



# OFFERING MEMORANDUM

## Surgery Center & Medical Office Space

3120 Parkway St NW  
Canton, OH 44708



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# EXECUTIVE SUMMARY



# Executive Summary

SALE PRICE	\$2,700,000.00
PRICE PSF	\$113.44
Building Size	23,801
Land Acres	4.40
Year Built	1930
Year Renovated	2011
APN	1480024 & 283460
County	Stark
Zoning	PB3
Buildings	2
Stories	2
Elevator	Yes
ADA Compliant	Yes
Sprinklers	Yes
Taxes	\$49,681.70/year



# Building Details

- This medical office building was formerly a United States army building. Purchased in 2010, the owner has done approximately \$3 million dollars worth of improvements. The construction is above average and has been very well maintained.
- It is located in Canton, Ohio, and is close to local thoroughfares and Interstate 77.
- There are three (3) operating rooms, eighteen (18) exam rooms, labs, and doctors' private offices. In addition, the staff break area has a full kitchen, nap area, and employee locker areas. There is an elevator and a mezzanine level area for storage as well.
- The building is complete with an energy efficient lighting and HVAC system, including automated and zoned heating and cooling systems. It also has sound-masking systems, lockers, showers, oxygen/gas/vacuum and bed warming systems.
- The building is modern with excellent finishes. The surgery center has barely been used.
- There are three points of ingress and egress to the property.
- Closely located to area hospitals: Cleveland Clinic Mercy (3.3 miles), Aultman Hospital (4.1 miles), and Cleveland Clinic (59 miles).
- A separate 3,920 SF garage/storage building is also included with the purchase.





# PROPERTY OVERVIEW



3120 Parkway St NW, Canton, Ohio 44708



Year Built /  
Renovated

1930/  
2011



Total Sq Ft

23,801 SF



Number of  
Buildings

2



Number of  
Stories

2



Land Area

4.4/Ac



Tax ID

1480024  
283460



Zoning

PB3

# INTERIOR PHOTOS





# INTERIOR PHOTOS

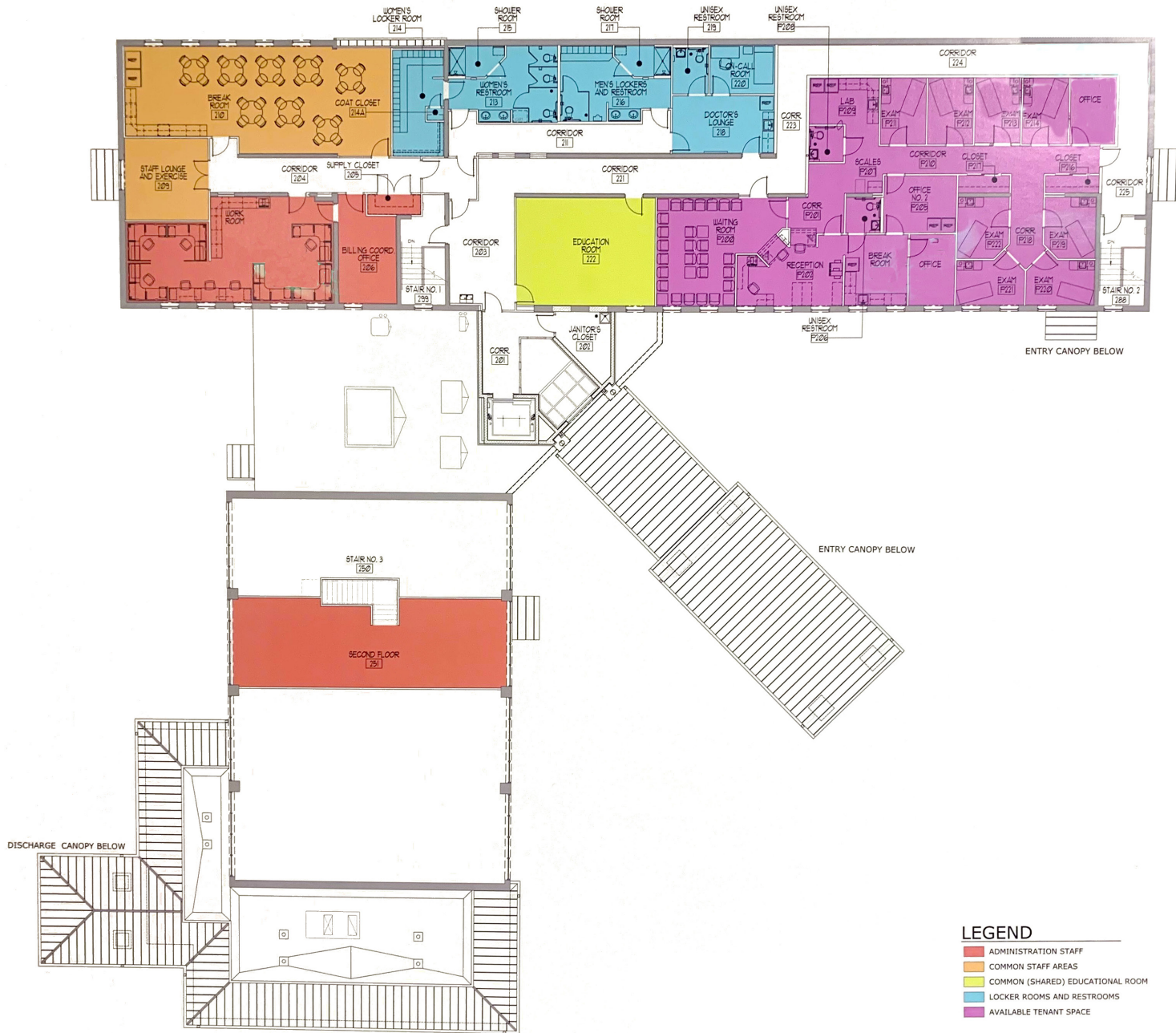


# 1ST FLOOR PLANS



- LEGEND**
- ADMINISTRATION STAFF
  - DOCTOR OFFICES
  - NURSE STATION, LAB AND EXAM
  - RESTROOMS AND JANITOR'S
  - SURGERY & RECOVERY
  - WAITING ROOM & RECEPTION
  - MERCY MEDICAL SATELLITE

# 2ND FLOOR PLANS



**LEGEND**

- ADMINISTRATION STAFF
- COMMON STAFF AREAS
- COMMON (SHARED) EDUCATIONAL ROOM
- LOCKER ROOMS AND RESTROOMS
- AVAILABLE TENANT SPACE



LAKESIDE AVE NW

PARKWAY ST NW

13th St NW

# MARKET OVERVIEW

# Market Overview

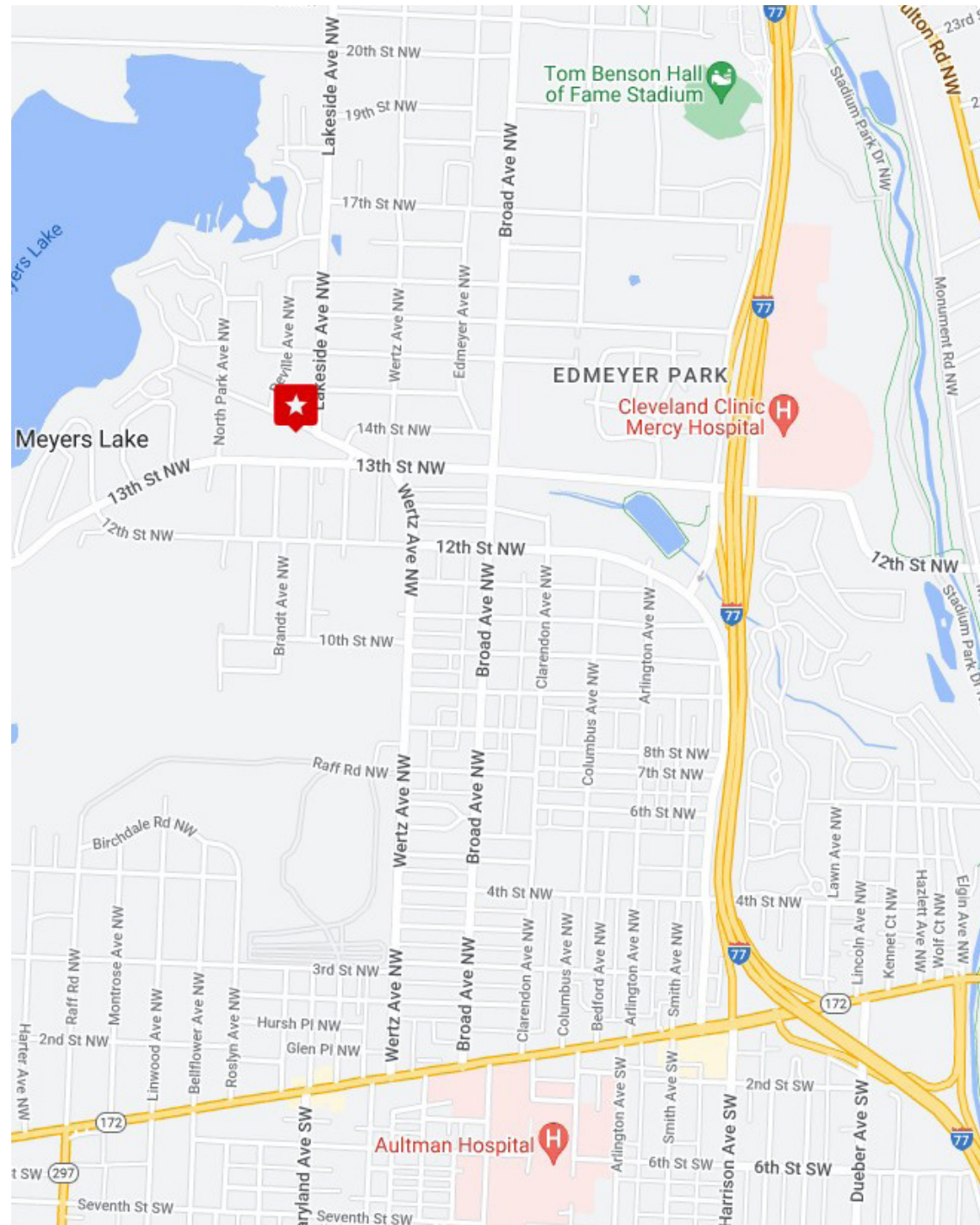
Stark County is strategically located in Northeast Ohio which serves as the crossroads of the Eastern and Midwestern U.S. markets. Stark County's network of highways provides easy access to other major Ohio cities and to the larger cities and markets of the Midwest and East Coast including Cleveland, Columbus, Cincinnati, Detroit, Indianapolis, Chicago, Pittsburgh, Buffalo, Philadelphia, New York City, Boston and Washington, D.C.

Among the interstate highways providing access to the U.S. include I-77, U.S. Route 30 that links to I-71, Interstate 76 near Akron and the Ohio Turnpike that links to I-76 and to I-80 to the East Coast. Additionally, the Akron-Canton Airport (CAK), located just west of I-77 between Canton and Akron, offers the lowest average airline fares in Ohio. CAK provides nonstop air service to 11 cities in the U.S. and access to the world with only one-stop.

Growing companies choose to operate in Stark County for several reasons including the availability of a skilled workforce, its transportation hub, and low-cost utilities. It is also home to six colleges and universities that collaborate with businesses to help them innovate and adapt, train and prepare employees for jobs in emerging technologies.

Stark County is nationally recognized for serving as the location of the NFL Professional Football Hall of Fame and the Hall of Fame Village. The area is also the world headquarters for several large corporations including The Timken Company, Metallus, Inc, Diebold Nixdorf Corporation, the Kenan Advantage Group, and Shearer's Foods. The county is home to hundreds of other service and manufacturing companies that have all recognized the business edge they get from Stark County's excellent accessibility to the U.S. market and its lower cost of living.

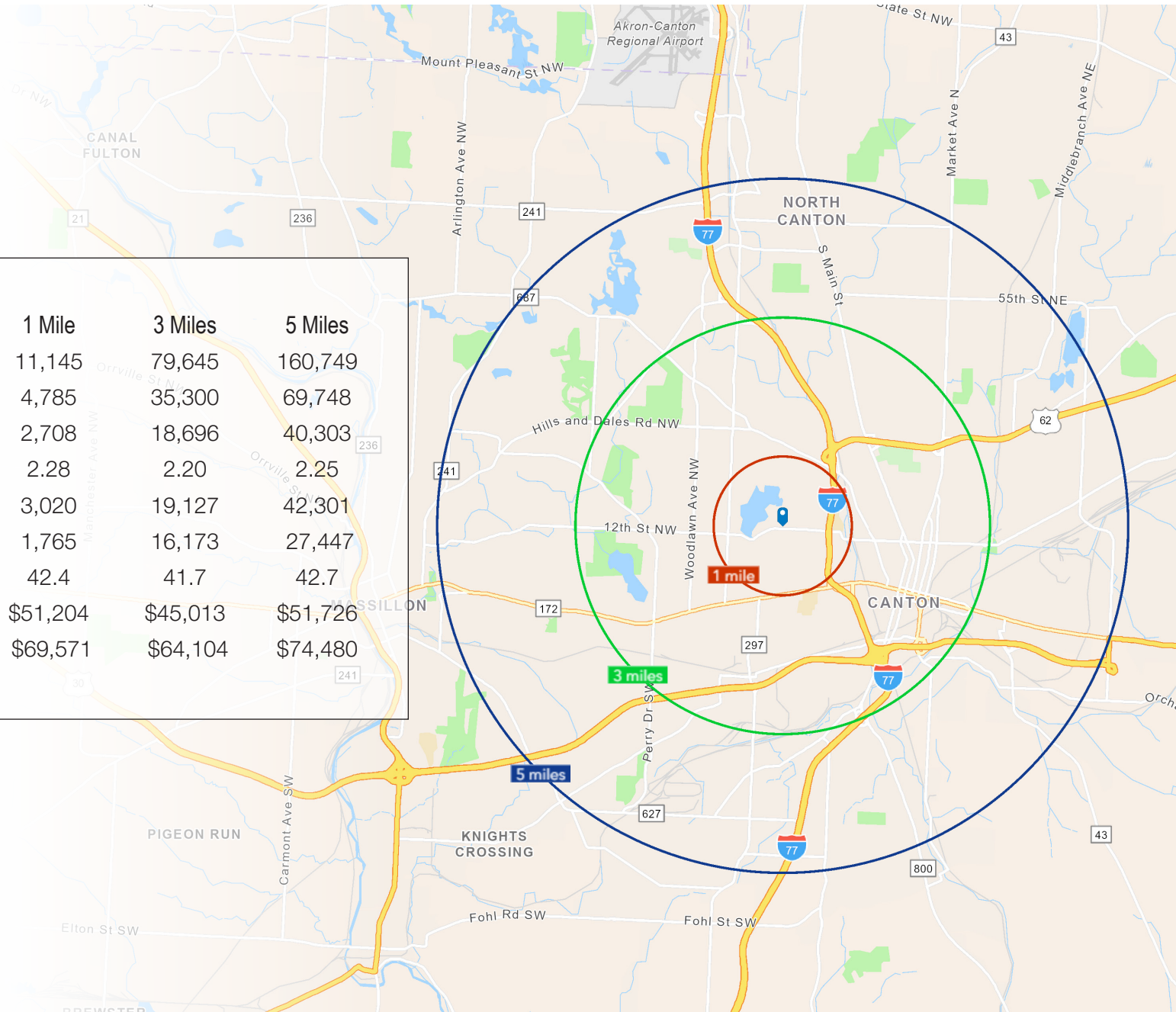
*(Stark County Development Board)*



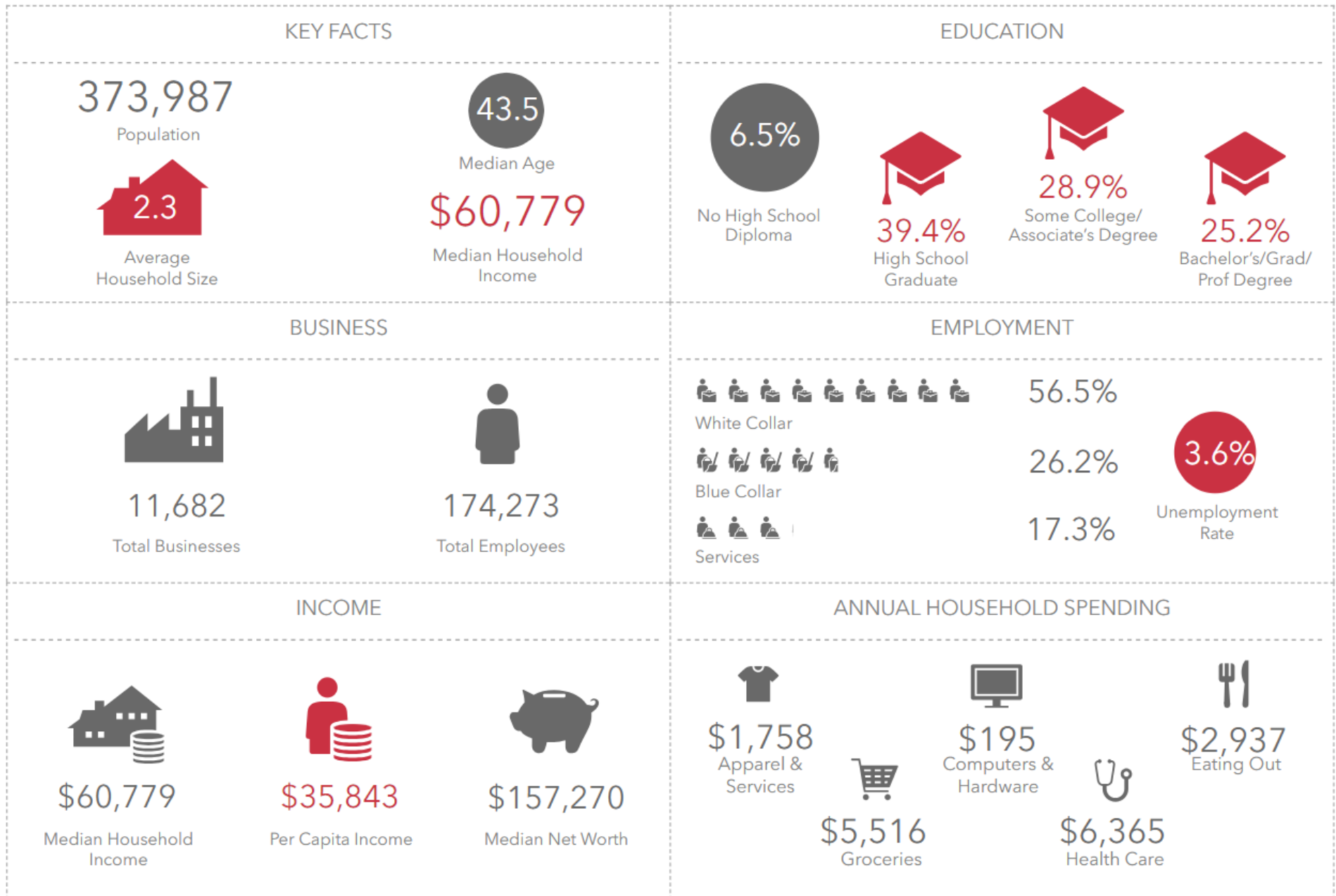
# Demographics

## 2023 Summary

	1 Mile	3 Miles	5 Miles
Population	11,145	79,645	160,749
Households	4,785	35,300	69,748
Families	2,708	18,696	40,303
Average Household Size	2.28	2.20	2.25
Owner Occupied Housing Units	3,020	19,127	42,301
Renter Occupied Housing Units	1,765	16,173	27,447
Median Age	42.4	41.7	42.7
Median Household Income	\$51,204	\$45,013	\$51,726
Average Household Income	\$69,571	\$64,104	\$74,480



# Stark County by the Numbers



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