

SALE/LEASE

533 N MAIN ST

531-533 N Main St North Canton, OH 44720

PROPERTY DESCRIPTION

This iconic property in North Canton has been home to Beyesly's, a beloved, family-run establishment in North Canton for over 50 years, known for its warm, friendly service and traditional homemade dishes. This space is offering a prime opportunity to either continue its legacy or bring a fresh concept to the space. With +/-1,600 SF to 3,239 SF available for sale or lease, the property is versatile and ideal for a variety of uses. FF&E (Furniture, Fixtures & Equipment) and the business sale are negotiable, providing flexibility for those looking to maintain the current operation or transform the space to suit new needs. With strong visibility and access in a growing market, this is a unique opportunity.

PROPERTY HIGHLIGHTS

- +/-1,600 SF to 3,239 SF of Retail Space available
- Ideal for retail, restaurant, or new business concepts
- Operated as a family-run restaurant for over 50 years, ready for a new chapter
- FF&E and business sale negotiable for those wishing to continue the restaurant or explore other uses
- Situated in a thriving commercial area with growing national tenants
- Close proximity to the new Meijer store, North Canton's new Fire & EMS building, and the Pro Football Hall of Fame
- High traffic and visibility with excellent frontage and access
- Renovated in 1986
- Zoned MS-C Main Street Center
- Visible storefront with available parking
- Convenient access to major highways
- High traffic area in Stark County
- Property also includes income from Two 2-bedroom, 1-full bath, washer/dryer, central air apartments above. Each currently rented for \$800/month



OFFERING SUMMARY

Sale Price:	\$850,000
Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,600 - 3,239 SF
Lot Size:	0.56 Acres
Building Size:	7,056 SF

PROPERTY WEBSITE

<https://bit.ly/531NMainSt>

Anthony Maronitis, CCIM, MS

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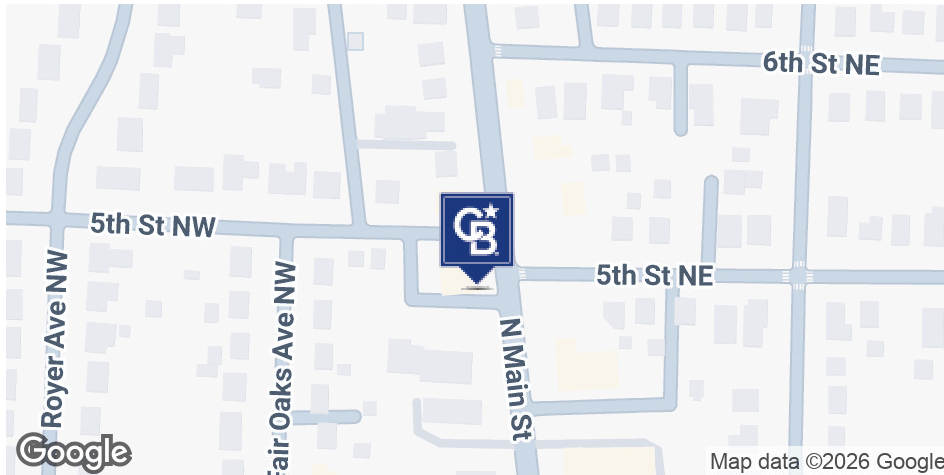


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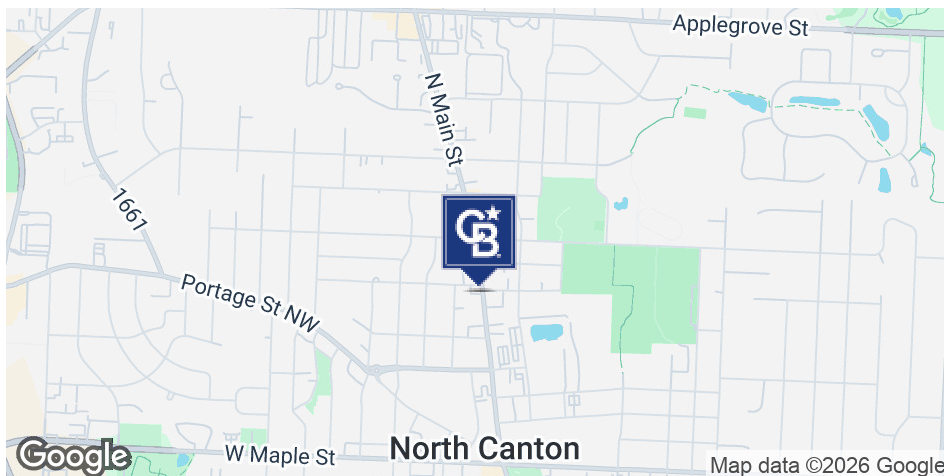
LOCATION DESCRIPTION

The North Canton area is experiencing significant growth, making it an ideal location for retail businesses. Just a block away, the new Fire and EMS building at Main and Viking Streets highlights the area's continued investment in infrastructure. The property also benefits from its proximity to the Pro Football Hall of Fame, a nationally recognized destination that attracts a steady stream of visitors, further enhancing business visibility and potential in the area.

Retail space in the North Canton market benefits from high foot and vehicle traffic, drawing increased attention from national retailers and boosting the local economy. The newly constructed Meijer store at Main and Viking Streets is a key attraction, further increasing customer traffic in the area—an advantage for prospective retail tenants. Stark County's thriving commercial environment, expanding amenities, and strong traffic flow make this a prime location for businesses looking to establish or grow their presence. This property offers close proximity to the area's dynamic growth and opportunities.

For office users, while the North Canton office market is somewhat smaller there is still demand for well-situated office properties, especially in the general office and office building categories. The site's proximity to established infrastructure, such as the newly built fire station, adds value in terms of municipal services and safety, appealing to office tenants looking for a secure and thriving location.

For industrial users, while the immediate property is more suited for retail or office use, nearby industrial spaces offer potential synergies. The area has industrial property available for lease, often within short distances from this site. Industrial users who require retail showrooms or office space for administrative purposes could find this site ideal as a satellite office or customer-facing facility while still staying close to industrial hubs.



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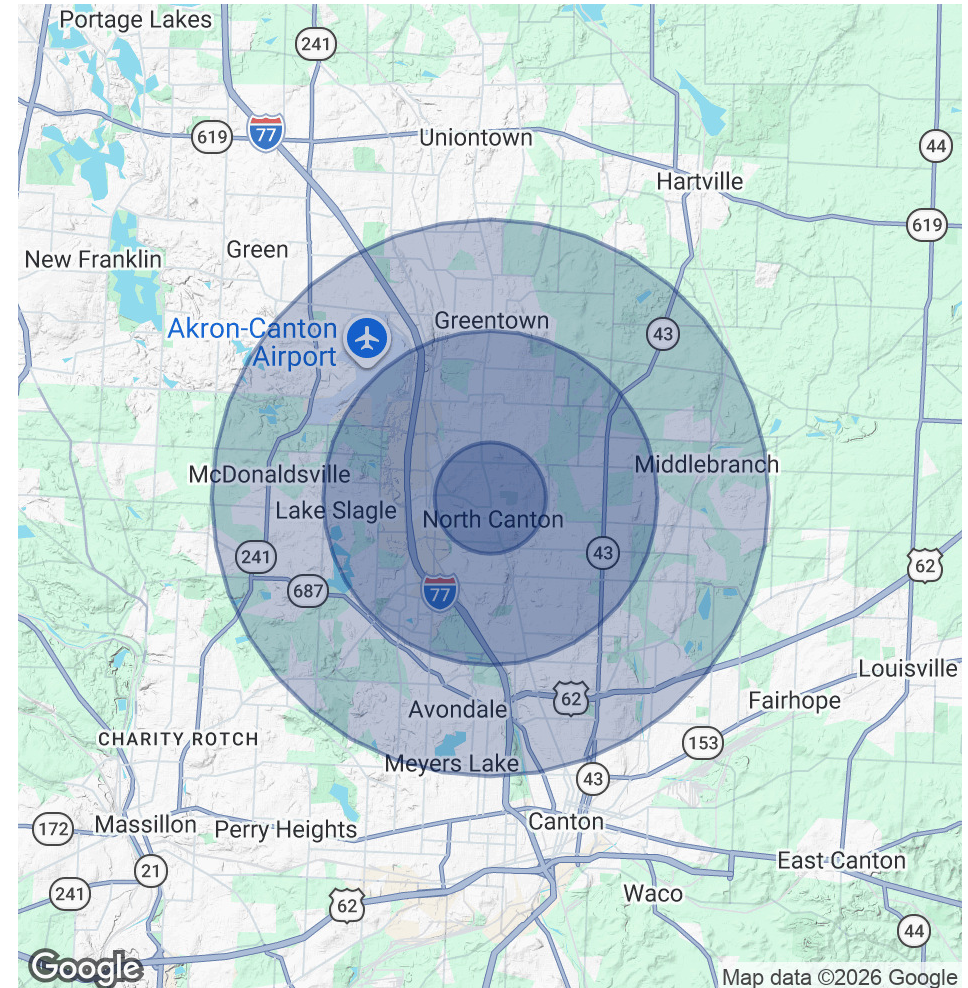
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,219	47,457	109,270
Average Age	44	44	44
Average Age (Male)	41	42	42
Average Age (Female)	46	45	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,752	20,662	47,339
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$92,899	\$105,760	\$98,848
Average House Value	\$229,687	\$272,165	\$249,057

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNT
S Main St	2-Way	2023	13,911
N Main St between 7th St and Woodrow St	2-Way	2023	14,106
S Main St	2-Way	2023	14,204
7th St between N Main St and Woodside Ave	2-Way	2023	3,089



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