

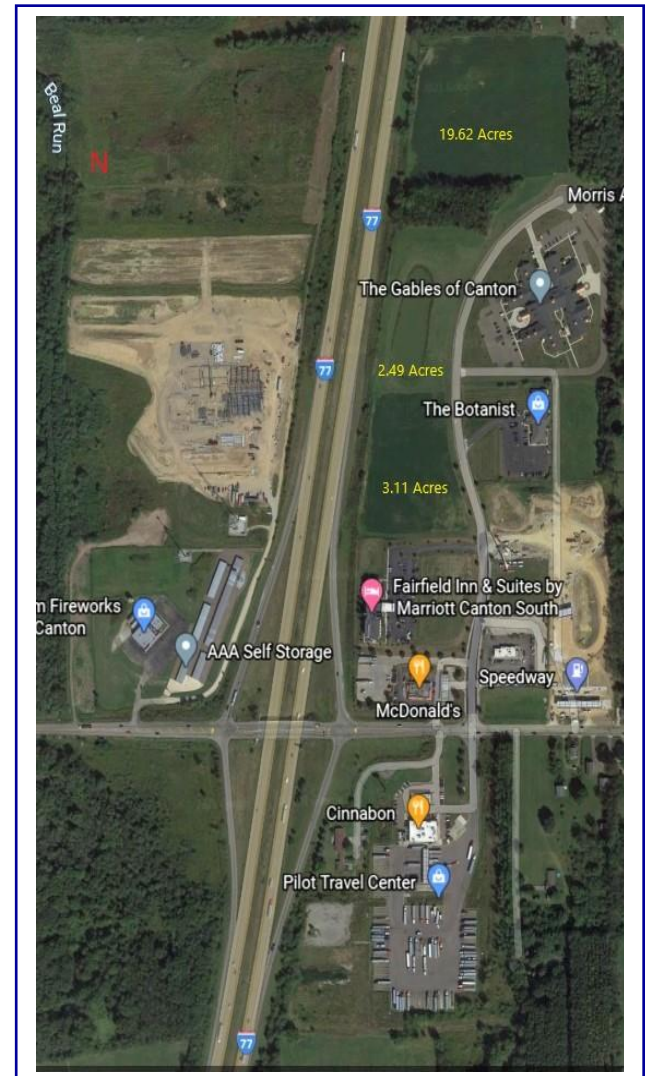
**FOR SALE - COMMERCIAL DEVELOPMENT SITE**

New Dawn Development Park Greentree  
Ave SW, Canton Ohio 44706  
at I-77/Faircrest exit



**Prime Development Site Offering I-77 Visibility**  
**Ideal for Corporate Offices, Restaurants, Medical Facilities**  
**and Offices, Schools, Retail, Big Box Stores**

- Join The Gables of Canton (an assisted living facility), Fairfield Marriott, 12,000 sqft Professional Office Building, McDonalds, Wendy's and Speedway.
- New Hotel Coming Soon!
- Great Highway Visibility
- B-3 Zoning
- Utilities Available
- Approximately 35,000 vehicles per day
- 19.62-Acre Parcel
- \$899,000



**Brenda Jackson**  
Cutler Commercial Investment Group  
4618 Dressler Rd NW  
Canton Ohio 44718  
www.cutlerci.com  
bjackson@cutlerci.com  
330-284-2395





**Stark County has bustling cities, quaint Midwestern towns, rolling farmland and suburban neighborhoods within driving distance of one another. Located in northeast Ohio, Stark County is home to the Pro Football Hall of Fame, the National First Ladies' Library, William McKinley Presidential Library and Museum, Historic Canton Palace Theatre, Canton Classic Car Museum and MAPS Air Museum.**



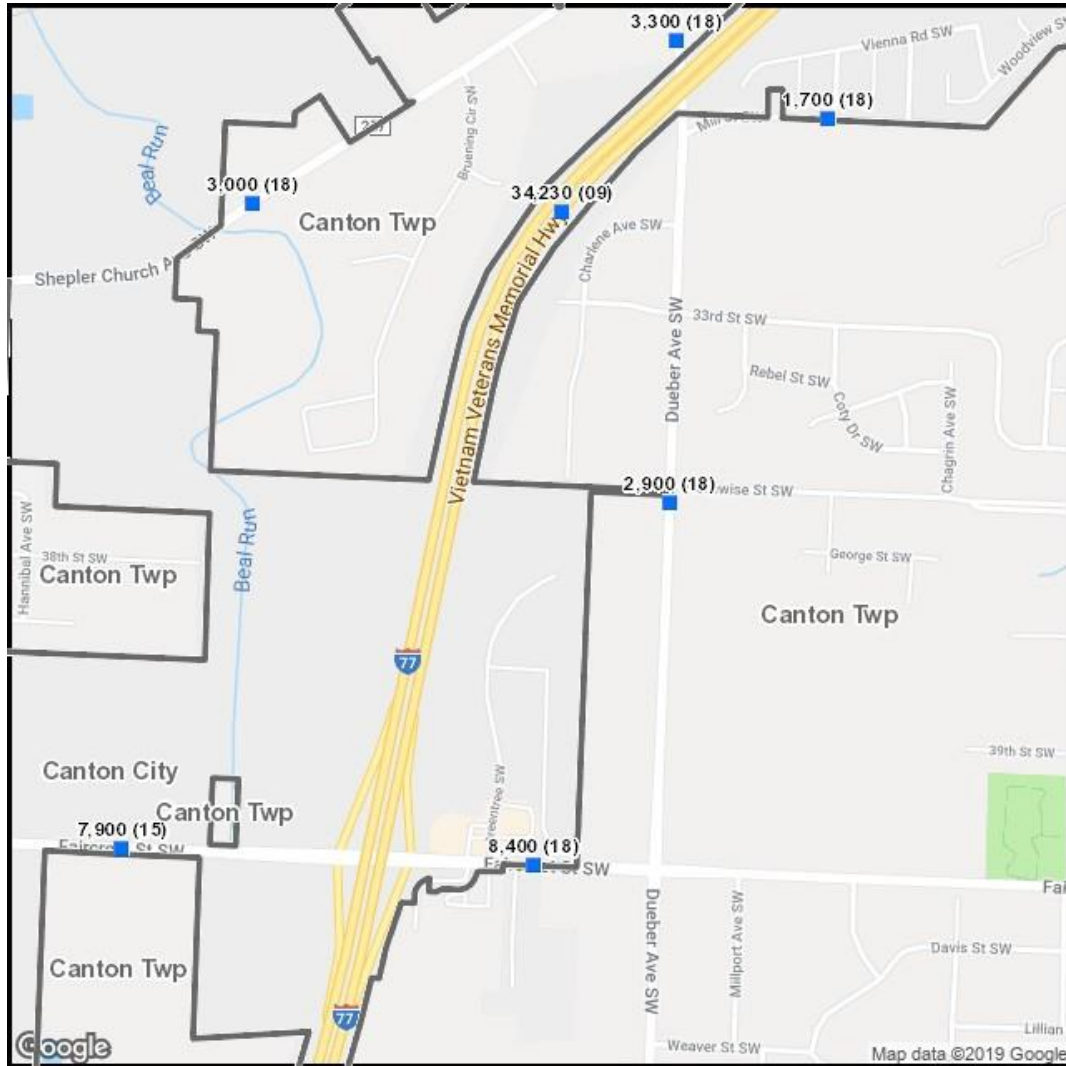
**Stark County has five colleges and universities within its borders: Kent State University-Stark Campus, Malone University, University of Mount Union, Stark State College, and Walsh University.**

**Stark County is the perfect place to visit or relocate to with its low cost of living, great shopping opportunities, Amish country, beautiful parks and golf courses. It is conveniently located near Cleveland, Pittsburgh, Columbus and Mansfield.**



Brenda Jackson  
330.284.2395 [bjackson@cutlerci.com](mailto:bjackson@cutlerci.com)

19.6 2 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



- 3 Miles to Route 30
- 5.2 Miles to Downtown Canton
- 12 Miles to Akron Canton Airport
- 24 Miles to I-76
- 60 Miles to I-70
- 65 Miles to Cleveland Hopkins Airport

Brenda Jackson  
 330.284.2395  
[bjackson@cutlerci.com](mailto:bjackson@cutlerci.com)