



## 3000 Atlantic Blvd NE

Canton, Ohio 44705

TOTAL SQ FT	57,490/SF ±
LEASE RATE	Negotiable
ACRES	8.85
PARCEL	306053
YEAR BUILT	1966/1967
ZONING	B3 & P I1
CEILING HEIGHT	16'-18'
FRONTAGE	400' (Atlantic Blvd)
DEPTH	250'
TRAFFIC COUNT	26,400 AADT

### Property Features

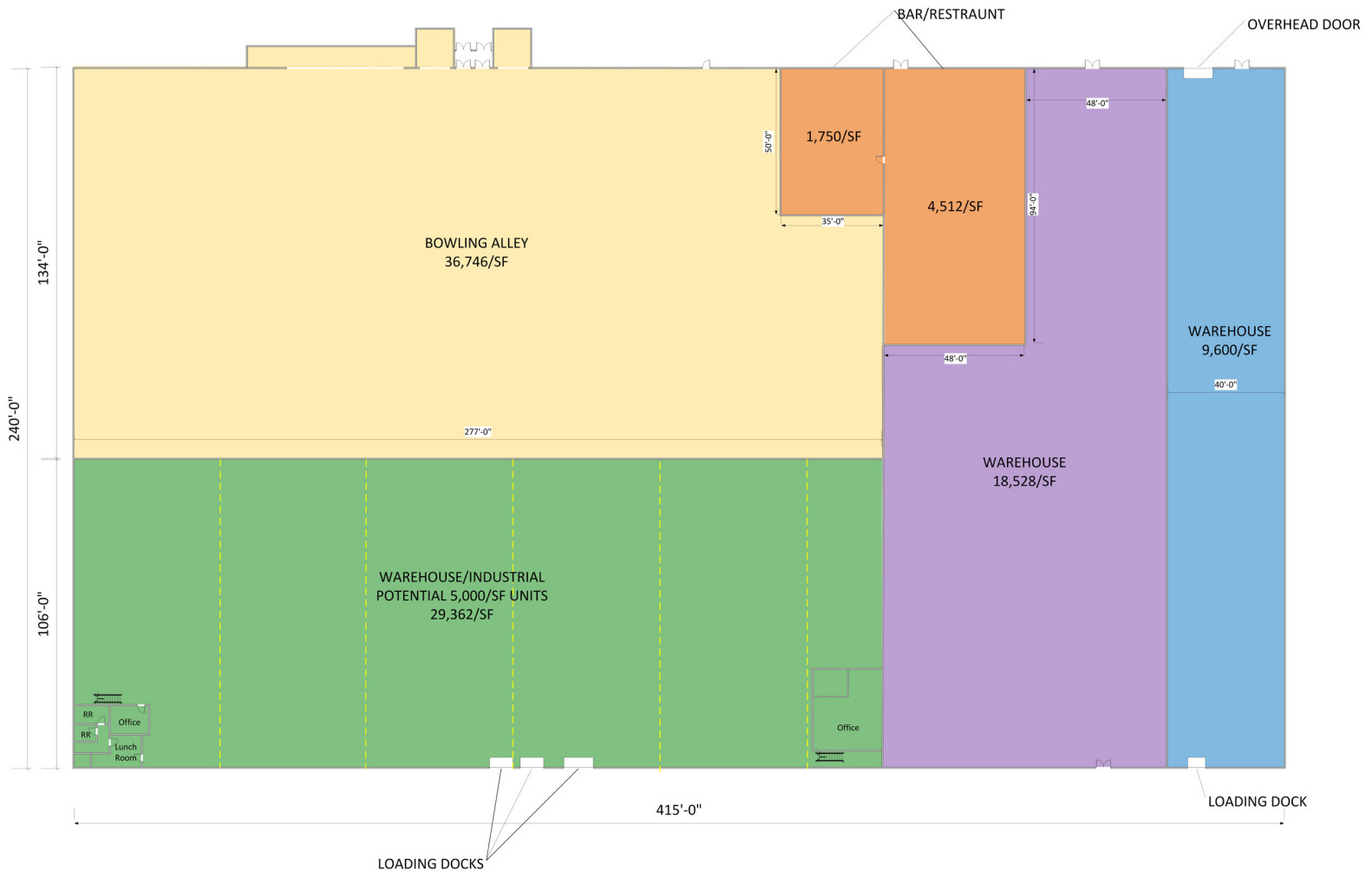
- 5,000/SF warehouse units available.
- Restaurant space for lease.
- Multiple overhead doors and loading docks.
- Fenced in laydown yard (1± /acre).
- Easy access to I-77 via Route 62 (less than 5 miles).

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\*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE



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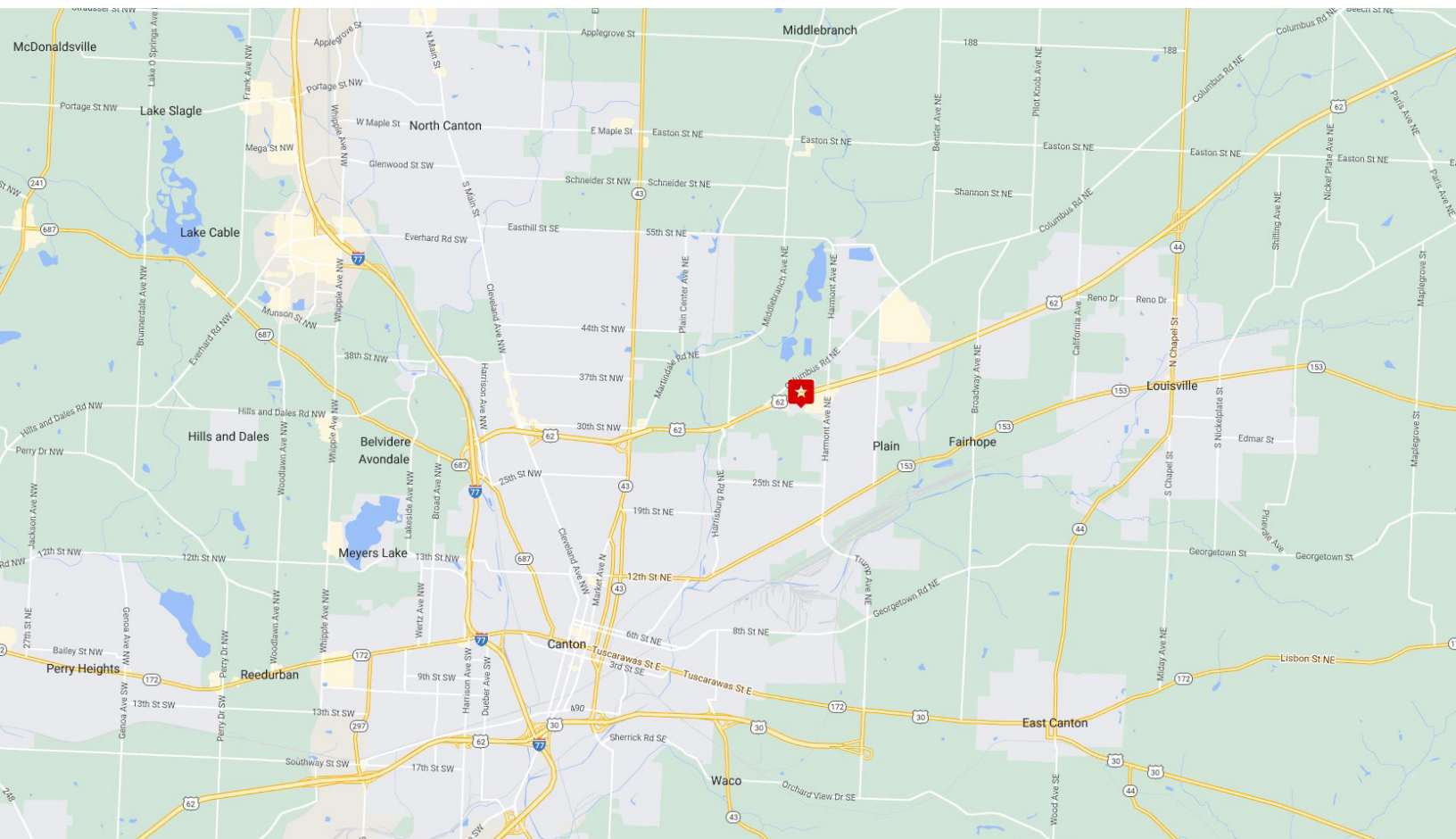
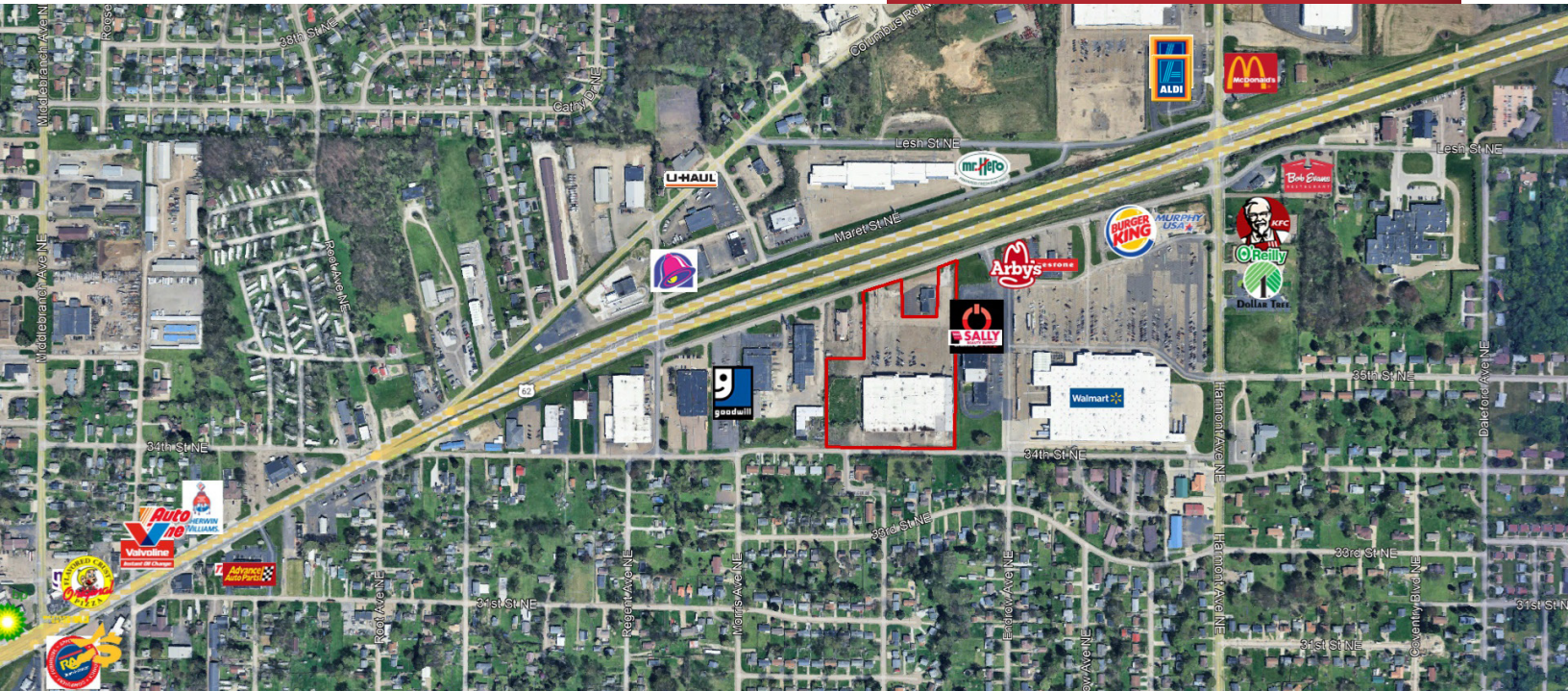


*\* Renderings not actual spaces*

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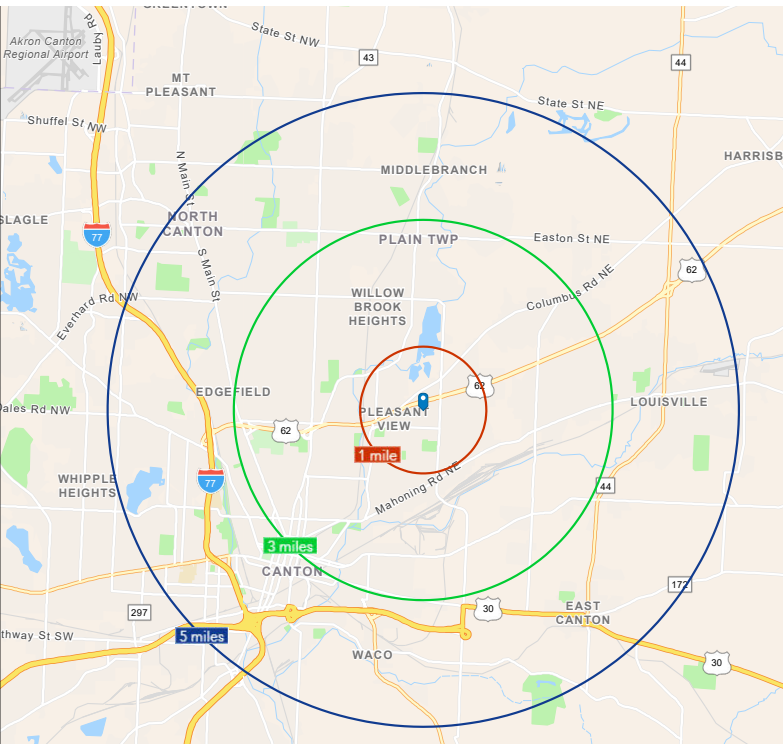




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## 2025 DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	7,153	56,006	130,296
Households	3,091	23,728	55,524
Families	1,869	13,629	32,192
Average Household Size	2.31	2.27	2.29
Owner Occupied Housing Units	1,798	14,525	34,166
Renter Occupied Housing Units	1,293	9,203	21,358
Median Age	39.3	41.5	40.9
Median Household Income	\$40,608	\$53,842	\$56,045
Average Household Income	\$53,970	\$69,728	\$72,496

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