

2864-2922 WHIPPLE AVENUE NORTHWEST, CANTON, OH 44708



PROPERTY DESCRIPTION

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.

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.

Mix of tenants including professional office, retail & healthcare - including dentist & optometrist.

LOCATION DESCRIPTION

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 B-1 Neighborhood District: May be used for retail uses, personal services, food sales, barber or beauty shop, shoe repair shops and other similar uses. Plain Township has no corporate or personal income tax.

Lease Rate:	\$1,785 & \$1,900 / MO (MG lease)
Available SF:	1,600 & 1,900 SF
Lot Size:	1.32 Acres
Building Size:	20,100 SF
Traffic Count:	17,143 Vehicles Per Day

Spencer Hartung

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2866 WHIPPLE- 1,900 SF END CAP OFFICE / MEDICAL	Available	1,900 SF	Modified Gross	\$1,900 per month	1,900 SF office/medical suite with reception room with viewing window, large waiting area, and seven (7) private offices and one (1) restroom. Previously leased to a therapist. \$1,900 / month + utilities.
2900 WHIPPLE - 1,600 SF MEDICAL/OFFICE SPACE	Available	1,600 SF	Modified Gross	\$1,785 per month	1,600 SF medical or office. Former Dentist office. The suite has a waiting room with restroom, reception, office with private entrance/exit, second private office/consultation room, breakroom with coffee bar and second restroom and two open concept areas that are being used for dental treatments. Could easily be used as traditional office. \$1,785 / month + utilities.

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2866 WHIPPLE - 1.900 SF

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WHIPPLE CENTRE

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FOR SALE / LEASE



Pylon Sign



2866 Whipple



2866 Whipple

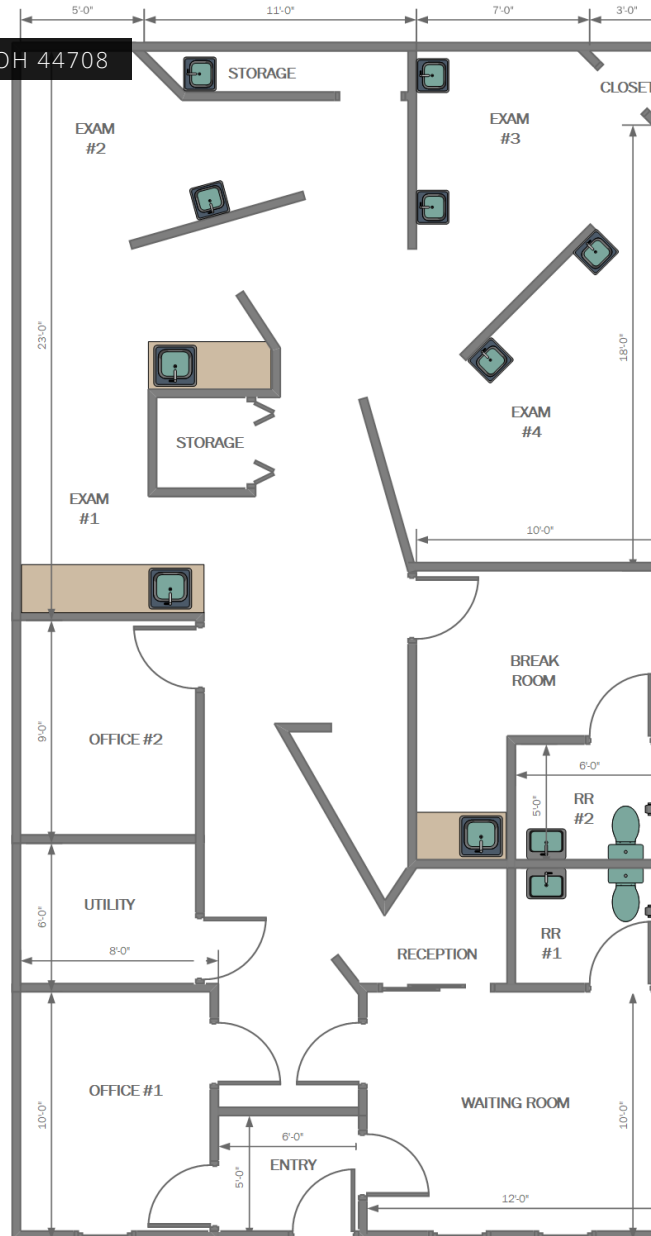
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2900 WHIPPLE - 1,600 SF

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FOR SALE / LEASE



2900 Whipple



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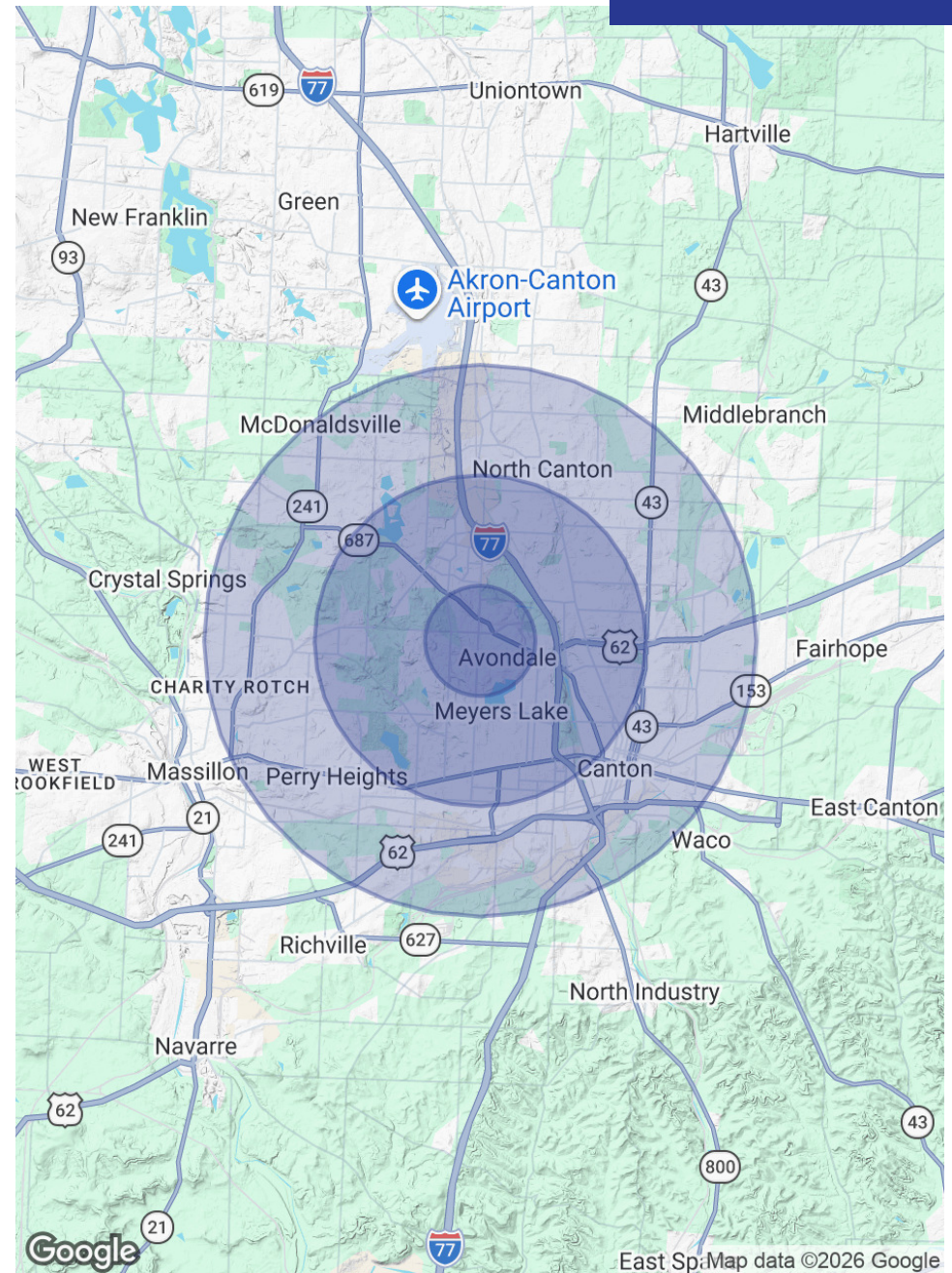
POPULATION

	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

2020 American Community Survey (ACS)



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