

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. Plain Township has no corporate or personal income tax.

+/- 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 & medical.

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 office, medical, 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.

Lease Rate:	\$875 - \$1,900 / MO (MG lease)
Available SF:	752, 800, 848, 1,600 & 1,900 SF
Lot Size:	1.32 Acres
Building Size:	20,100 SF
Traffic Count:	17,143 Vehicles Per Day

Spencer Hartung

Vice President, Senior Sales Associate
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2866 WHIPPLE- 1,900 SF END CAP OFFICE / MEDICAL	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.
2900 WHIPPLE - 1,600 SF MEDICAL/OFFICE SPACE	1,600 SF	Modified Gross	\$1,785 per month	1,600 SF medical or office. Former Dentist office. The suite has a waiting room with restroom, reception, office with private entrance/exit, second private office/consultation room, breakroom with coffee bar and second restroom and two open concept areas that are being used for dental treatments. Could easily be used as traditional office. \$1,785 / month + utilities.
2908 B WHIPPLE - 848 SQ.FT. OFFICE / SERVICE SPACE	848 SF	Modified Gross	\$900 per month	848 SF office/service space with a mix of carpet and tile flooring, new ADA restroom, private office, open concept space and storage room. \$900 / month + utilities.
2912 WHIPPLE SUITE 2 - 752 SQ.FT. OFFICE / SERVICE SPACE	752 SF	Modified Gross	\$875 per month	752 SF office/service space with a mix of carpet and tile flooring, open concept office or bullpen area, new ADA restroom, office/reception and storage room. \$875 / month + utilities.
2912 WHIPPLE SUITE 5 - 800 SQ.FT. OFFICE SPACE	800 SF	Modified Gross	\$900 per month	800 SF office space with a mix of carpet and tile flooring, front office or reception, private office, conference room and restroom. \$900/ month + utilities.
2912 WHIPPLE SUITE 3 & 4 - 1,600 SQ.FT. OFFICE SPACE	1,600 SF	Modified Gross	\$1,785 per month	1,600 Sf office space with a mix of carpet and tile flooring, lobby/waiting room, reception, 4 private offices, 5th office or break room, restroom, and coffee bar area. \$1,785 / month + utilities.

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**PUTMAN
PROPERTIES**
Est. 1985

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FOR LEASE



Pylon Sign



2866 Whipple



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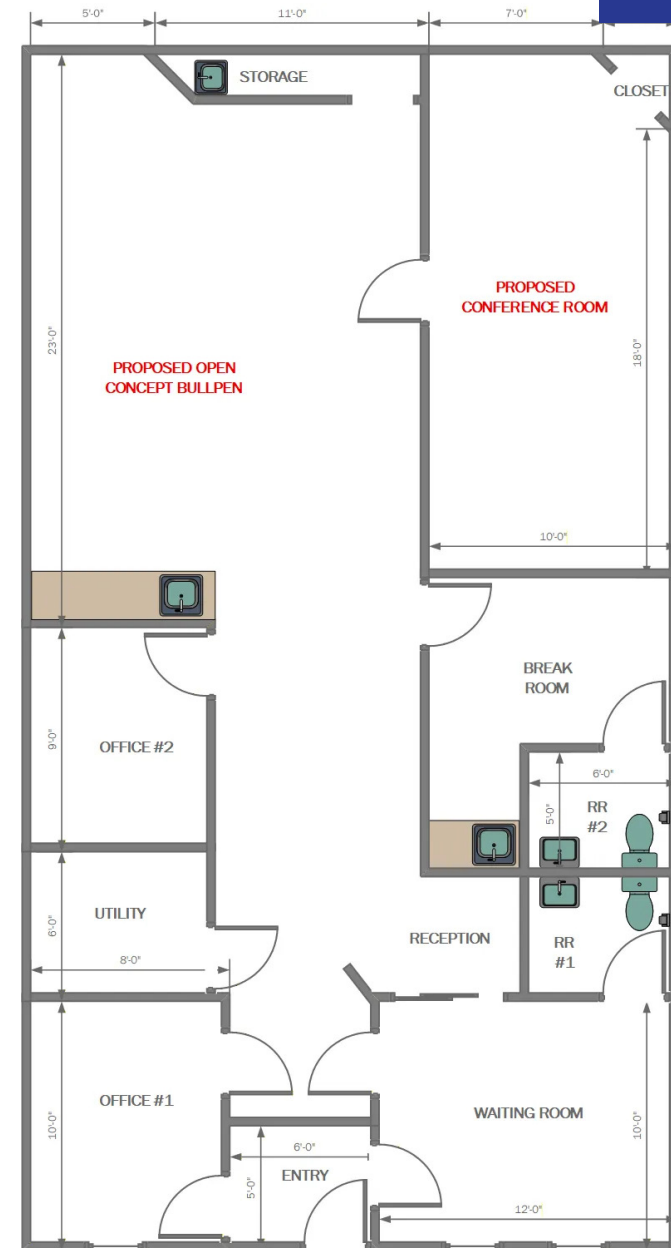
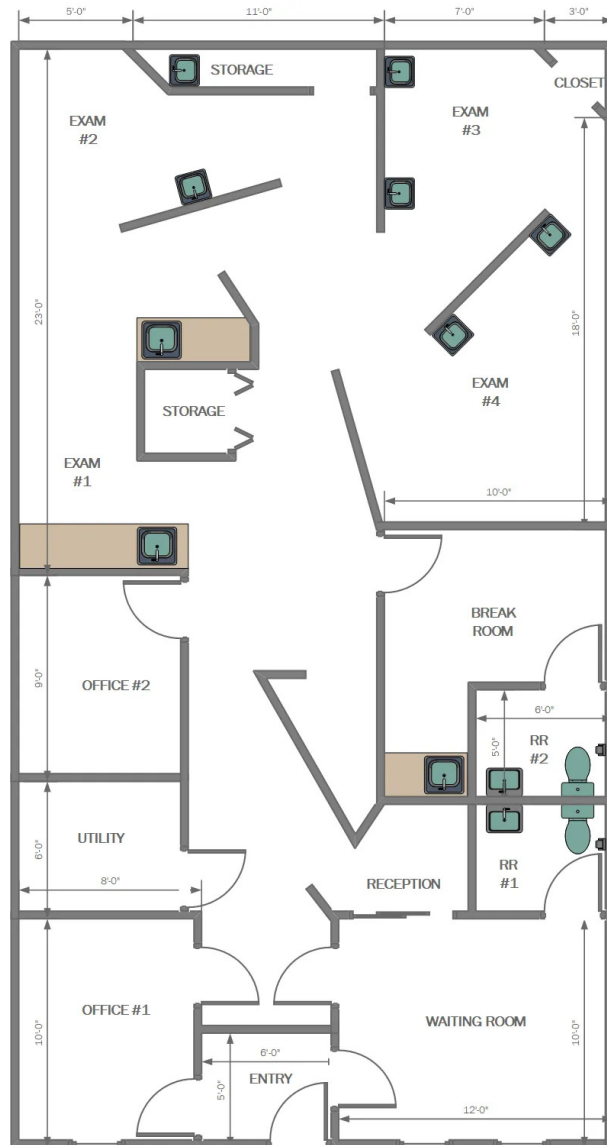
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4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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2900 Whipple



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2908B - 2912 Whipple Ave NW - Rear

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FOR LEASE



2912 Suites 3 & 4



2912 Suite 2



2912 Suites 3 & 4



2912 Suite 5

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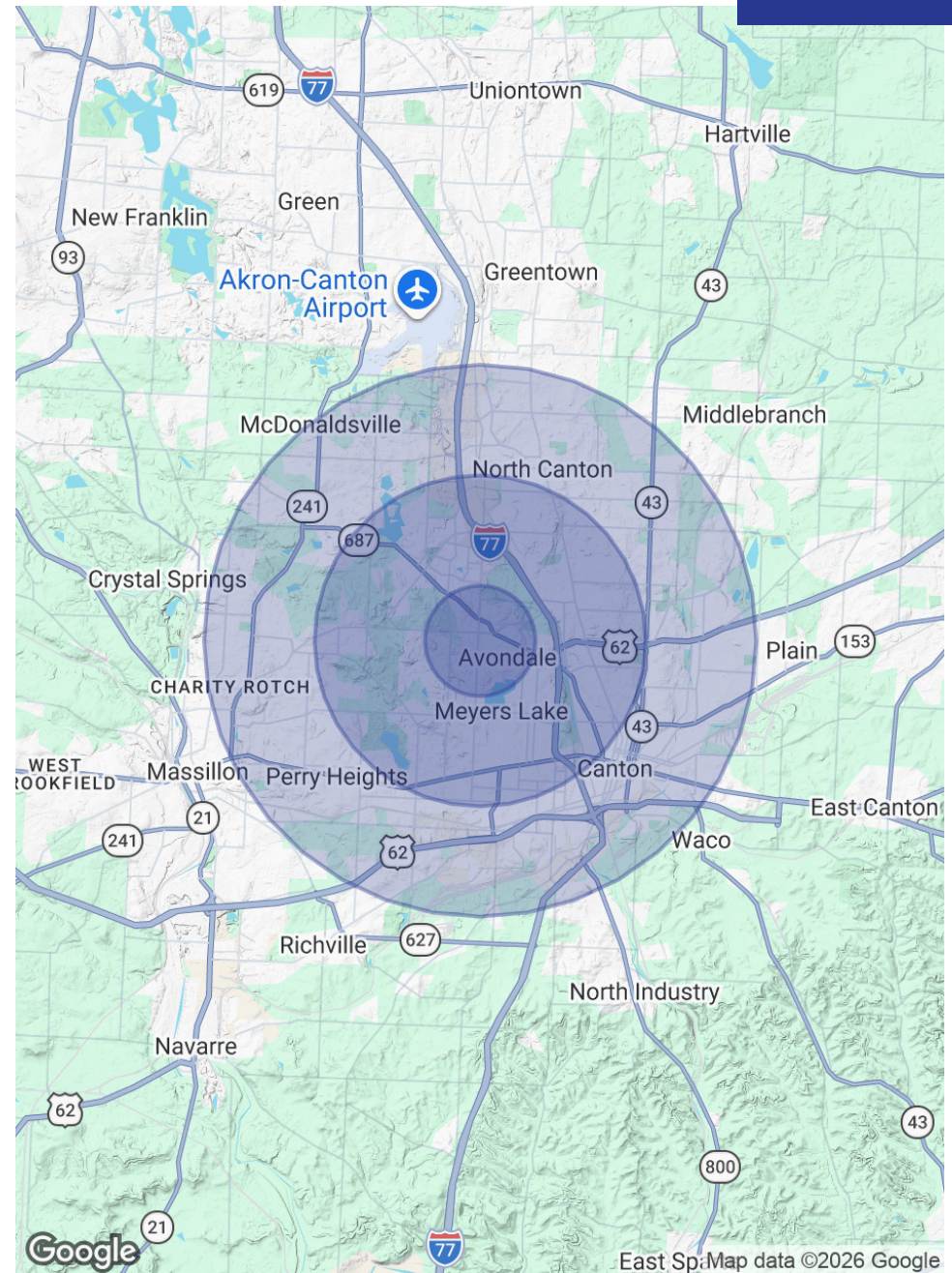
POPULATION

	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

2020 American Community Survey (ACS)



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