

FOR SALE

BELDEN VILLAGE ST NW

I-77 N TO WHIPPLE AVE NW

WHIPPLE AVE NW TO I-77 S

WHIPPLE AVE NW



50TH ST NW



H&R BLOCK



# 2.13 AC DEVELOPMENT SITE

5000 WHIPPLE AVENUE NORTHWEST, CANTON, OH 44718

### Spencer Hartung

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5000 WHIPPLE AVENUE NORTHWEST, CANTON, OH 44718



## PROPERTY DESCRIPTION

Rare 2.13 acre development site in Belden Village. Located at the Interstate 77 entrance in Belden village.

## PROPERTY HIGHLIGHTS

- Plain Township: Zoned B-2 General Business allows car washes, auto service stations, repair shops, hotels, drive thru or drive in food, alcohol beverage sales
- Traffic Count: 22,353 vehicles per day
- "U"-shaped lot with frontage on Whipple Ave NW & 50th St NW
- Stark County Parcel Number: 5202529, 5215317 and part of 5502008

## LOCATION DESCRIPTION

From North I-77, take exit 109A right onto Belden Village St NW toward Everhard, left onto Whipple Ave NW.

From South I-77, take exit 109 right onto Everhard Rd NW toward Whipple Ave, left onto Everhard Rd NW towards Whipple Ave, right onto Whipple.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,395,000
<b>Lot Size:</b>	2.13 Acres

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2.13 ACRES OF B-2 ZONED DEVELOPMENT SITE, CANTON, OHIO

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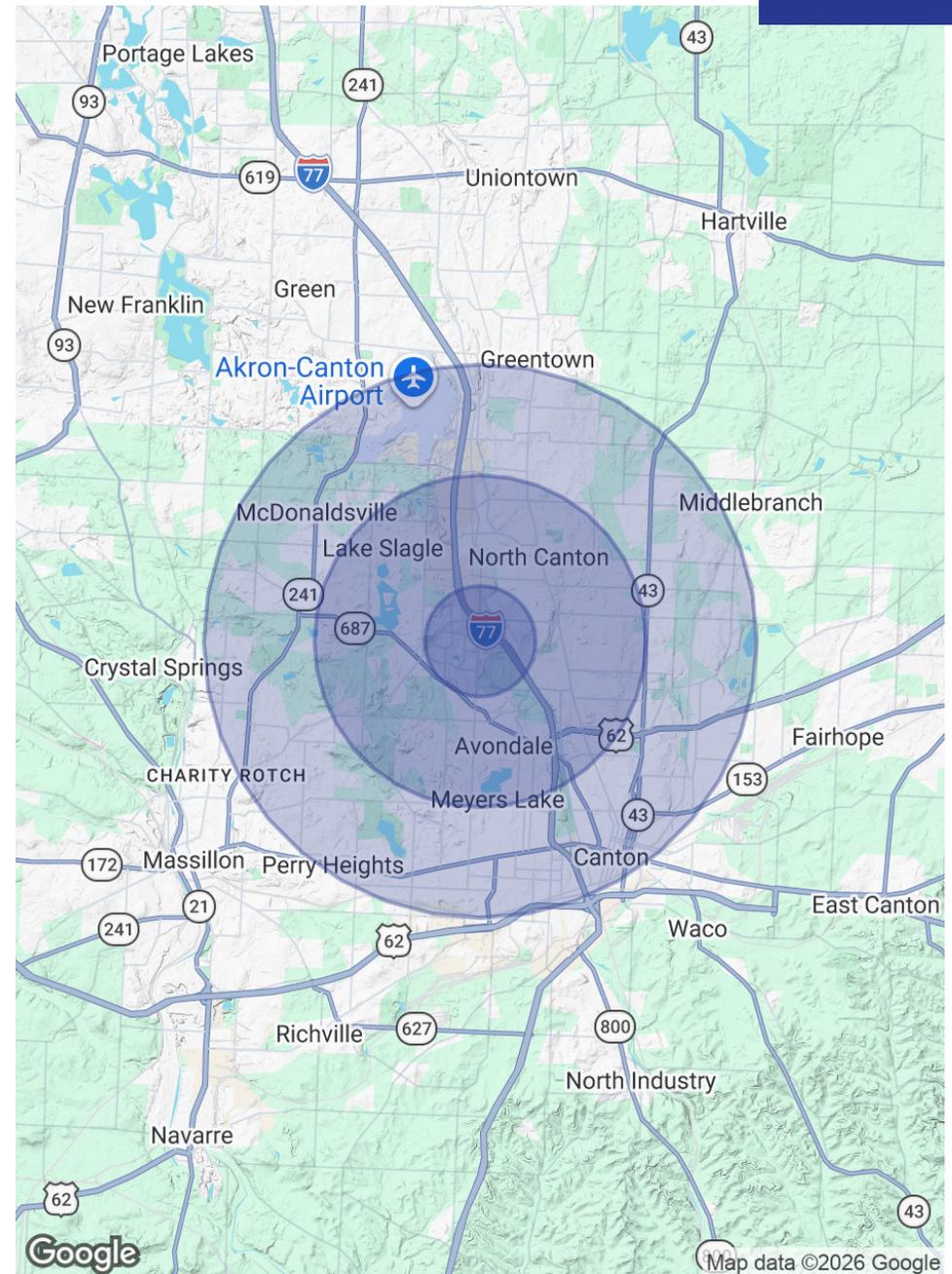
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,322	57,396	169,788
Average Age	47	45	42
Average Age (Male)	45	43	41
Average Age (Female)	48	46	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,671	26,013	73,192
# of Persons per HH	2	2.2	2.3
Average HH Income	\$78,167	\$93,323	\$87,641
Average House Value	\$226,343	\$244,214	\$209,786

Demographics data derived from AlphaMap



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