

6.94 ACRES • PRIME DEVELOPMENT LAND • NORTH CANTON



**6600 Frank Ave.
North Canton, OH 44720**

Property Details

- Strategic Location: Situated in a high-growth corridor with easy access to I-77 and Akron-Canton Airport. 18,000 cars per day on Frank Ave.
- Flexible Zoning: B2 Zoning ideal for retail establishments, service businesses, restaurants and cafés, office, entertainment venues, etc.
- High-Demand Market: North Canton boasts strong economic growth, top-rated schools, and a thriving business community.
- Infrastructure Ready: Utilities (water, sewer, gas, electric) available on site.
- Strong Demographics: Surrounded by affluent neighborhoods, retail hubs, and corporate offices.
- High Traffic & Visibility: Exceptional 250 ft frontage on a well-traveled road, maximizing development potential.
- Proximity to Key Amenities: Near shopping centers, dining, medical facilities, and entertainment.

For more information: Evan Pannell | Vice President | 330.715.4801 | evan.pannell@naipvc.com

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NAIPleasant Valley

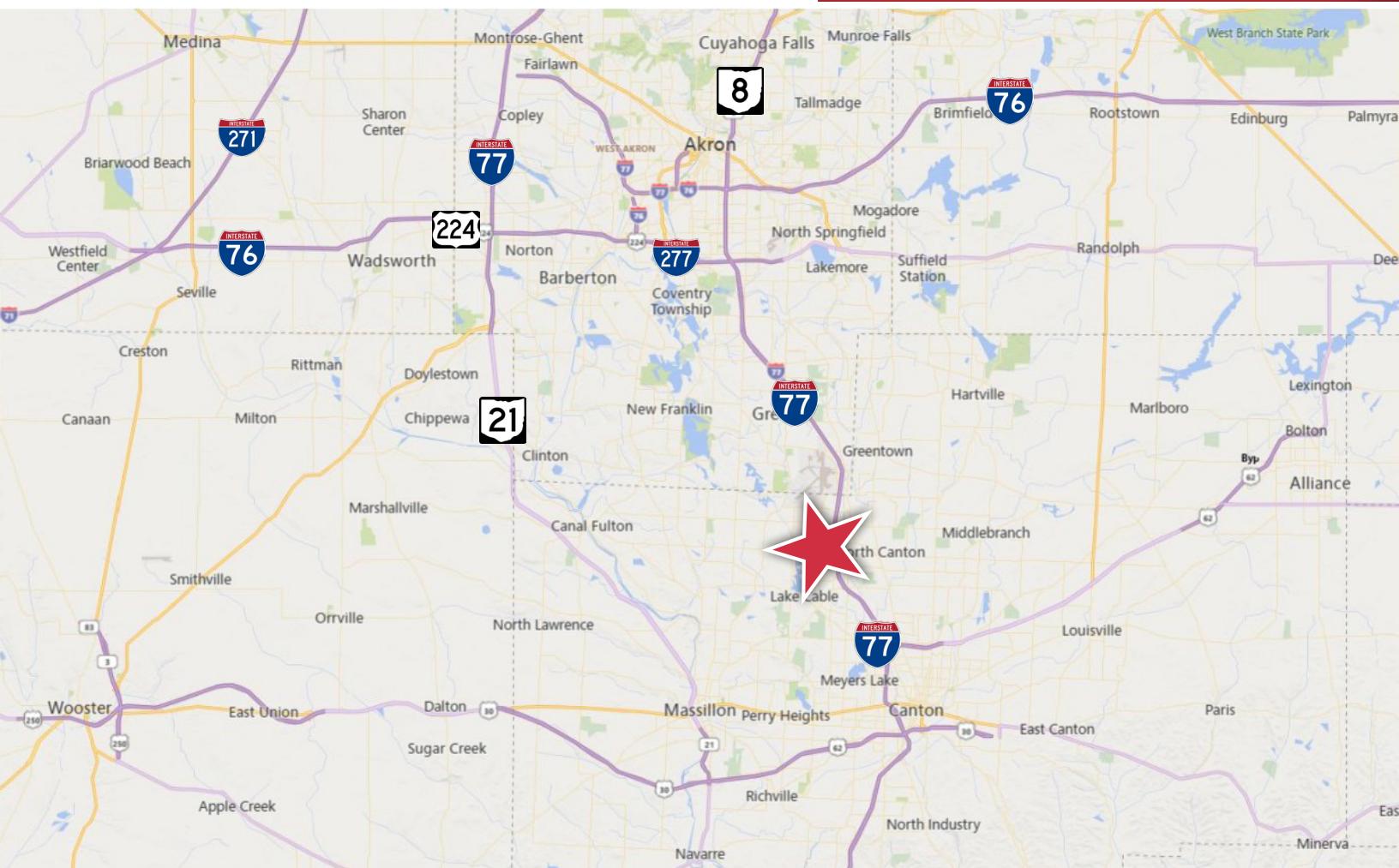
FOR SALE
DEVELOPMENT LAND



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North Canton, Ohio

North Canton, Ohio, is a city in Stark County with a population of 17,842 as of 2020. The city covers 6.4 square miles, the city is traversed by the West Branch of Nimishillen Creek. North Canton has seen steady population growth, with a significant rise in the mid-20th century. The median age is 42.5, and about 34.3% of residents hold a bachelor's degree or higher. Educational institutions include North Canton City Schools, St. Paul School, and Walsh University, a private Catholic institution.

Demographics	1 Mile	3 Miles	5 Miles
Population:	3,631	40,146	116,021
Households:	1,632	18,390	50,185
Median Age:	42.4	43.7	44.1
Average HH Income:	\$86,193	\$79,923	\$81,727

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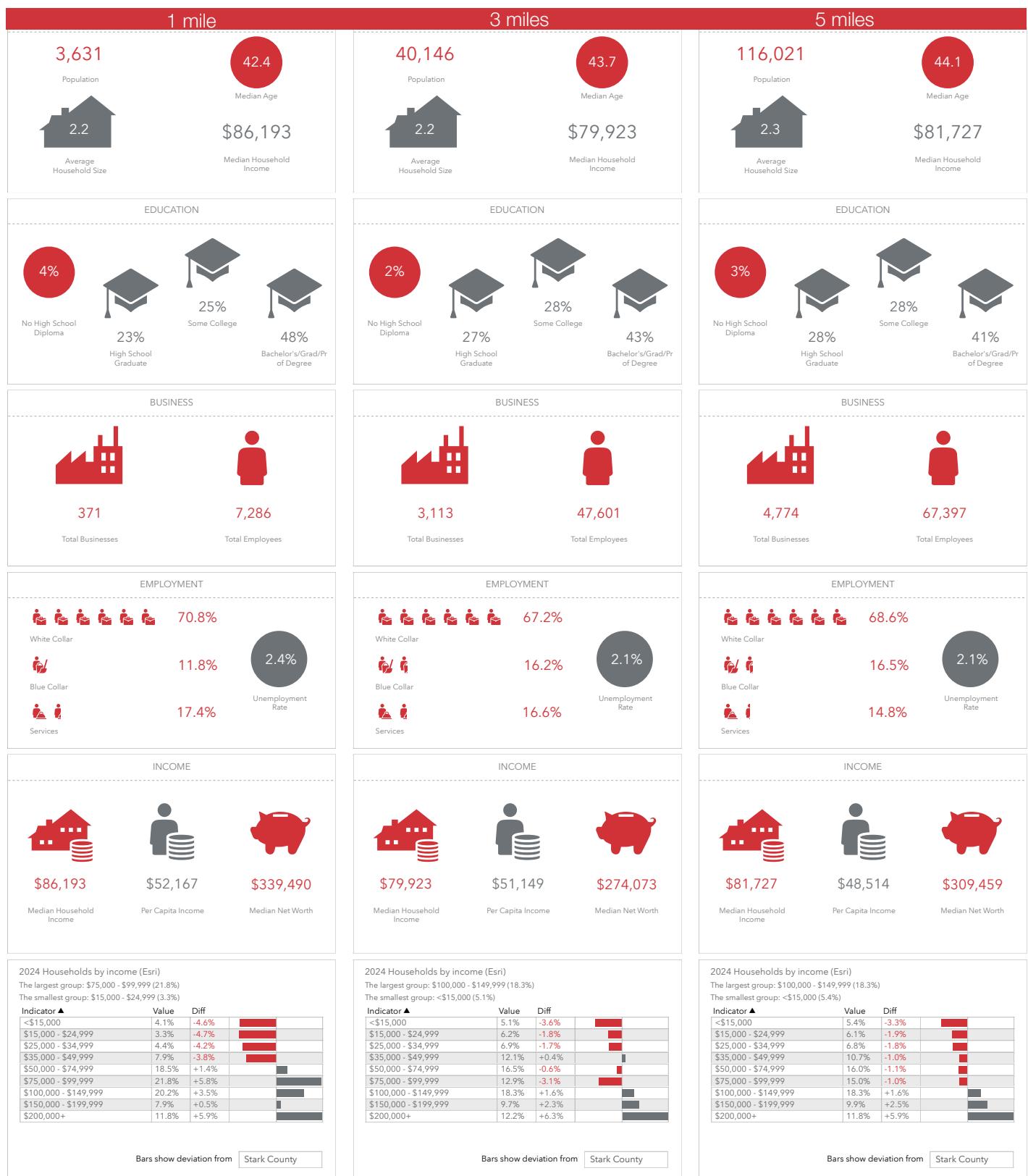
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