



699-711 S Canton Rd
Akron, Ohio 44312

SALE PRICE	\$2,590,620
TOTAL SQ FT	31,018
YEAR BUILT	1993
ZONING	U3
ACRES	2.09
PARCEL	6824818, 6824817, 6824816, 6824819
FRONTAGE	226'
TRAFFIC COUNT	16,570 - 19,160 AADT

Property Features

- Retail investment opportunity along heavily traveled retail corridor.
- Anchored by Discount Drug Mart with 9 years remaining on their term.
- 100% occupied
- Easy access to I-76 and I-77.

Jared Sanford

330 354 3466 • jared@naispring.com

Sean Sanford

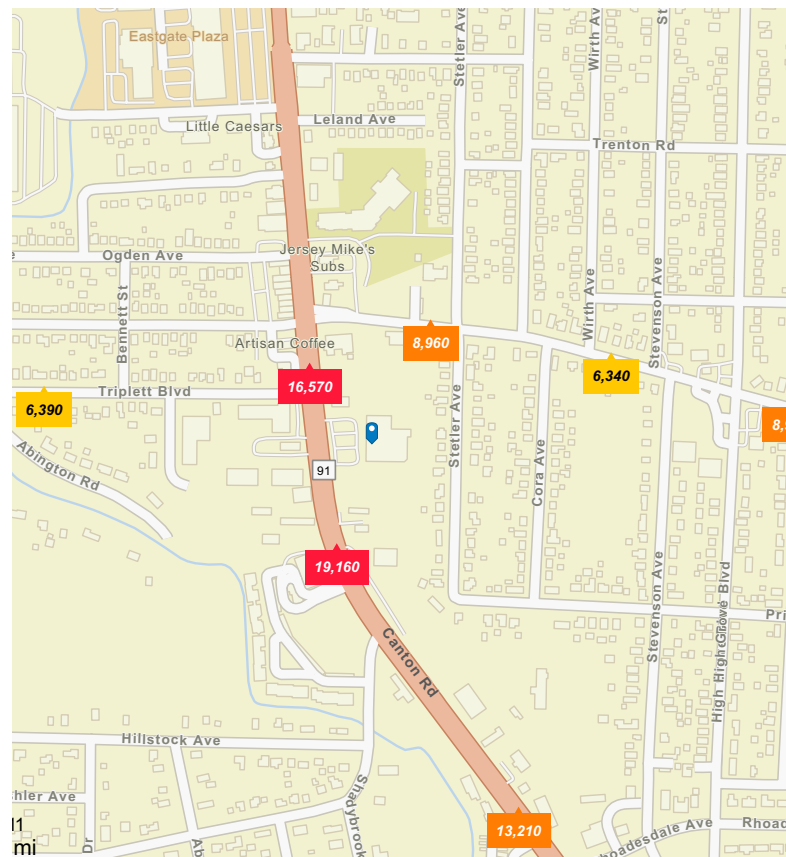
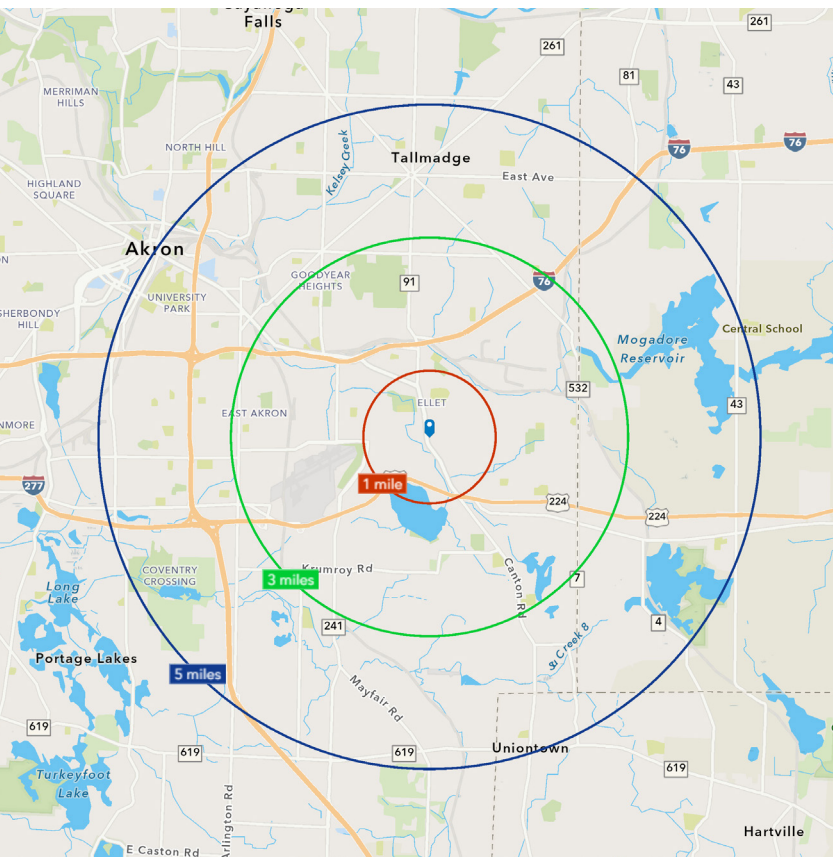
330 284 0331 • sean@naispring.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800

naispring.com

699-711 S Canton Rd
Akron, Ohio 44312



DEMOGRAPHICS 2026 SUMMARY

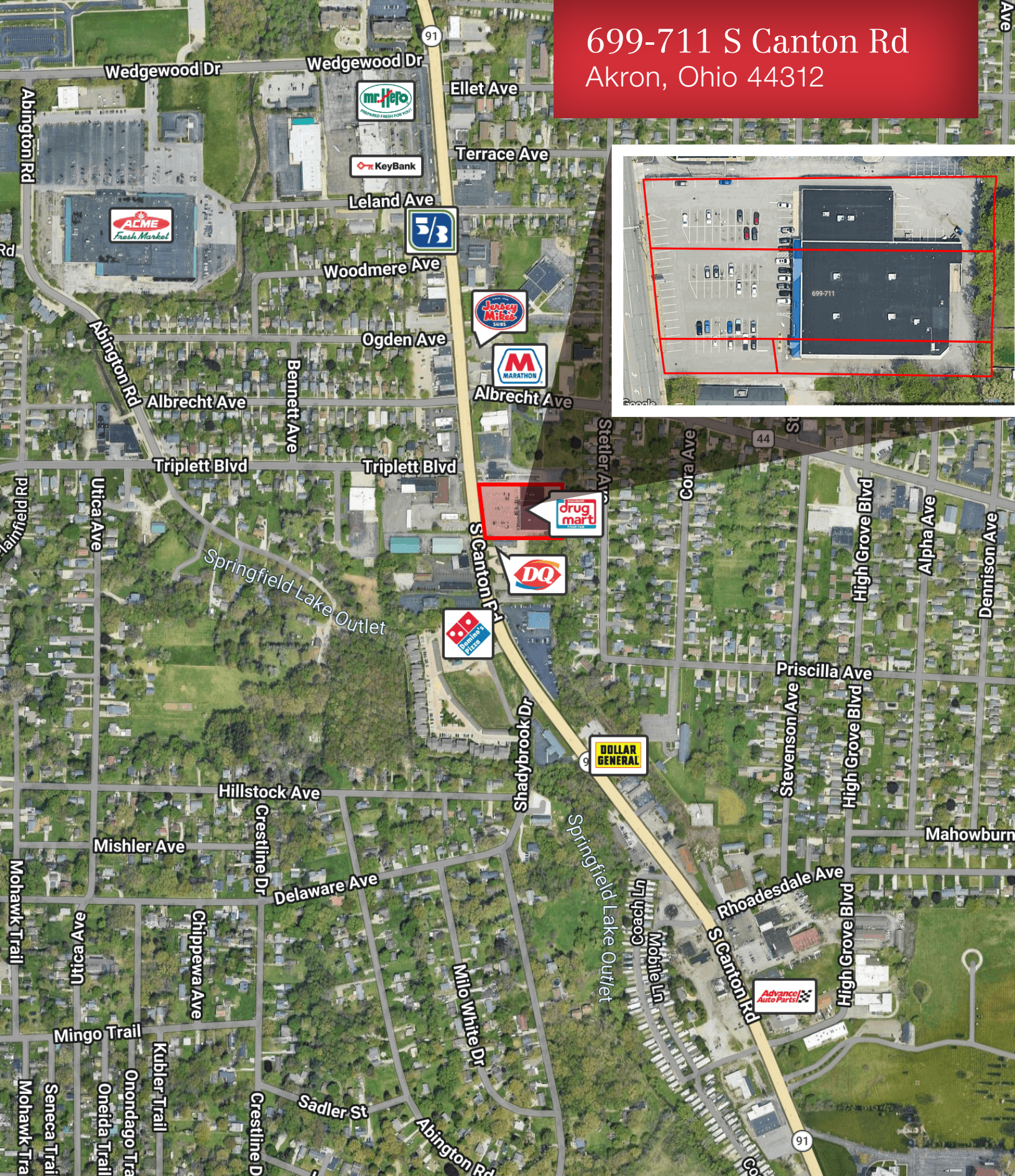
	1 Mile	3 Miles	5 Miles
Population	10,156	55,305	134,269
Households	4,893	24,981	58,108
Families	2,609	14,334	32,776
Average Household Size	2.07	2.21	2.25
Owner Occupied Housing Units	3,409	16,896	35,930
Renter Occupied Housing Units	1,484	8,085	22,178
Median Age	45.0	41.6	39.6
Median Household Income	\$61,523	\$62,209	\$60,969
Average Household Income	\$74,396	\$73,451	\$74,971

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800

naispring.com

699-711 S Canton Rd
Akron, Ohio 44312



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

8234 Pittsburg Ave NW
North Canton, Ohio 44720
330-966-8800
naispring.com