

**3720 Tuscarawas St W**  
**Canton, Ohio 447**

SALE PRICE	\$2,650,000.00
LEASE RATE	13.50/SF/NNN
TOTAL SQ FT	11,301
LAND AREA	1.6
PARCEL	243265, 243584
ZONING	B2
FRONTAGE	335' - Tuscarawas St 157' - Raff Rd SW
TRAFFIC COUNT	31,672 AADT
TAXES	\$54,401.40/year



## Property Features

- Great location on the corner of Tuscarawas St and Raff Road.
- Located near big retailers like Walmart, JC Penny and Giant Eagle.
- Ingress/Egress from three separate roads
- 75 Parking spaces
- Drive Thru

**Sean Sanford**

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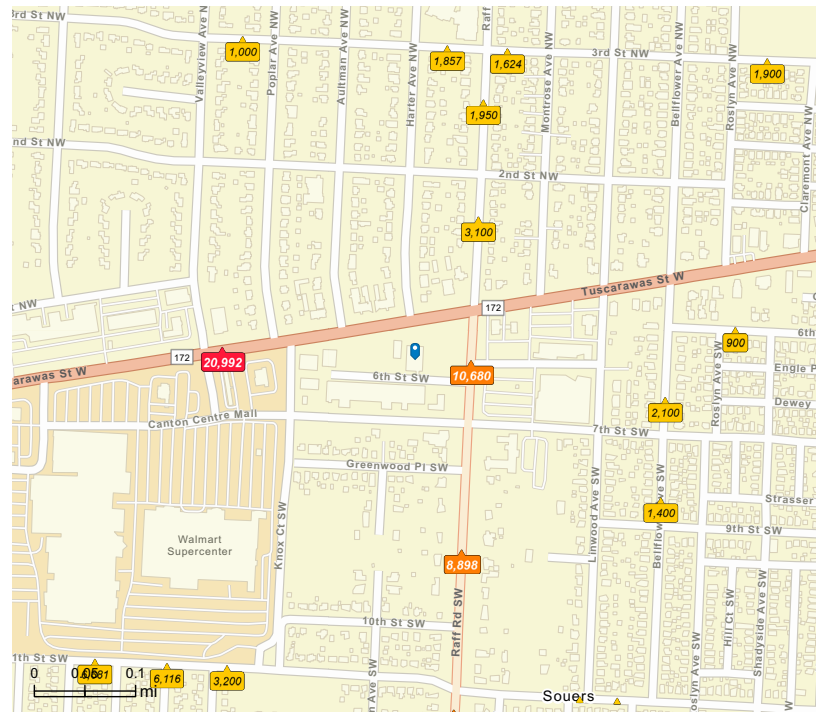
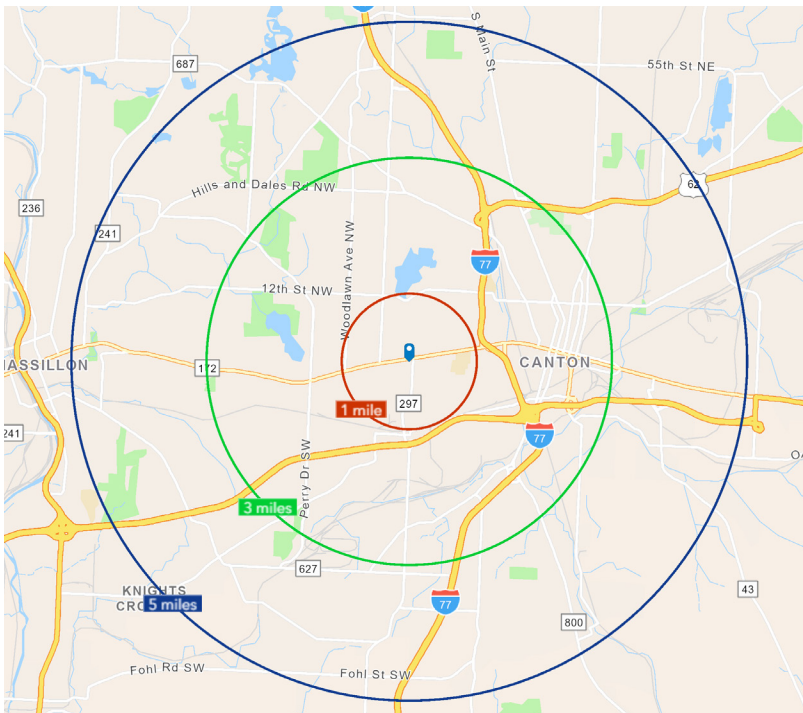
**Jared Sanford**

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# DEMOGRAPHICS/TRAFFIC

## 2024 Summary

	1 Mile	3 Miles	5 Miles
Population	14,260	69,755	146,677
Households	6,069	30,296	64,413
Families	3,339	16,269	35,939
Average Household Size	2.34	2.26	2.23
Owner Occupied Housing Units	3,367	16,646	38,448
Renter Occupied Housing Units	2,702	13,650	25,965
Median Age	37.2	39.8	41.3
Median Household Income	\$50,527	\$49,710	\$54,685
Average Household Income	\$62,143	\$66,797	\$74,108



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# MAPS



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