



*ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE

Massillon & Koons Rd. Land
North Canton, OH 44720

5.83 ACRES
Airport Commercial Zoning
in the City of Green

Development Opportunity

- Close to Akron/Canton Airport with Airport Commercial zoning
- Located in the City of Green near Boettler Park
- Convenient access to I-77
- Access from both Massillon Rd. and Koons Rd.

Quick Look

PARCELS	2816734, 2816735
ZONED	Airport Commercial
ACREAGE	Total: 5.83 1.47 + 4.36
FRONTAGE	Massillon Rd: 296 ft. Koons Rd: 486 ft.
DEPTH	746 ft. / 1,125 ft.
PRICE	\$575,000

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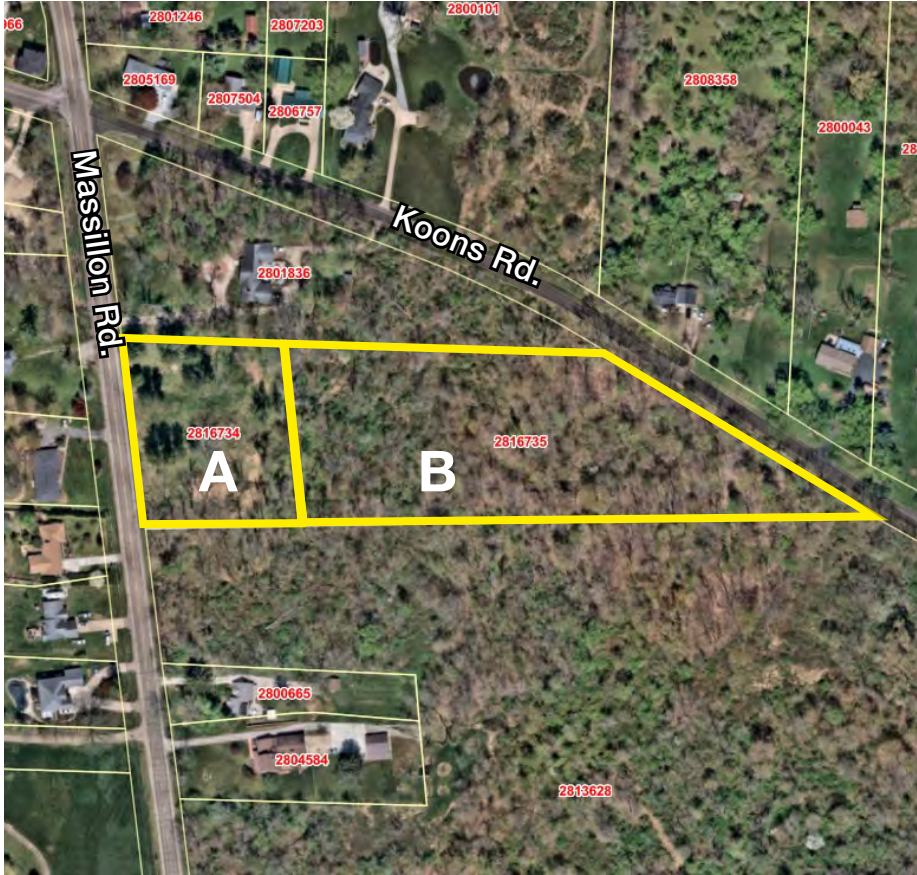
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Massillon & Koons Rd. Land
North Canton, OH 44720

FOR SALE

5.83 TOTAL ACRES



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Development Opportunity

This 5.83-acre development opportunity consists of two parcels (1.47 acres and 4.36 acres) located in the City of Green and zoned Airport Commercial. Ideally situated near the Akron-Canton Airport and Boettler Park, the property offers convenient access to I-77 and property access from both Massillon Road and Koons Road. With water, sewer, gas, and electric utilities available, the site is well positioned for a variety of industrial, commercial, or airport-related development opportunities.

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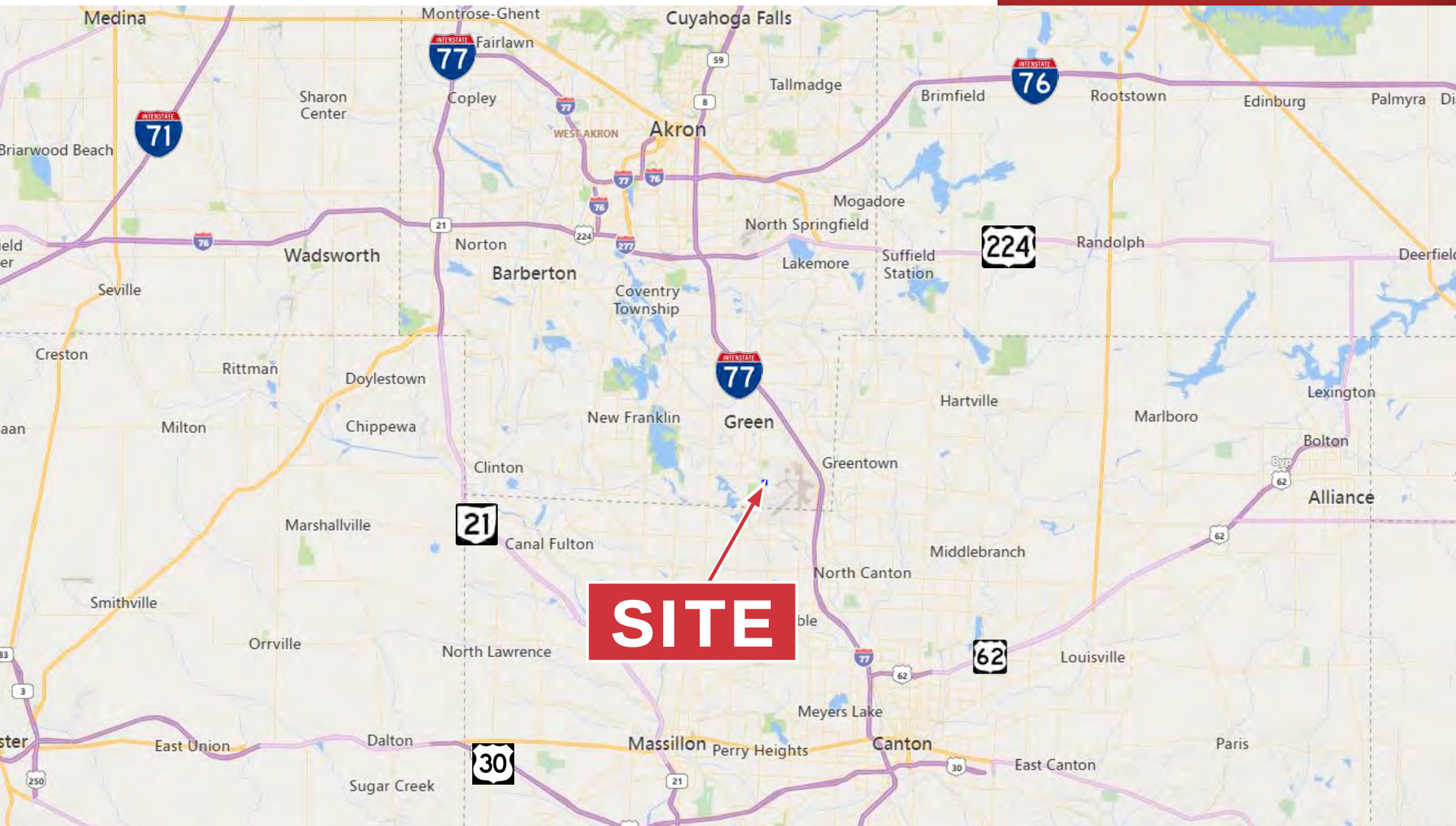
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FOR SALE



NAI Pleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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FOR SALE

1 Mile

KEY FACTS

861

Population



Average
Household Size

41.6

Median Age

\$106,429

Median Household
Income

EDUCATION

2.2%

No High School
Diploma



25.4%
High School
Graduate



32.1%
Some College/
Associate's Degree



40.3%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

61.7%



Blue Collar

24.9%



Services

13.0%

1.7%

Unemployment
Rate

INCOME



\$106,429

Median Household
Income



\$51,944

Per Capita Income



\$414,177

Median Net Worth

2026 Households by income (Esri)

The largest group: \$150,000 - \$199,999 (18.6%)

The smallest group: \$15,000 - \$24,999 (1.0%)

Indicator #	Value	Diff	
<\$15,000	1.8%	-6.5%	
\$15,000 - \$24,999	1.0%	-4.5%	
\$25,000 - \$34,999	6.5%	-0.4%	
\$35,000 - \$49,999	13.4%	+1.6%	
\$50,000 - \$74,999	9.2%	-8.0%	
\$75,000 - \$99,999	15.7%	+2.0%	
\$100,000 - \$149,999	16.0%	-1.6%	
\$150,000 - \$199,999	18.6%	+9.4%	
\$200,000+	17.8%	+8.0%	

Bars show deviation from Summit County

3 Miles

KEY FACTS

18,998

Population



Average
Household Size

43.1

Median Age

\$103,053

Median Household
Income

EDUCATION

1.8%

No High School
Diploma



22.9%
High School
Graduate



26.9%
Some College/
Associate's Degree



48.4%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

68.5%



Blue Collar

15.2%



Services

16.4%

1.9%

Unemployment
Rate

INCOME



\$103,053

Median Household
Income



\$54,470

Per Capita Income



\$475,549

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.8%)

The smallest group: \$15,000 - \$24,999 (2.9%)

Indicator #	Value	Diff	
<\$15,000	4.1%	-4.2%	
\$15,000 - \$24,999	2.9%	-2.6%	
\$25,000 - \$34,999	3.2%	-3.7%	
\$35,000 - \$49,999	8.3%	-3.5%	
\$50,000 - \$74,999	14.9%	-2.3%	
\$75,000 - \$99,999	14.6%	+0.9%	
\$100,000 - \$149,999	21.8%	+4.2%	
\$150,000 - \$199,999	12.9%	+3.7%	
\$200,000+	17.3%	+7.5%	

Bars show deviation from Summit County

5 Miles

KEY FACTS

84,490

Population



Average
Household Size

43.3

Median Age

\$100,498

Median Household
Income

EDUCATION

2.1%

No High School
Diploma



23.2%
High School
Graduate



28.8%
Some College/
Associate's Degree



45.9%
Bachelor's/Grad/
Prof Degree

BUSINESS



N/A

Total Businesses



N/A

Total Employees

EMPLOYMENT



White Collar

70.2%



Blue Collar

14.9%



Services

14.9%

2.3%

Unemployment
Rate

INCOME



\$100,498

Median Household
Income



\$53,710

Per Capita Income



\$442,508

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.1%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator #	Value	Diff	
<\$15,000	3.9%	-4.4%	
\$15,000 - \$24,999	3.2%	-2.3%	
\$25,000 - \$34,999	4.0%	-2.9%	
\$35,000 - \$49,999	9.3%	-2.5%	
\$50,000 - \$74,999	15.8%	-1.4%	
\$75,000 - \$99,999	13.4%	-0.3%	
\$100,000 - \$149,999	21.1%	+3.5%	
\$150,000 - \$199,999	13.1%	+3.9%	
\$200,000+	16.1%	+6.3%	

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NAIPleasant Valley

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FOR SALE

Property Details	ACREAGE:	5.83 acres total
	ZONING:	Airport Commercial
Price Details	SALE PRICE:	\$575,000
	TAXES:	\$2,184.76/yr
Location Details	INTERCHANGE:	I-77
	DISTANCE:	2.5 miles
	FRONTAGE:	Massillon Rd: 296 ft. Koons Rd: 486 ft.
	TRAFFIC COUNT:	9,600 vehicles per day

Notes

This 5.83-acre development opportunity consists of two parcels (1.47 acres and 4.36 acres) located in the City of Green and zoned Airport Commercial. Ideally situated near the Akron-Canton Airport and Boettler Park, the property offers convenient access to I-77 and property access from both Massillon Road and Koons Road. With water, sewer, gas, and electric utilities available, the site is well positioned for a variety of industrial, commercial, or airport-related development opportunities.

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