

2864-2922 WHIPPLE AVENUE NORTHWEST, CANTON, OH 44708



20,100 SF STRIP CENTER FOR SALE - PLAIN TOWNSHIP

Convenient Plain Township location, two means of ingress/egress and great street visibility. Just south of Belden Village. +/- 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.

Mix of thirteen (13) tenants including professional office, retail & healthcare which includes a dentist & optometrist.

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.

Inquire with agent for rent roll and financials. Confidential sale please do not disturb tenants.

Spencer Hartung

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LOCATION DESCRIPTION - PLAIN TOWNSHIP

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 Plain Township Zoned B-1 Neighborhood District. Plain Township has no corporate or personal income tax.

Traffic count on Whipple Ave boasts 17,143 vehicles / day.

Sale Price:	\$2,450,000
Lot Size:	1.32 Acres
Building Size:	20,100 SF
2025 Annual Taxes:	\$11,180.46
NOI:	\$201,456
Cap Rate:	8.22%



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PUTMAN
PROPERTIES
Est. 1985

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Stark County | Ohio

HISTORY: Founded in 1808 names after General John Stark, a hero of the American Revolutionary War. The county's economy grew in the 19th and 20th centuries due to industries like steel production, coal mining and manufacturing. The Timken Company became one of the region's largest employers and put the county on the map for industrial production. Canton is home to the Pro Football Hall of fame, which opened in 1963. This landmark attracts tourists and football fans from around the world.

DEMOGRAPHICS & COMMUNITY: Stark County has a population of around 375,000 people. Canton is the largest in the county with a population of about 70,000. Stark County has a strong sense of community, with local events, festivals and volunteer opportunities. First Fridays in downtown Canton are popular, as are annual events like the Canton Farmers Market and the Canton Akron Symphony Orchestra performances.

GEOGRAPHY & LOCATION: Stark County is situated in the heart of northeast Ohio. It is bordered by Cuyahoga County to the north, Tuscarawas County to the south, Summit County to the west and Carroll County to the east. Major cities include: Canton, Massillon, Alliance and Louisville.

REAL ESTATE & HOUSING: The housing market in Stark County is diverse, with everything from historic homes in downtown Canton to suburban developments and rural properties. The county offers relatively low property taxes and affordable home prices compared to national averages, making it attractive to first-time buyers and retirees. Canton, Massillon and Alliance are particularly popular areas for residential real estate, offering affordable homes, good schools and easy access to amenities.

Stark County, Ohio, offers a mix of affordable living, strong local economy, cultural heritage, and outdoor recreation, making it an attractive place to live, work, and raise a family. Whether you're drawn to the historical charm of Canton, the suburban lifestyle of Jackson Township, or the rural tranquility of Plain Township, the county provides diverse living options and a strong sense of community. With its proximity to larger cities like Cleveland and Akron, Stark County offers a balanced lifestyle with the benefits of both urban and rural living.



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Growing companies thrive in Stark County for several reasons including the availability of a skilled workforce, its transportation hub and low-cost utilities. It is also home to six colleges and universities that collaborate with businesses to help them innovate and adapt, train and prepare employees for jobs in emerging technologies.

Stark County has a growing reputation for its strong partnerships with the economic development community, education and private industry. Those partnerships have a proven track record of advocating for tax breaks, state and federal support funding, and other financial resources to help business succeed and grow here.



Akron-Canton Airport

A commercial airport in the city of Green, in southern Summit County, Ohio. The airport is located about 11 miles southeast of Akron and 10 miles northwest of Canton. It serves Carroll, Median, Portage, Stark, Summit & Wayne Counties with over 900,000 travelers by the end of 2025.



Pro Football Hall of Fame

Established in 1963, the Pro Football Hall of Fame boasts over 10 million visitors from over 70 countries since its inception. Recently redeveloped into the 100 acre sports & entertainment "Hall of Fame Village" with the addition of national & local tenants including Starbucks, Build-A-Bear, TopGolf, Smoosh Cookies, Brew Kettle & Heggy's Nut Shop.



Belden Village Retail Mecca

Premier shopping destination conveniently located between Canton & Akron with over 100 specialty shops anchored by Dillard's, Macy's, Dave & Buster's Dick's Sporting Goods & Golf Galaxy.

ECONOMY:

Canton is located about 60 miles south of Cleveland, 25 miles south of Akron, and about 60 miles west of Youngstown. 399,474 People live in Canton.

Founded in 1805 Canton, OH became a center for heavy industry later diversifying into a more service-based economy with a focus on retail, education, finance and healthcare. Top employers in the area include Aultman Hospital, Mercy Medical Center, Cleveland Clinic Mercy Hospital, Metallus (fka TimkenSteel Corp.), TimkenSteel, AWP, Kenan Advantage Group, Republic Steel, Heinz Frozen Food Co & Belden Brick Company.

Canton is considered to be an industrial hub for oil & is home to Marathon Petroleum refinery that processes crude oil & products from Utica Shale. In 2023 Ohio produced a state record of nearly 30 million barrels of oil.

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STARK COUNTY EDUCATION

Approximately 18,000 students attended the six core educational institutions in 2024



Northeast Ohio
MEDICAL UNIVERSITY



WALSH UNIVERSITY



AULTMAN
COLLEGE



MALONE
UNIVERSITY
CHRIST'S KINGDOM FIRST

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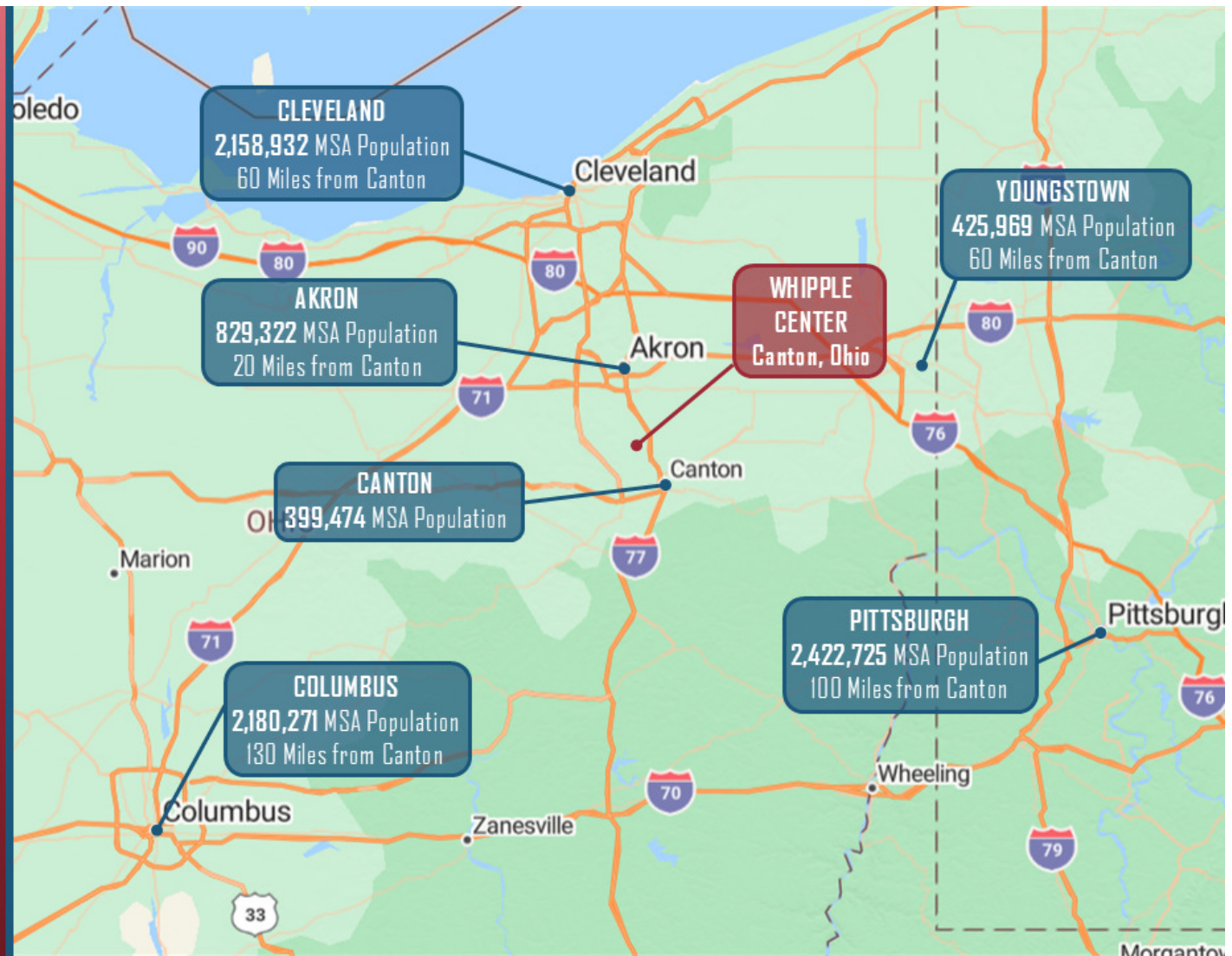
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REGIONAL MAP

Stark County is strategically located in Northeast Ohio which serves as the crossroads of the Eastern and Midwestern U.S. markets. Stark County's network of highways provides easy access to other major Ohio cities and to the larger cities and markets of the Midwest and East Coast including Cleveland, Columbus, Cincinnati, Detroit, Indianapolis, Chicago, Pittsburgh, Buffalo, Philadelphia, New York City, Boston and Washington, D.C.

Among the interstate highways providing access to the U.S. are included I-77, U.S. Route 30 that links to I-71, Interstate 76 near Akron and the Ohio Turnpike that links to I-76 and to I-80 to the East Coast. Additionally, the Akron-Canton Airport (CAK), located just west of I-77 between Canton and Akron, offers the lowest average airline fares in Ohio. CAK provides nonstop air service to 11 cities in the U.S. and access to the world with only one-stop.



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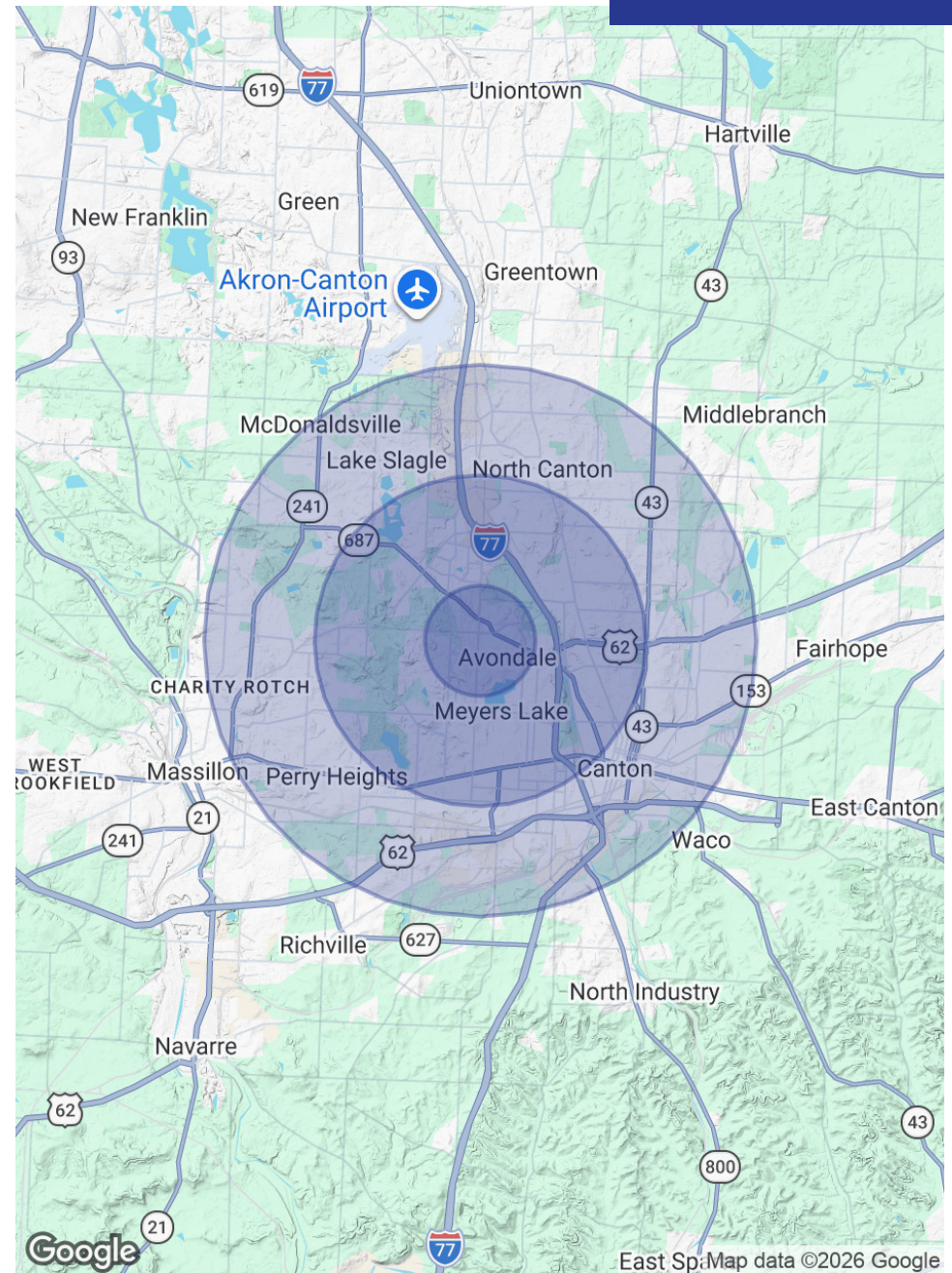
POPULATION

	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

Demographics data derived from AlphaMap



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