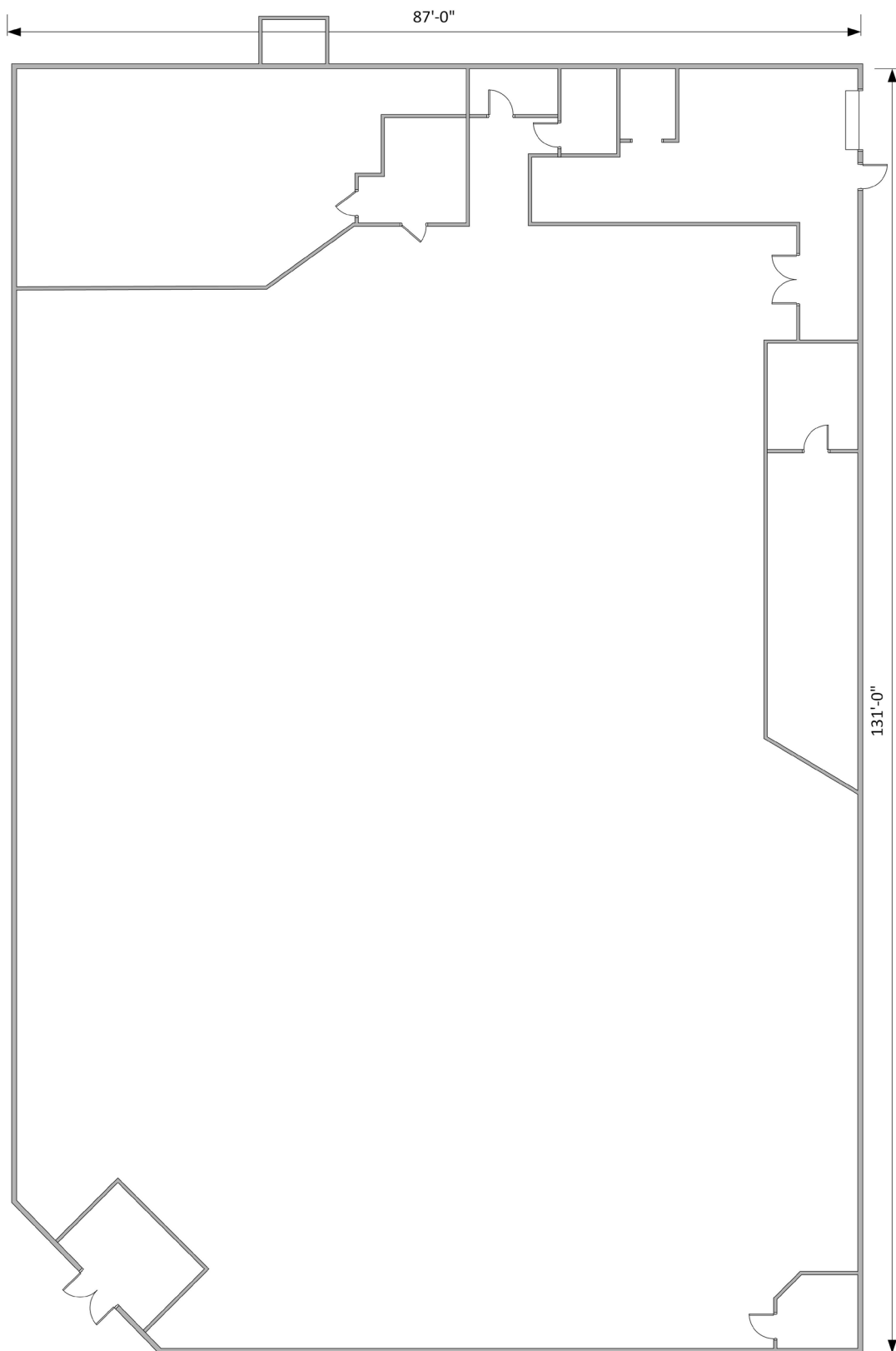
Sean Sanford

330 284 0331 • sean@naispring.com

Jared Sanford

330 354 3466 • jared@naispring.com

FLOOR PLAN



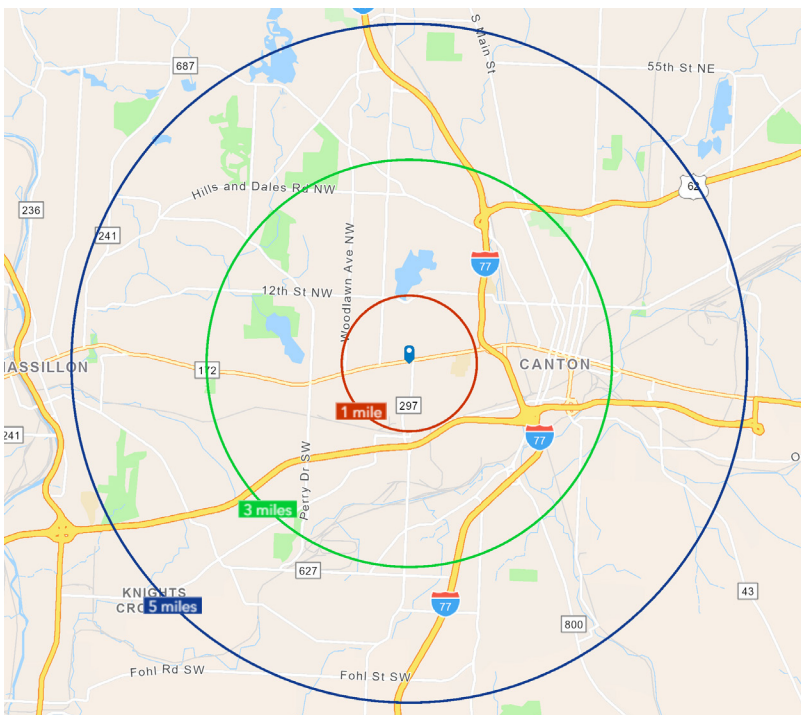
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DEMOGRAPHICS/TRAFFIC

2024 Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Population | 14,260 | 69,755 | 146,677 |
| Households | 6,069 | 30,296 | 64,413 |
| Families | 3,339 | 16,269 | 35,939 |
| Average Household Size | 2.34 | 2.26 | 2.23 |
| Owner Occupied Housing Units | 3,367 | 16,646 | 38,448 |
| Renter Occupied Housing Units | 2,702 | 13,650 | 25,965 |
| Median Age | 37.2 | 39.8 | 41.3 |
| Median Household Income | \$50,527 | \$49,710 | \$54,685 |
| Average Household Income | \$62,143 | \$66,797 | \$74,108 |



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MAPS



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