

INCOME PRODUCING SALON BUILDING FOR SALE

8433 CLEVELAND AVE NW, NORTH CANTON, OH 44720



PROPERTY DESCRIPTION

High-visibility salon/retail property on Cleveland Ave. NW in North Canton with an average daily traffic count of 12,274 vehicles. Just minutes from Belden Village and I-77, the site benefits from a strong consumer base of 13,810 residents within three miles and a median household income of \$72,200. The building is currently revenue-producing with multiple tenants and offers additional leasing potential, creating a compelling opportunity for investors seeking stable income and long-term growth in a thriving corridor.

PROPERTY HIGHLIGHTS

- High Visibility - 12274 Vehicles / Day
- Income Producing - 5 tenants in place with room for more
- Strong Customer Base - 17,700 residents within 3 miles
- Sale Includes Furniture, Fixtures and Equipment - Ask Broker for List

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	8
Lot Size:	0.19 Acres
Building Size:	2,934 SF
Proforma NOI:	\$36,183.86
Cap Rate:	8.51%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,844	13,810	42,564
Total Population	6,463	32,807	101,940
Average HH Income	\$133,702	\$114,100	\$111,732

Saylor Putman

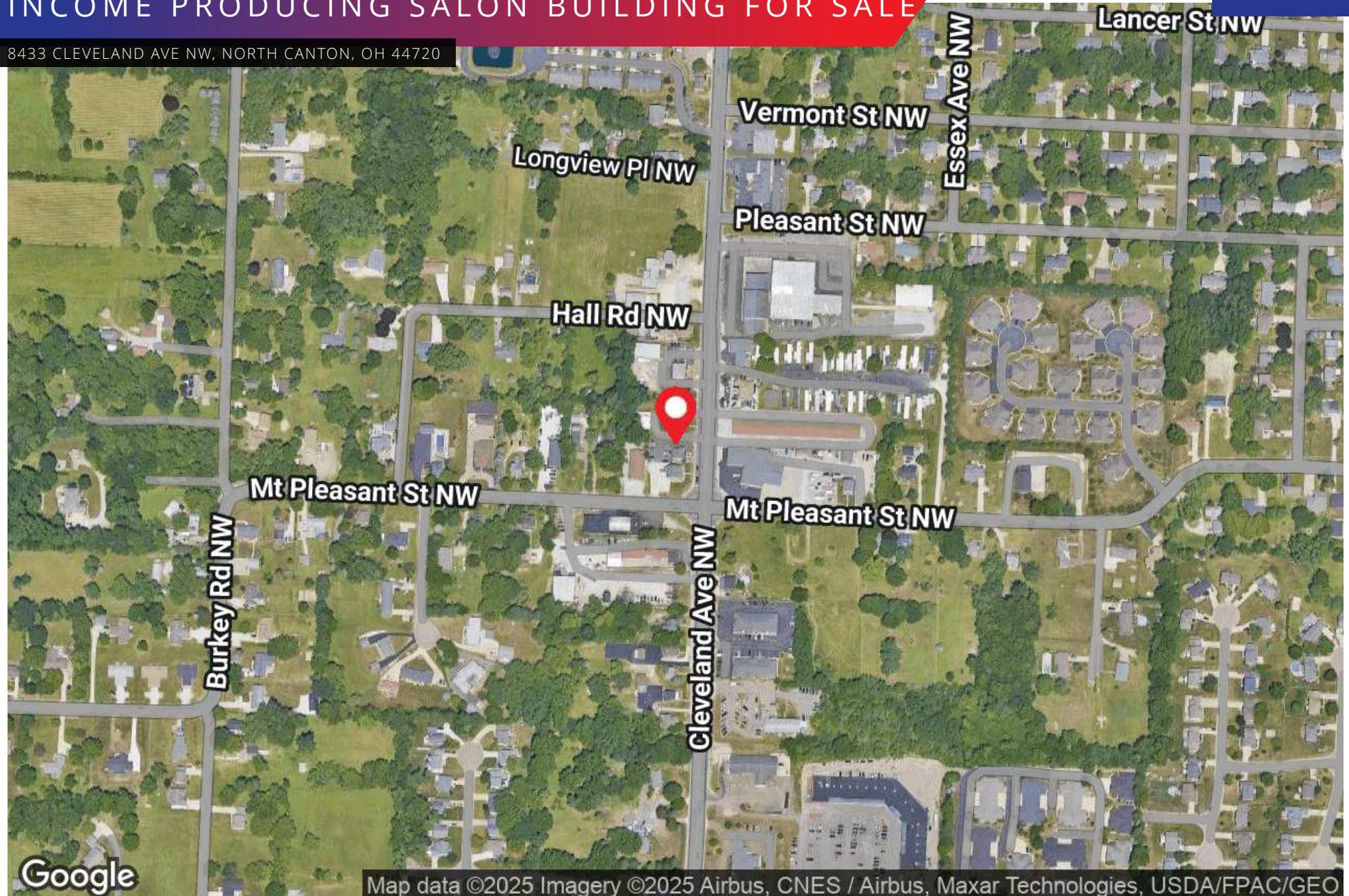
Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition.

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**PUTMAN
PROPERTIES**
Est. 1985

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POPULATION

1 MILE 3 MILES 5 MILES

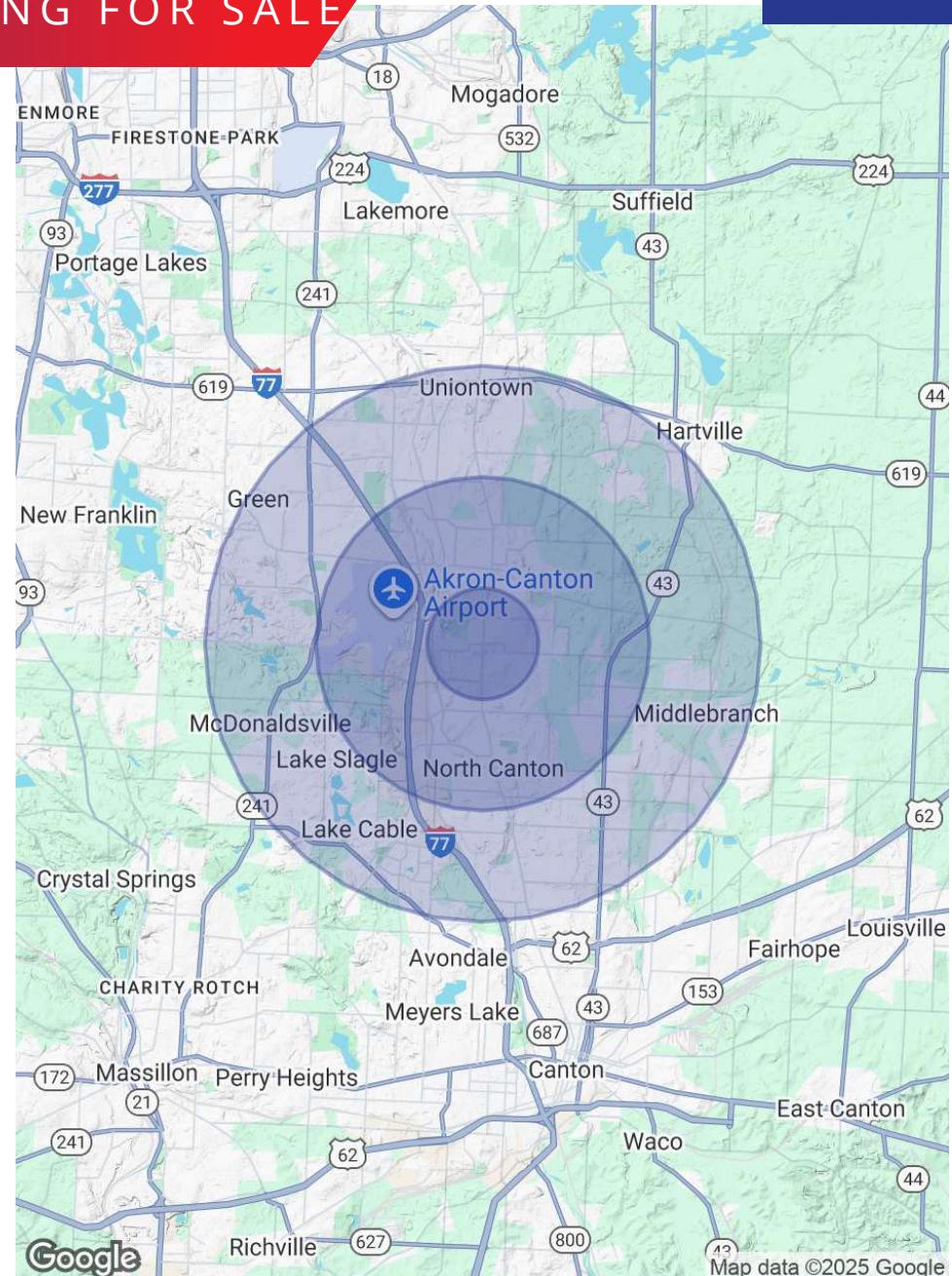
	1 MILE	3 MILES	5 MILES
Total Population	6,463	32,807	101,940
Average Age	43	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	2,844	13,810	42,564
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$133,702	\$114,100	\$111,732
Average House Value	\$331,725	\$282,418	\$287,014

Demographics data derived from AlphaMap



Map data ©2025 Google

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