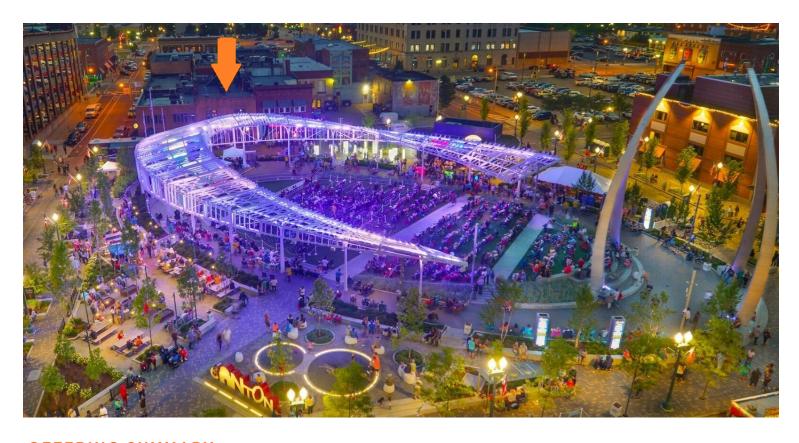


309 COURT AVE NW - RETAIL & 2ND FLOOR OFFICE



OFFERING SUMMARY

1ST FLOOR:	3,300 SF Retail
2ND FLOOR:	3,300 SF Office
LEASE RATE:	\$16-18 SF/yr
LEASE TYPE:	Modified Gross
BUILDING SIZE:	6,600 SF
MARKET:	Canton

OVERVIEW

Unique retail and creative office units are now available for lease in Canton's Innovation District overlooking Centennial Plaza in Downtown Canton. This twostory gem, boasts unique features on both levels, such as garage doors (inside and outside!), balconies, great ceiling heights, and exposed brick. The recently developed Centennial Plaza is the "city square" for Canton and Stark County, contributing to a growing and vibrant Downtown.

HIGHLIGHTS

- 1st Floor consists of open space with large garage door opening to the plaza a great space for a studio, market or other retail use
- 2nd Floor office consists of blended office/open bullpen/conference rooms; private entrance, restroom and in-suite kitchenette - a great space for a variety of uses
- Innovation district provides 100-gigabyte-per-sercond broadband network.
- Great exposure; Centennial Plaza hosts events up to 5,000 people per event
- Conveniently located adjacent to parking deck (tenant parking passes available at discounted rates)
- New Business Initiatives; Downtown Canton offers multiple job creation incentive programs

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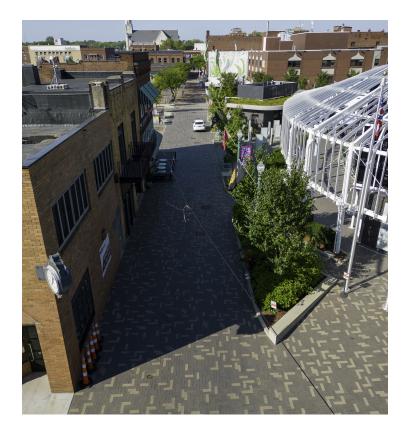
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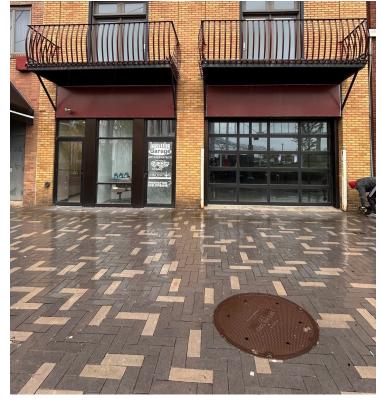
OLIVIA REICHENBACH

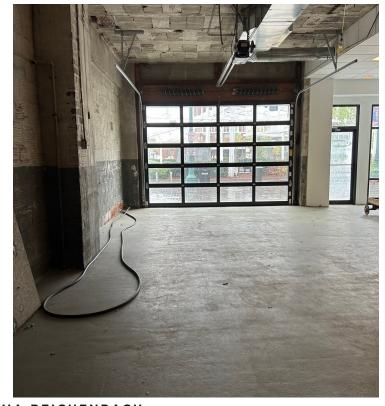
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CENTENNIAL PLAZA & GROUND FLOOR









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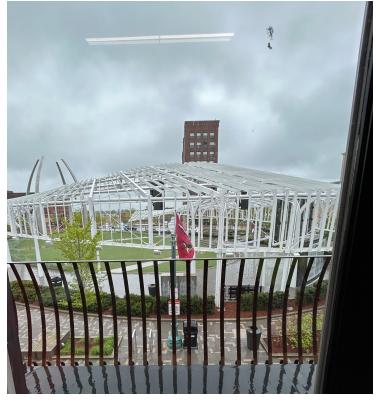
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SECOND FLOOR - OFFICE/CREATIVE





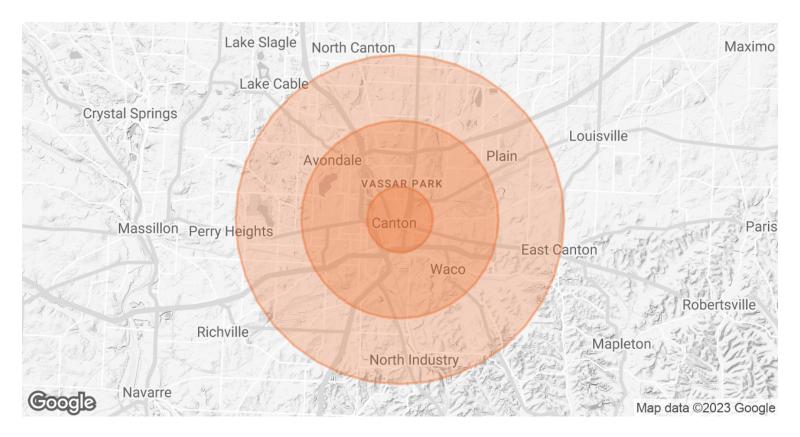


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,063	74,731	131,322
AVERAGE AGE	37.0	37.5	40.0
AVERAGE AGE (MALE)	35.3	36.6	39.2
AVERAGE AGE (FEMALE)	37.4	39.0	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 6,279	3 MILES 37,056	5 MILES 63,220
TOTAL HOUSEHOLDS	6,279	37,056	63,220

^{*} Demographic data derived from 2020 ACS - US Census

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