



OFFICE FOR LEASE

832 McKinley Ave NW

OFFICE/MEDICAL SPACE

Canton, OH 44703

PRESENTED BY:

JENNA THARP

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------------------------|
| LEASE RATE: | \$9.00 - \$12.00 SF/yr (Gross) |
| COUNTY: | Stark |
| ZONING: | B5 |
| BUILDING SIZE: | 21,440 SF |
| AVAILABLE SF: | 2,500 -10,000 SF |
| STORIES: | 2 |
| ELEVATORS: | Yes |

PROPERTY OVERVIEW

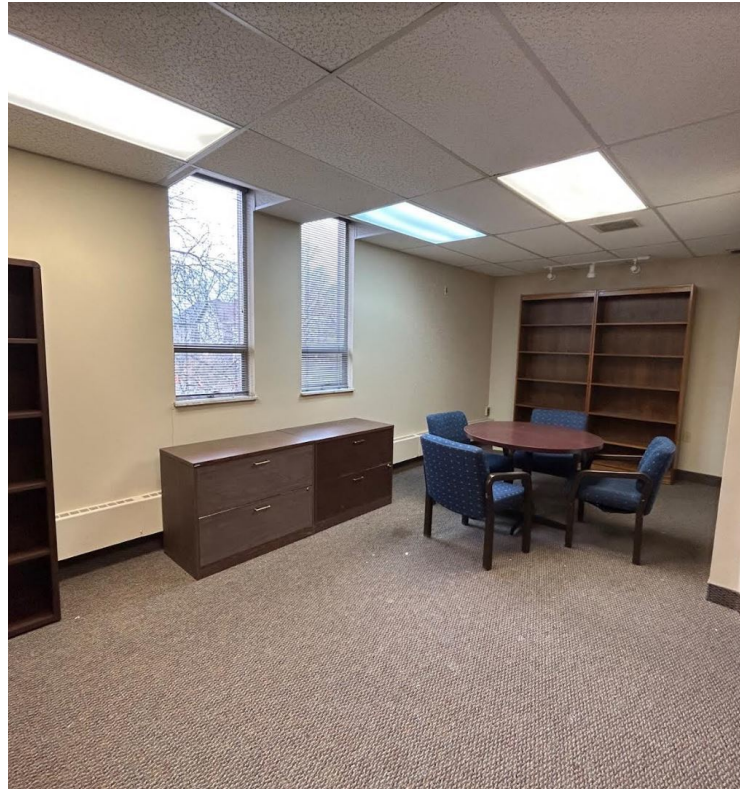
Two Story standalone office space located near the heart of Downtown Canton. Well-maintained site that offers potential to a multitude of office or medical office concepts. Close to a variety of restaurant, retail, and business amenities.

PROPERTY HIGHLIGHTS

- ADA Compliant
- Elevator in building
- Building equipped with Alarm System
- Ample Parking
- Close proximity to I-77 and SR-172
- Intersection location provides great visibility
- Close to a wide variety of Downtown Canton attractions
- Furniture, Fixtures, and Equipment (FF&E) can be included

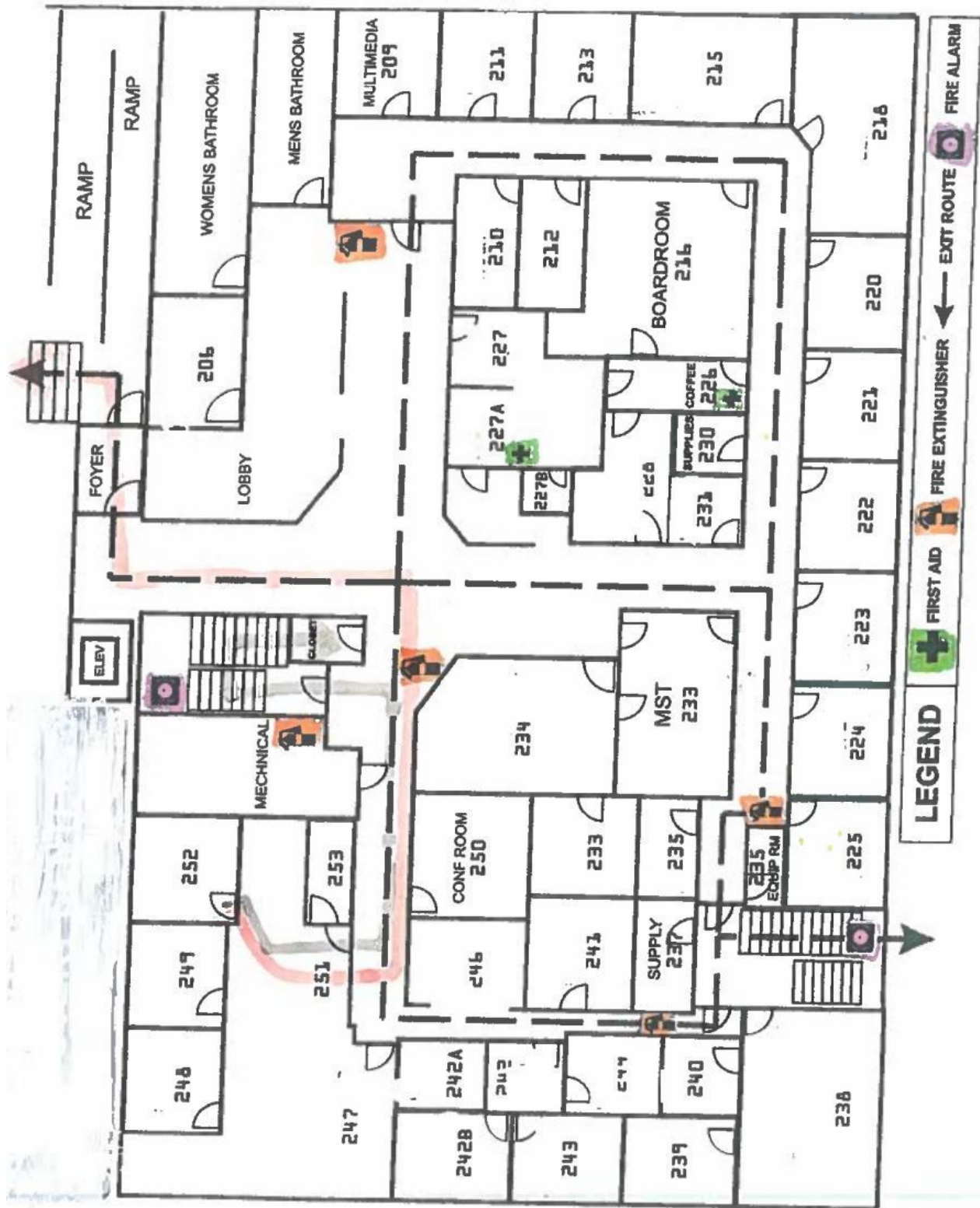
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ADDITIONAL PHOTOS



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MAIN LEVEL FLOORPLAN

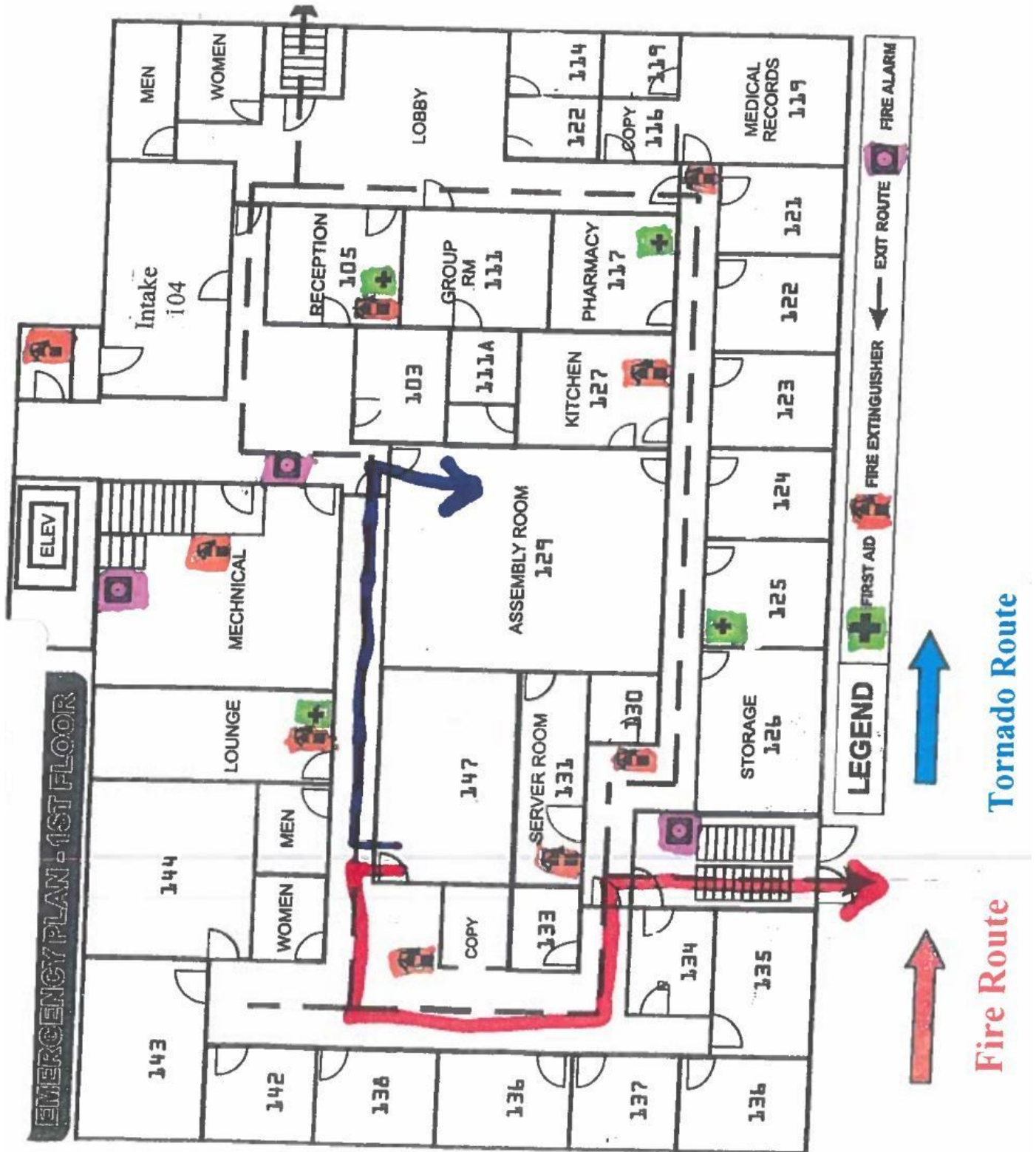


LEGEND

- FIRST AID
- FIRE EXTINGUISHER
- FIRE ALARM
- EXIT ROUTE

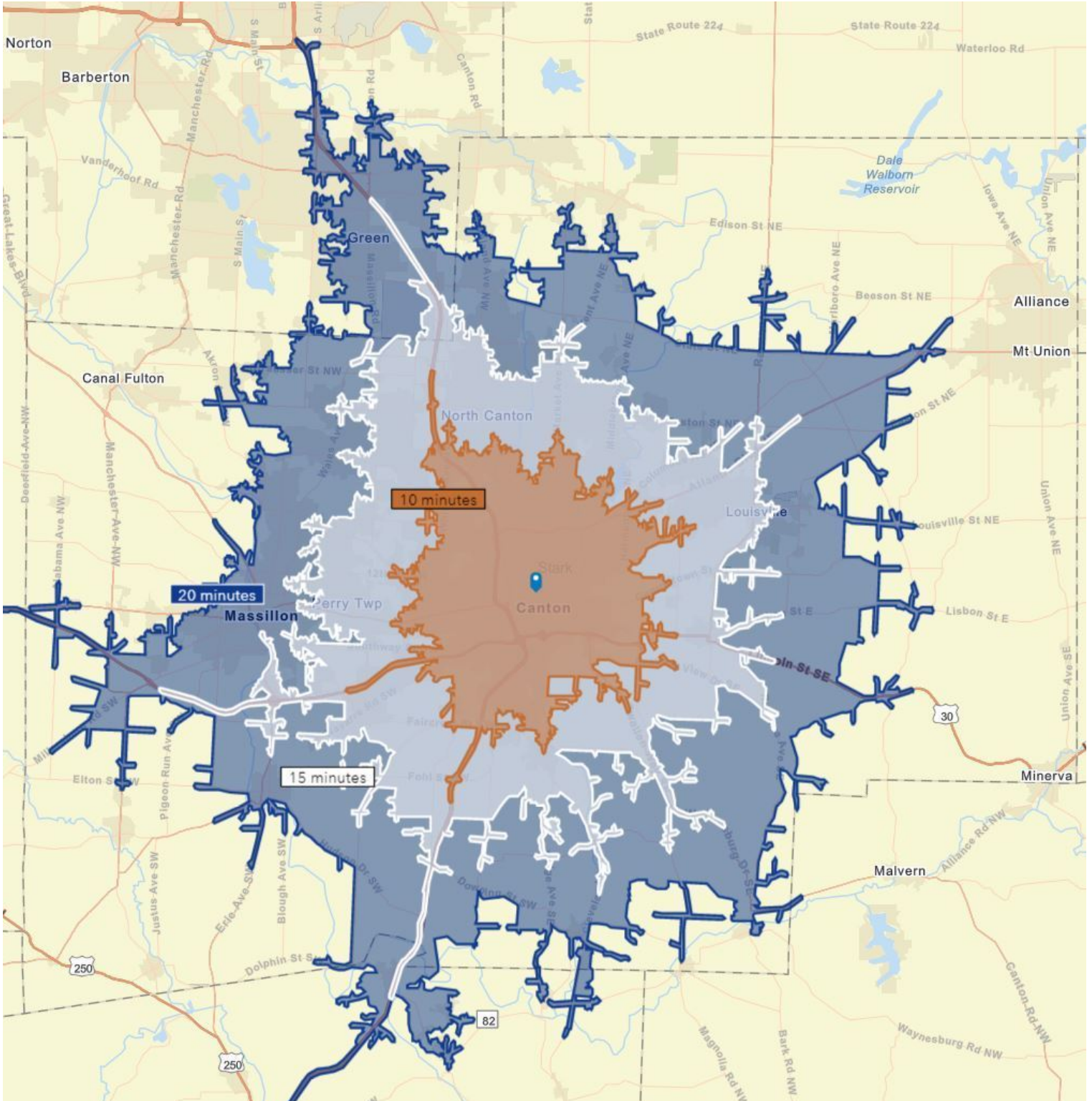
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LOWER LEVEL FLOORPLAN



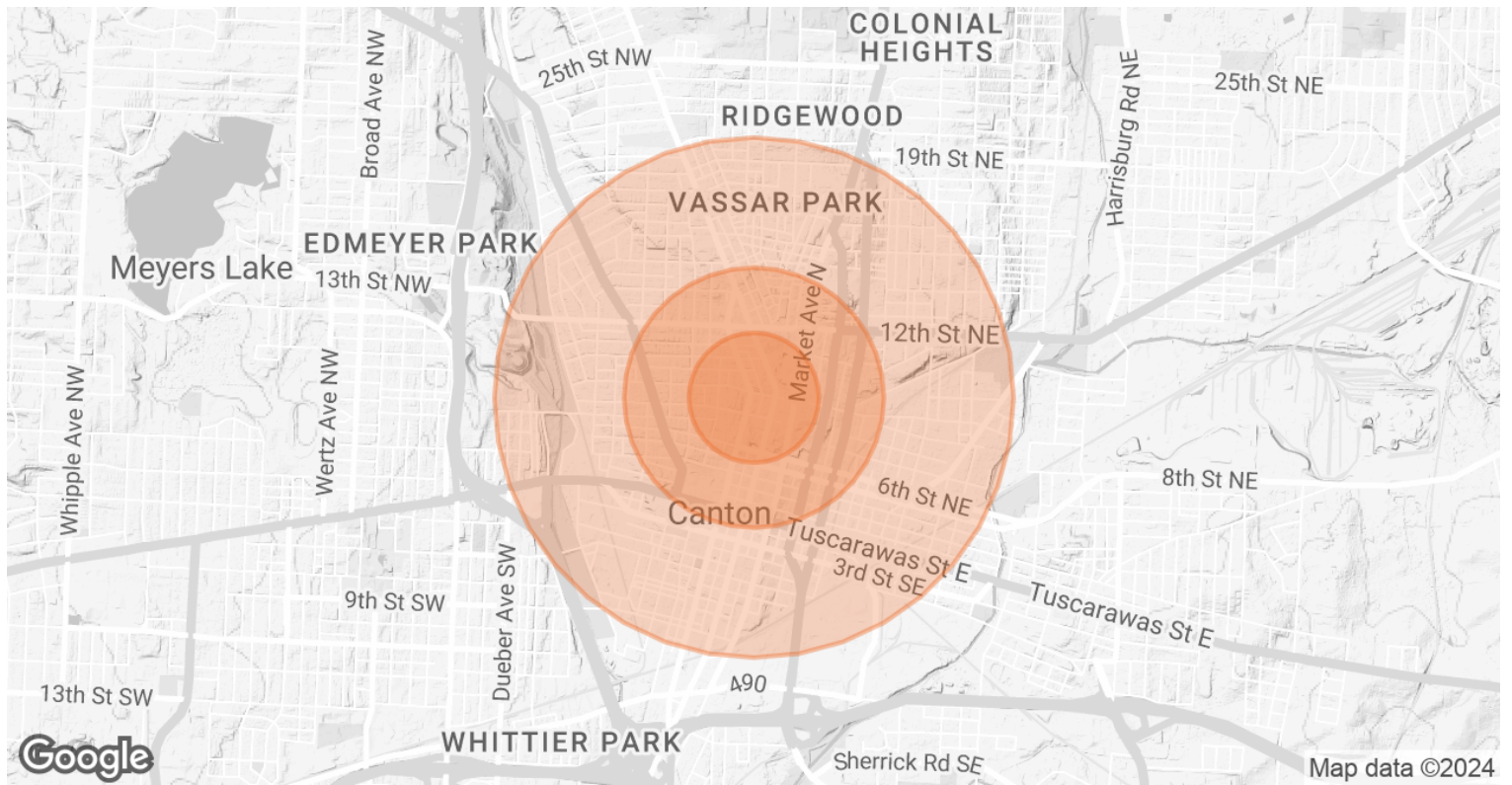
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DRIVE TIMES - 10, 15, 20 MINUTES



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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|------------|-----------|--------|
| TOTAL POPULATION | 1,007 | 4,175 | 13,667 |
| AVERAGE AGE | 39.9 | 39.2 | 37.3 |
| AVERAGE AGE (MALE) | 37.1 | 35.5 | 36.1 |
| AVERAGE AGE (FEMALE) | 42.5 | 41.5 | 37.3 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------------|------------|-----------|----------|
| TOTAL HOUSEHOLDS | 593 | 2,404 | 7,533 |
| # OF PERSONS PER HH | 1.7 | 1.7 | 1.8 |
| AVERAGE HH INCOME | \$24,624 | \$27,032 | \$30,724 |
| AVERAGE HOUSE VALUE | \$43,852 | \$35,669 | \$45,406 |

* Demographic data derived from 2020 ACS - US Census

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