

**FOR SALE | FORMER BANK BRANCH WITH DOUBLE DRIVE THROUGH**

**420 BEVERLY AVE, CANAL FULTON, OH 44614**





## PROPERTY HIGHLIGHTS

- Building Size: 3200 SF
- Lot Size: .81 acres
- Parking: 20 spaces
- Parcel Number: 09501563
- Built:1979
- Located on highest trafficked thoroughfare of Canal Fulton featuring national retailers and restaurants.
- Traffic Counts: Locust St. 10,649 vehicles per day
- Signalized intersection
- Two drive through lanes
- Frontage: 66’ on Beverly Ave.; 54’ on Locust St.
- Highly visible signage capabilities
- Priced below replacement cost.
- Neighboring national brands in retail corridor:
  - McDonalds, Taco Bell, Giant Eagle, Tractor Supply Co., Pizza Hut, Domino’s, Dairy Queen, Subway, Snap Fitness, AutoZone, Verizon, Jackson Hewitt
- Affluent Demographics with household incomes of \$95k - \$113k in a 1-5 mile radius.
- Finished basement



## DEMOGRAPHICS

	ESRI (BUSINESS ANALYST)		
	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION -	3,532	14,991	37,586
2025 HOUSEHOLDS -	1,492	5,828	14,536
2025 DAYTIME POPULATION -	1,954	3,573	8,021
2025 DAYTIME EMPLOYEES -	2,193	4,180	8,864

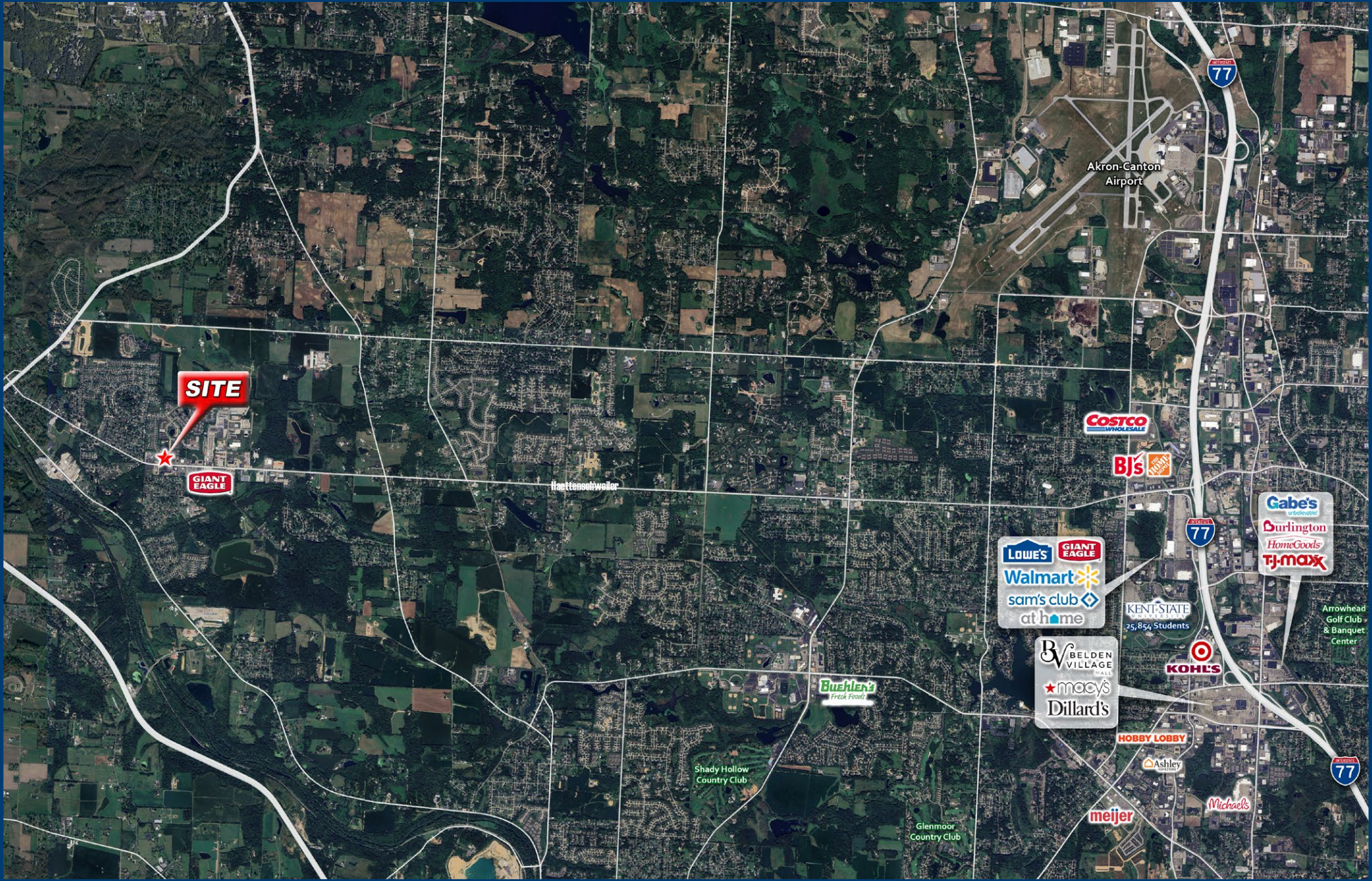














# CONFIDENTIALITY DISCLAIMER

420 BEVERLY AVE, CANAL FULTON, OH 44614

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