

**8531 Cleveland Ave.**  
North Canton, OH 44720

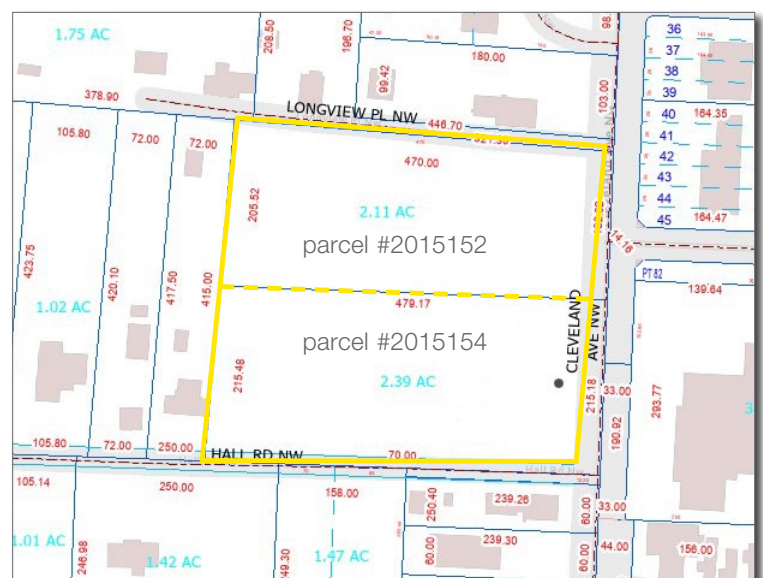
**2 PARCELS**  
on Cleveland Ave.  
property has been cleared

## Property Details

- **Parcel 2015154**
  - 2.39 acres
  - approx. 215' frontage and 479' depth
- **Parcel 2015152**
  - 2.11 acres
  - approx. 182' frontage and 470' depth
- **Sale Price:** \$575,000 per parcel
- **Zoning:** C2 - General Commercial
- **Interchange / Distance:** I-77, 2 miles
- **LIQUOR SALES ALLOWED**

**David Whyte**  
330 352 7746  
dwhyte@naipvc.com

**Karen Whyte**  
330 351 1757  
kwhyte@naipvc.com



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540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com



# 8531 Cleveland Ave.

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# FOR SALE



Demographics	1 Mile	3 Miles	5 Miles
Population:	5,933	31,780	96,081
Households:	2,538	13,448	40,172
Median Age:	41.7	43.6	44.5
Average HH Income:	\$138,902	\$120,039	\$119,794
Traffic Count:	18,186 VPD Cleveland Ave NW near Bretton St NW 10,407 VPD Cleveland Ave NW near Brumbaugh St NW		

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**NAIPleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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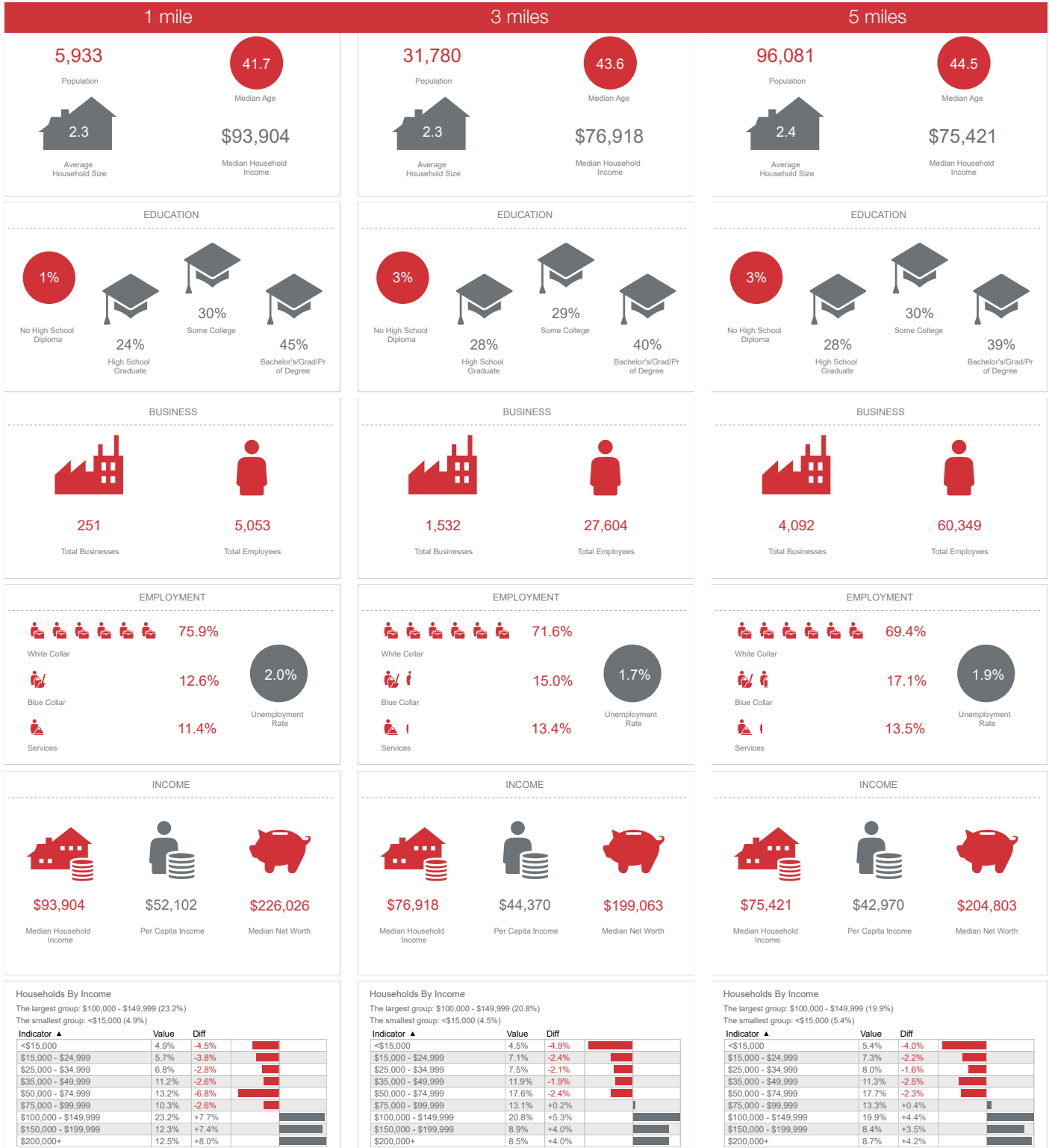
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# FOR SALE

## Sale Details

PARCEL 2015154	\$575,000
PARCEL 2015152	\$575,000
BOTH PARCELS	\$1,150,000

## Property Details

TOTAL ACERAGE:	4.5 acres (both parcels)
PARCEL 2015154:	2.39 acres approx. 215' frontage and 479' depth
PARCEL 2015152:	2.11 acres approx. 182' frontage and 470' depth
ZONING:	C2 - General Commercial
WATER/SEWER:	City

## Location Details

LOCATION:	Corner of Cleveland Ave. NW and Hall Rd. NW
INTERCHANGE / DISTANCE:	I-77 / 2 miles

## Notes

Liquor sales allowed. Land has been cleared. All utilities are available.

For more information:

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