

2864-2922 WHIPPLE AVENUE NORTHWEST, CANTON, OH 44708



## PROPERTY DESCRIPTION

Convenient Plain Township location, two means of ingress/egress and great street visibility. Just south of Belden Village.

+/- 40 parking spots in the front of the plaza with signage on busy Whipple Ave across from Acme grocery. +/- 78 parking spaces in the rear of the plaza.

Tenants responsible for electric, cable/internet/phone and HVAC filter changes. All electric building. Owner pays Real Estate Taxes, Property Insurance, water/sewer, trash, snow plowing & major HVAC replacement/maintenance.

Mix of tenants including professional office, retail & healthcare - including dentist & optometrist.

## LOCATION DESCRIPTION

From I-77 at Fulton Dr exit in Canton, take Fulton west to Hills & Dales Rd, keep straight to Whipple Ave light. Turn left (south). Property on left.

Zoned B-1 Neighborhood District: May be used for retail uses, personal services, food sales, barber or beauty shop, shoe repair shops and other similar uses. Plain Township has no corporate or personal income tax.

<b>Lease Rate:</b>	\$875, \$1,785 & \$1,900 / MO (MG lease)
<b>Available SF:</b>	800, 1,600 & 1,900 SF
<b>Lot Size:</b>	1.32 Acres
<b>Building Size:</b>	20,100 SF
<b>Traffic Count:</b>	17,143 Vehicles Per Day

### Spencer Hartung

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2866 WHIPPLE- 1,900 SF END CAP OFFICE / MEDICAL	Available	1,900 SF	Modified Gross	\$1,900 per month	1,900 SF office/medical suite with reception room with viewing window, large waiting area, and seven (7) private offices and one (1) restroom. Previously leased to a therapist. \$1,900 / month + utilities.
2882 Whipple - 800 SF OFFICE/MEDICAL SPACE	Available	800 SF	Modified Gross	\$13.13 SF/yr	Suite 2882: 800 SF office with reception/waiting area, three (3) private offices and a restroom. \$13.13 / SF Modified Gross or \$875.00 / month + electric & cable/internet/phone.
2900 WHIPPLE - 1,600 SF MEDICAL/OFFICE SPACE	Available	1,600 SF	Modified Gross	\$1,785 per month	1,600 SF medical/office. Dentist is vacating January 31st. The suite has a waiting room with restroom, reception, office with private entrance/exit, second private office/consultation room, breakroom with coffee bar and restroom and two open concept areas that are being used for dental treatments. Could easily be used as traditional office. \$1,785 / month + utilities.

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2866 WHIPPLE - 1.900 SF

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# WHIPPLE CENTRE

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FOR SALE / LEASE



Pylon Sign



2866 Whipple



2866 Whipple

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FOR SALE / LEASE



2882 Whipple Ave NW

2882 Whipple

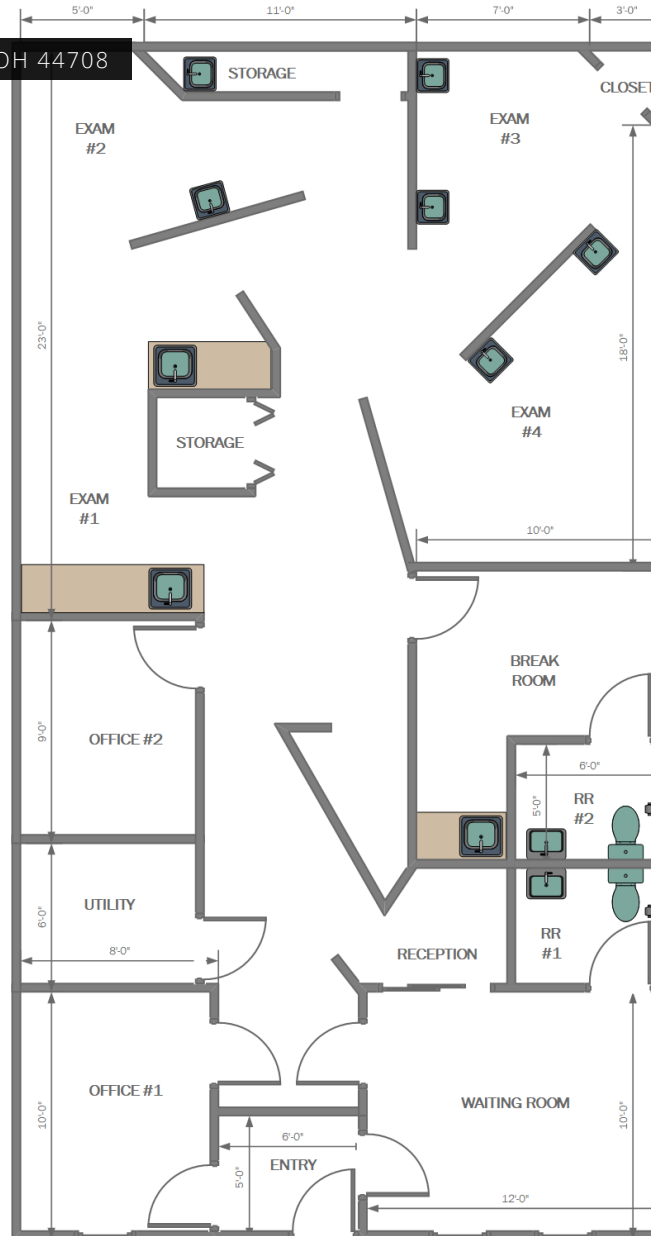
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2900 WHIPPLE - 1,600 SF

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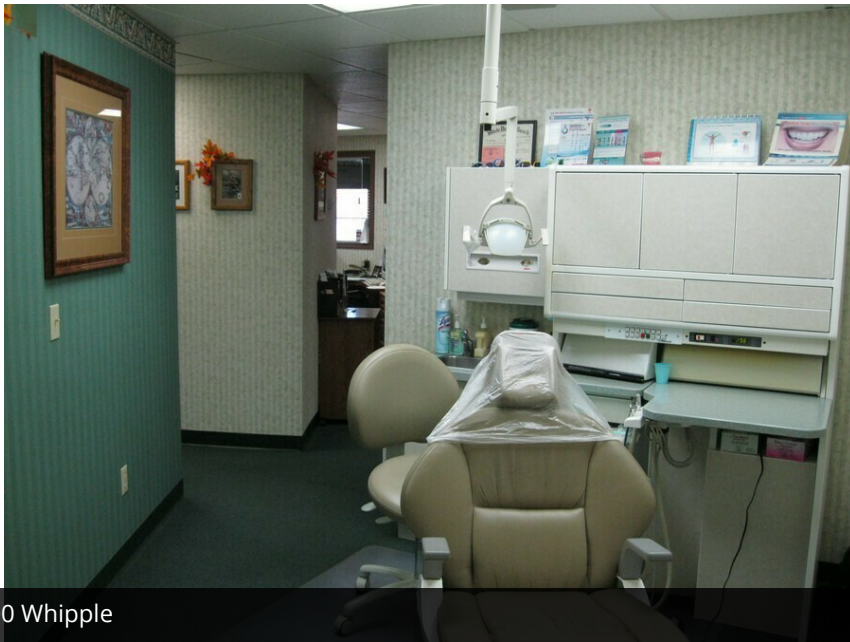
FOR SALE / LEASE



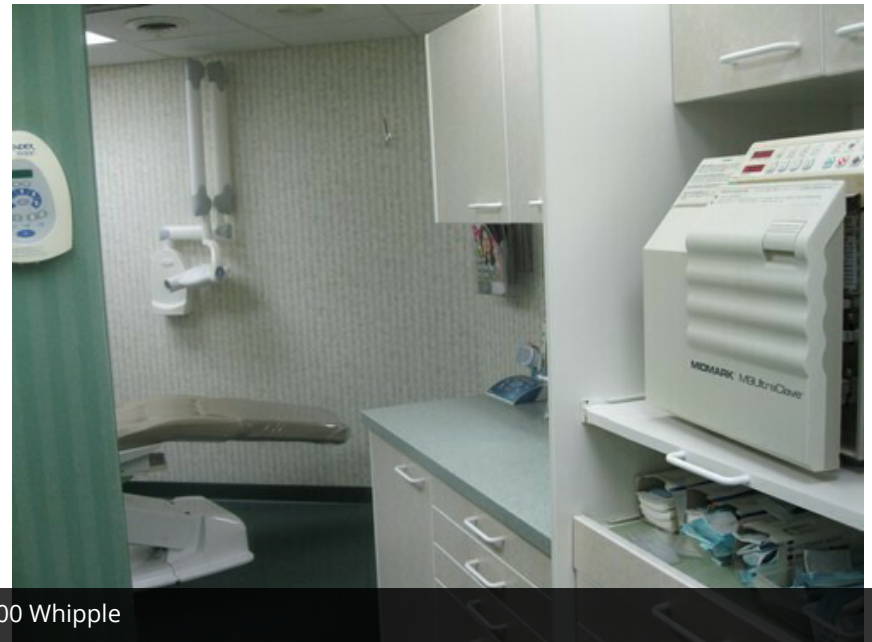
2900 Whipple



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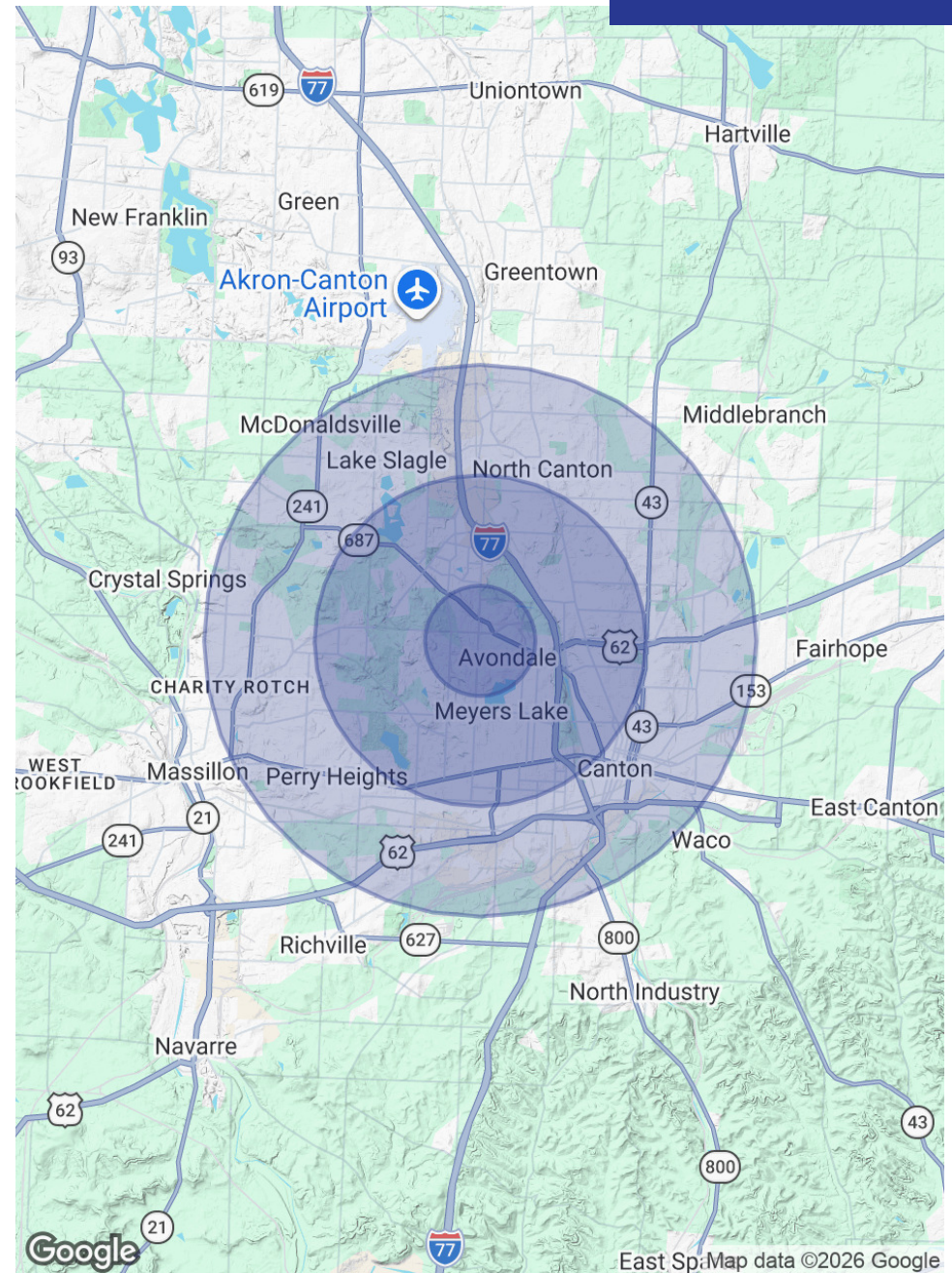
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,961	71,713	169,596
Average Age	51	43	42
Average Age (Male)	48	41	41
Average Age (Female)	52	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,058	32,028	73,613
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$91,774	\$75,673	\$80,738
Average House Value	\$229,599	\$184,075	\$191,516

Demographics data derived from AlphaMap



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