



WWW.GOODMANREALESTATE.COM  
216.381.8200

# MARKET AVENUE RETAIL

North Canton, Ohio



## HIGHLIGHTS

- **AVAILABLE:** 1.2 to 2+ AC outparcels for ground lease or build to suit
- Small shop and restaurant space with patios and drive-thru possible
- Located on Market Avenue N, a primary north-south corridor which connects Canton to Hartville
- Nearly 18,000 vehicles pass in front of the site daily
- The trade area is anchored by Walsh University, with 2,250 students on a 156-acre campus
- North Canton is seeing active new home construction, with price points ranging from \$450,000 to over \$1.5 million
- Nearly 22,000 households, with an average household income over \$110,000, within 3 miles

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	52,741	117,589	202,494
2026 Estimate	52,546	118,270	204,088
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$110,273	\$95,746	\$95,124
2026 Median	\$85,740	\$74,337	\$70,714
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2026 Employees	12,933	47,961	87,223

## LEASING INFORMATION

www.goodmanrealestate.com  
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### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

## STEVE ALTEMARE

Senior Vice President

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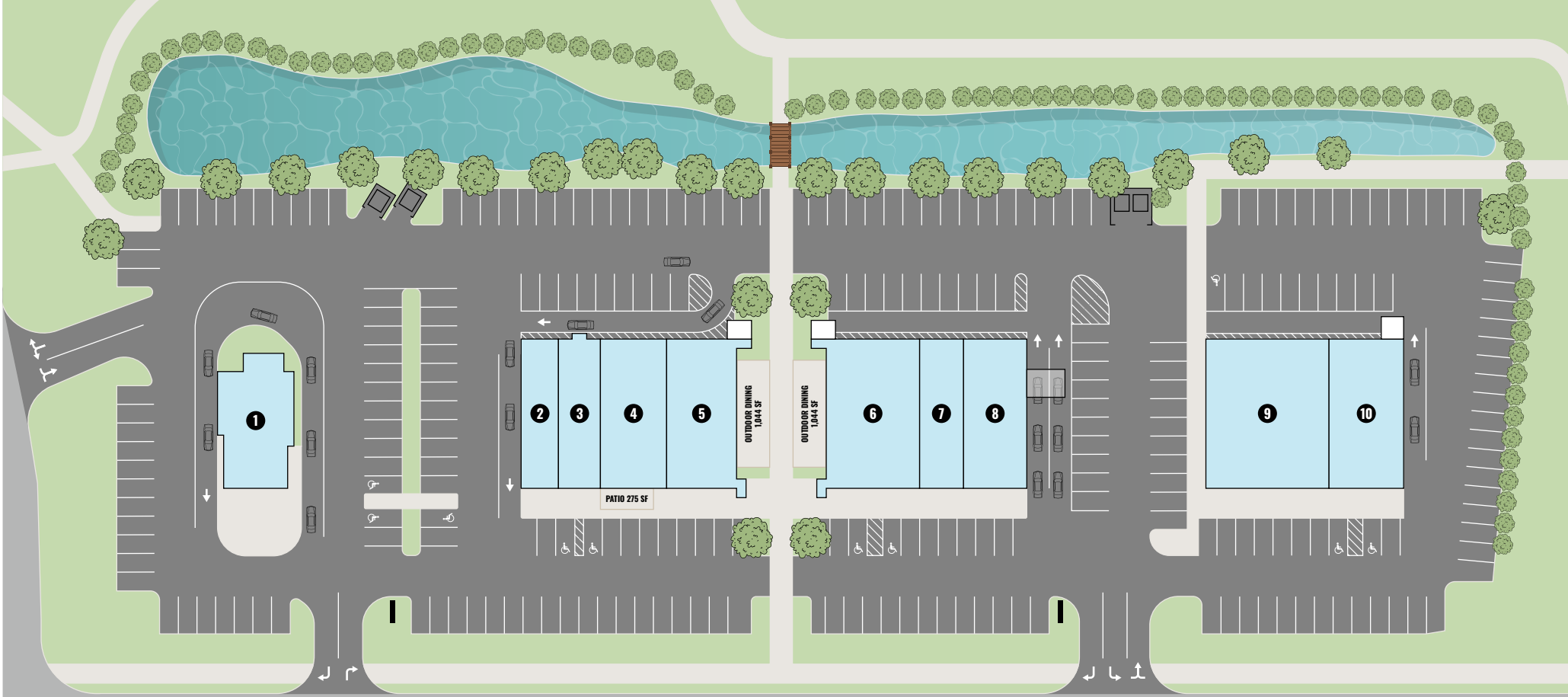
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KEY	UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)	UNIT	TENANT	SIZE (SQ. FT.)
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> AVAILABLE	1	Proposed Food	2,600	5	Proposed Restaurant	3,000	9	Proposed Retail	5,280
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> NEG LEASE	2	Proposed Food	1,600	6	Proposed Restaurant	4,000	10	Proposed Restaurant	3,200
<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OWNED BY OTHERS	3	Proposed Retail	1,800	7	Proposed Retail	1,880			
<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LEASED	4	Proposed Restaurant	2,840	8	Proposed Financial	2,720	<b>SITE SUMMARY</b>		<b>28,920</b>



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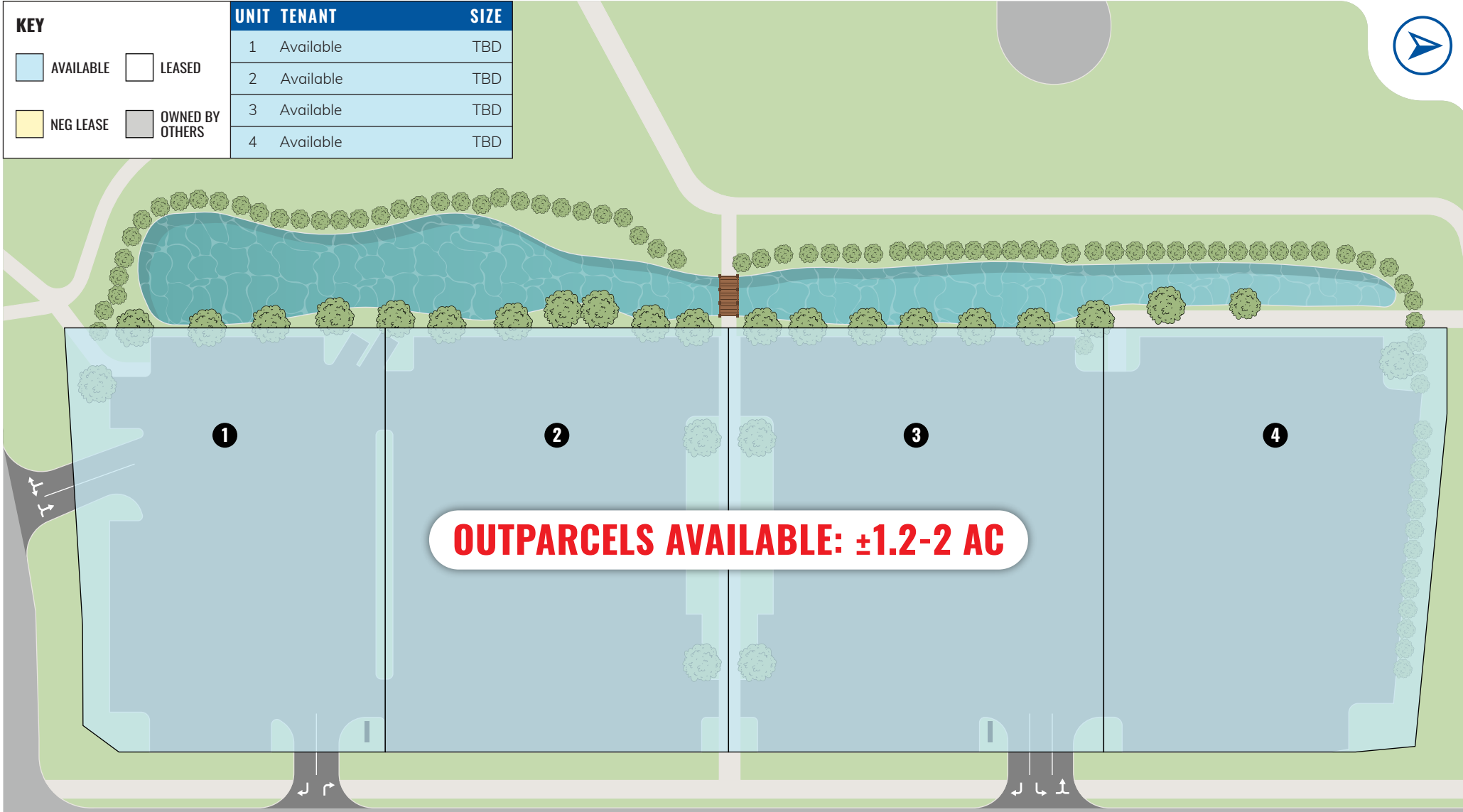
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#### KEY

AVAILABLE LEASED

NEG LEASE OWNED BY OTHERS

UNIT	TENANT	SIZE
1	Available	TBD
2	Available	TBD
3	Available	TBD
4	Available	TBD



**OUTPARCELS AVAILABLE: ±1.2-2 AC**

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