

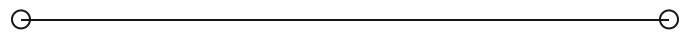


LEASE

The Embro Warehouse

150 CHERRY AVENUE NORTHEAST

Canton, OH 44702



PRESENTED BY:

JENNA THARP

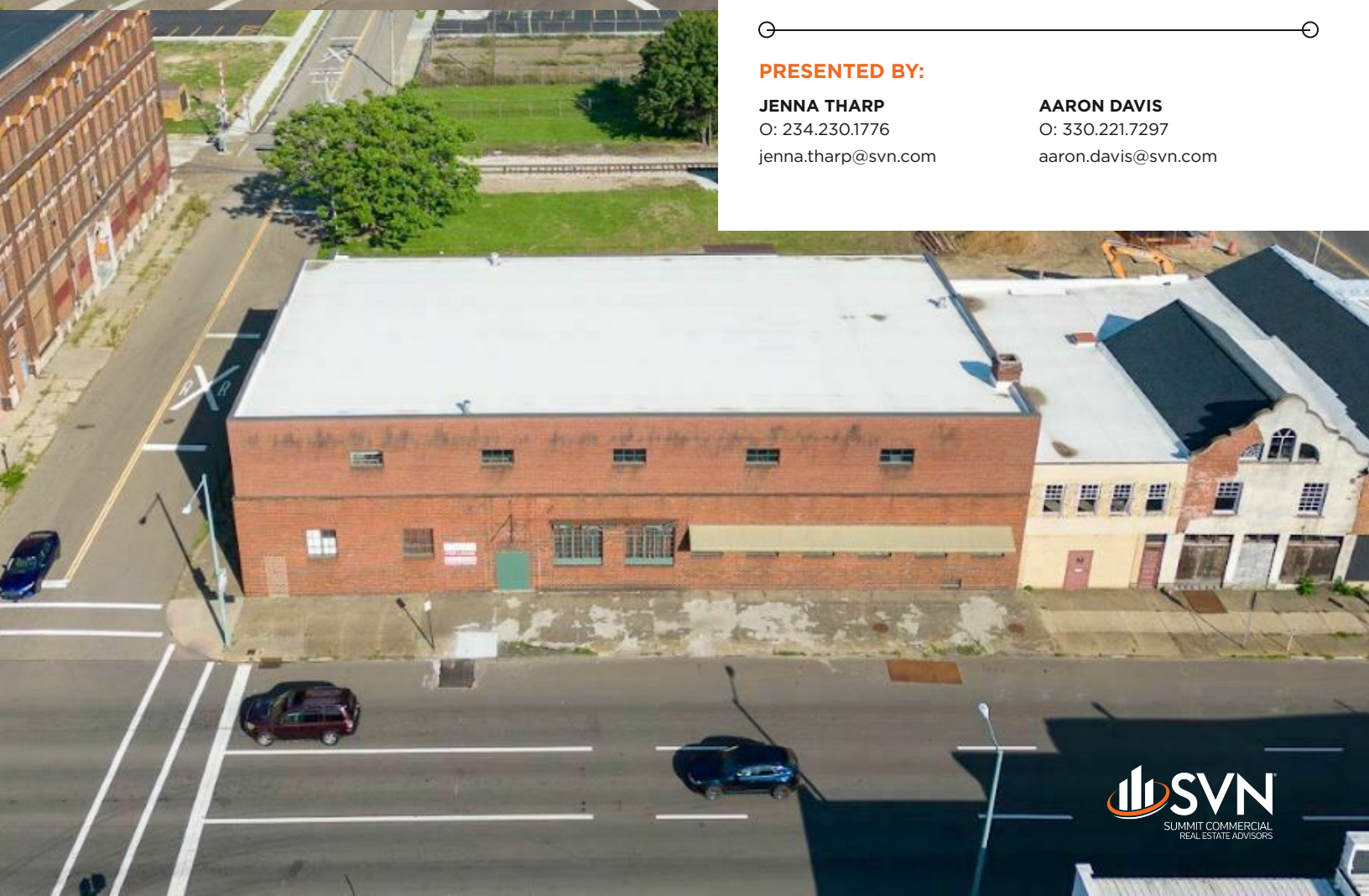
O: 234.230.1776

jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/yr (NNN)
BUILDING SIZE:	23,760 SF
AVAILABLE SF:	23,760 SF
LOT SIZE:	0.186 Acres
YEAR BUILT:	1936
ZONING:	C-Commercial Warehouse
APN:	246822

PROPERTY OVERVIEW

Single user climate-controlled 2 story warehouse available for lease. Located in Downtown Canton. Equipped with 1 dock on the side of the building, one large drive in door with the possibility of adding additional overhead doors. 15'-18' clear height with 2 interior docks. There is an interior ramp leading to lower level storage and there is a 3rd level for additional storage. Existing built out offices with restrooms. New roof put on in 2022.

PROPERTY HIGHLIGHTS

- Option to fence in neighboring lot
- New roof 2022
- 1 loading dock; 2-3 more grade level doors can be added
- 12' drive in door
- 15-18' ceiling height
- 2 interior loading docks
- LL storage with 8' ceiling height
- Great highway accessibility (I-77, SR-30)

JENNA THARP

O: 234.230.1776

jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

ADDITIONAL PHOTOS



JENNA THARP

O: 234.230.1776

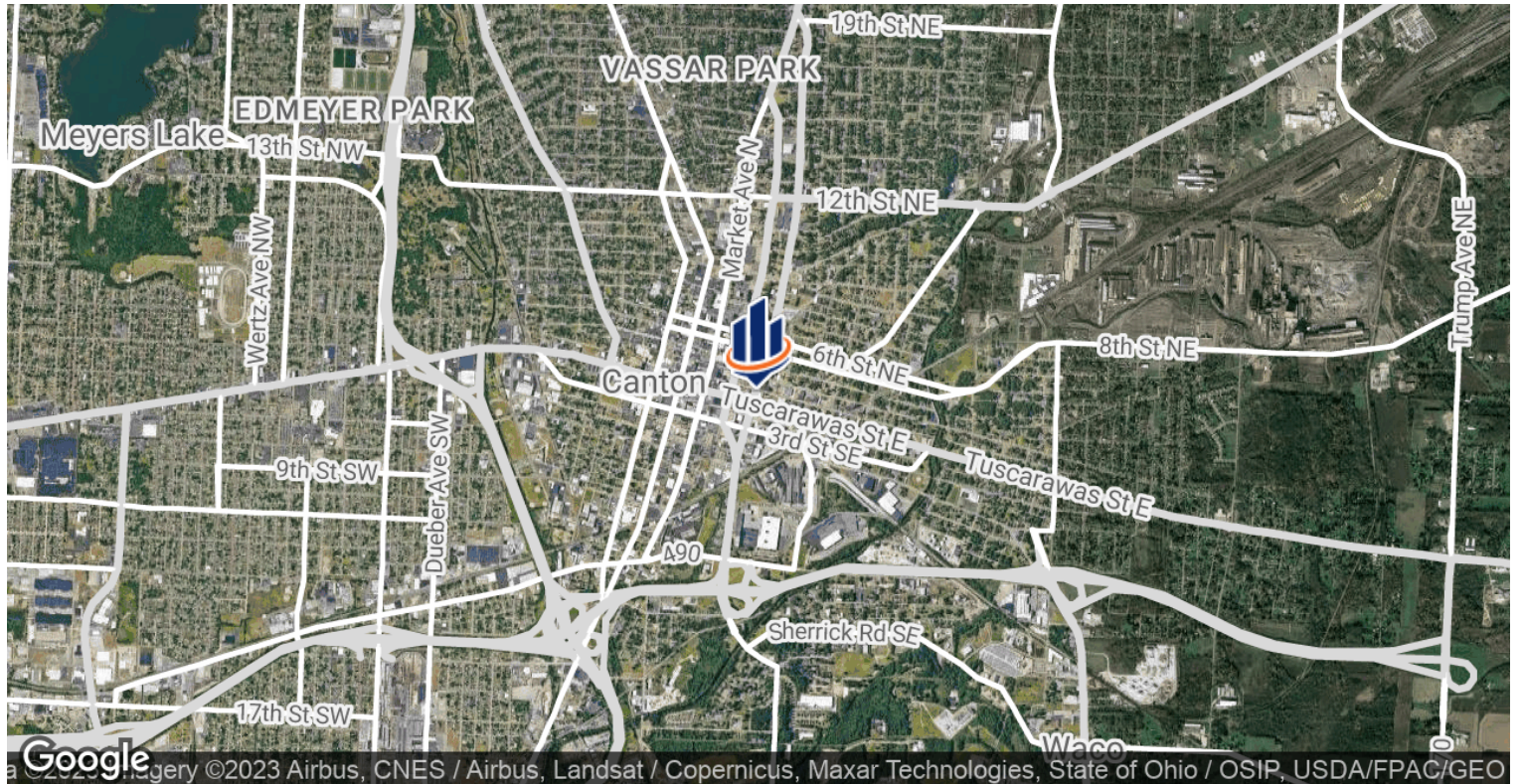
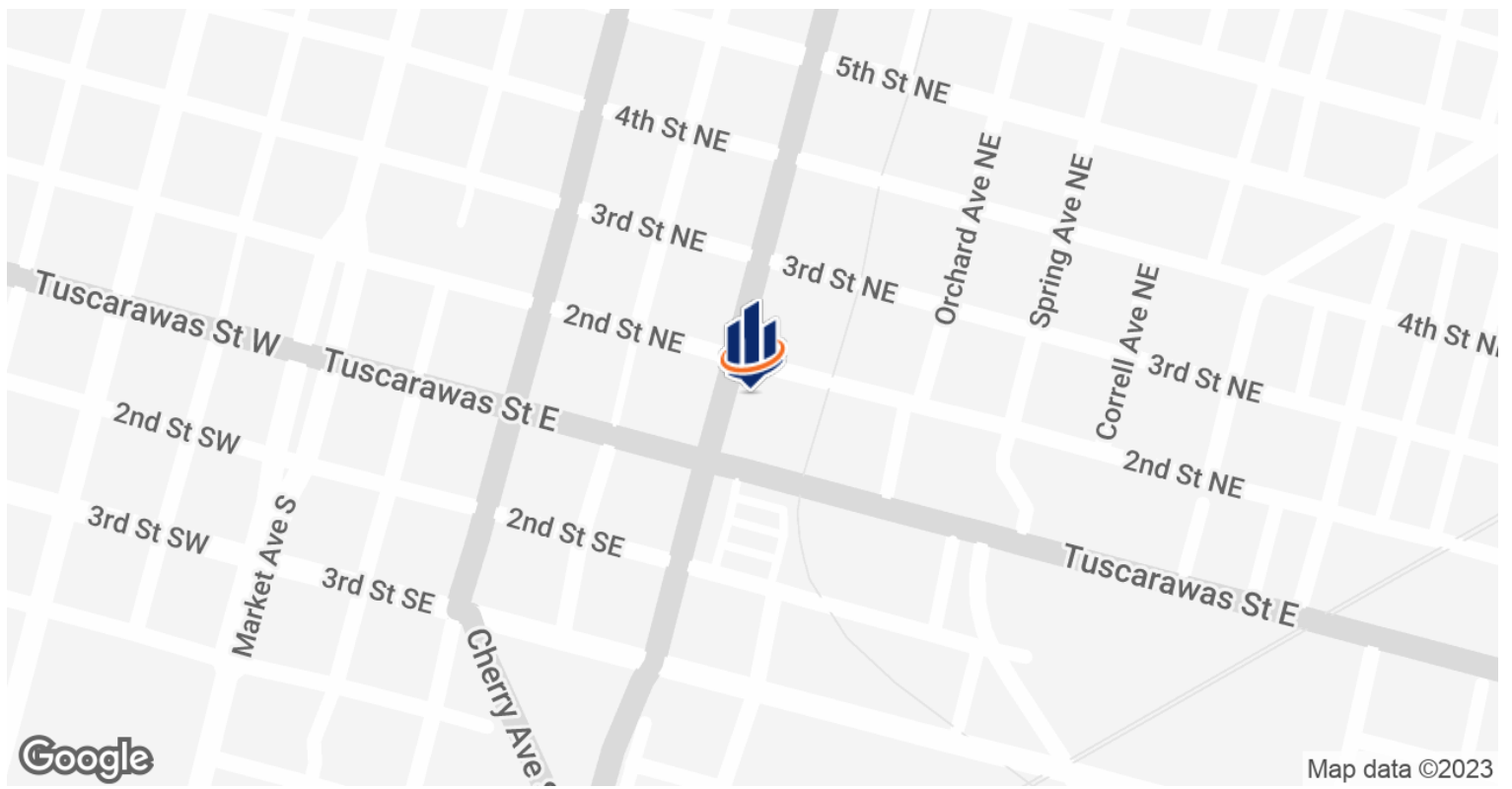
jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

LOCATION MAP



JENNA THARP

O: 234.230.1776

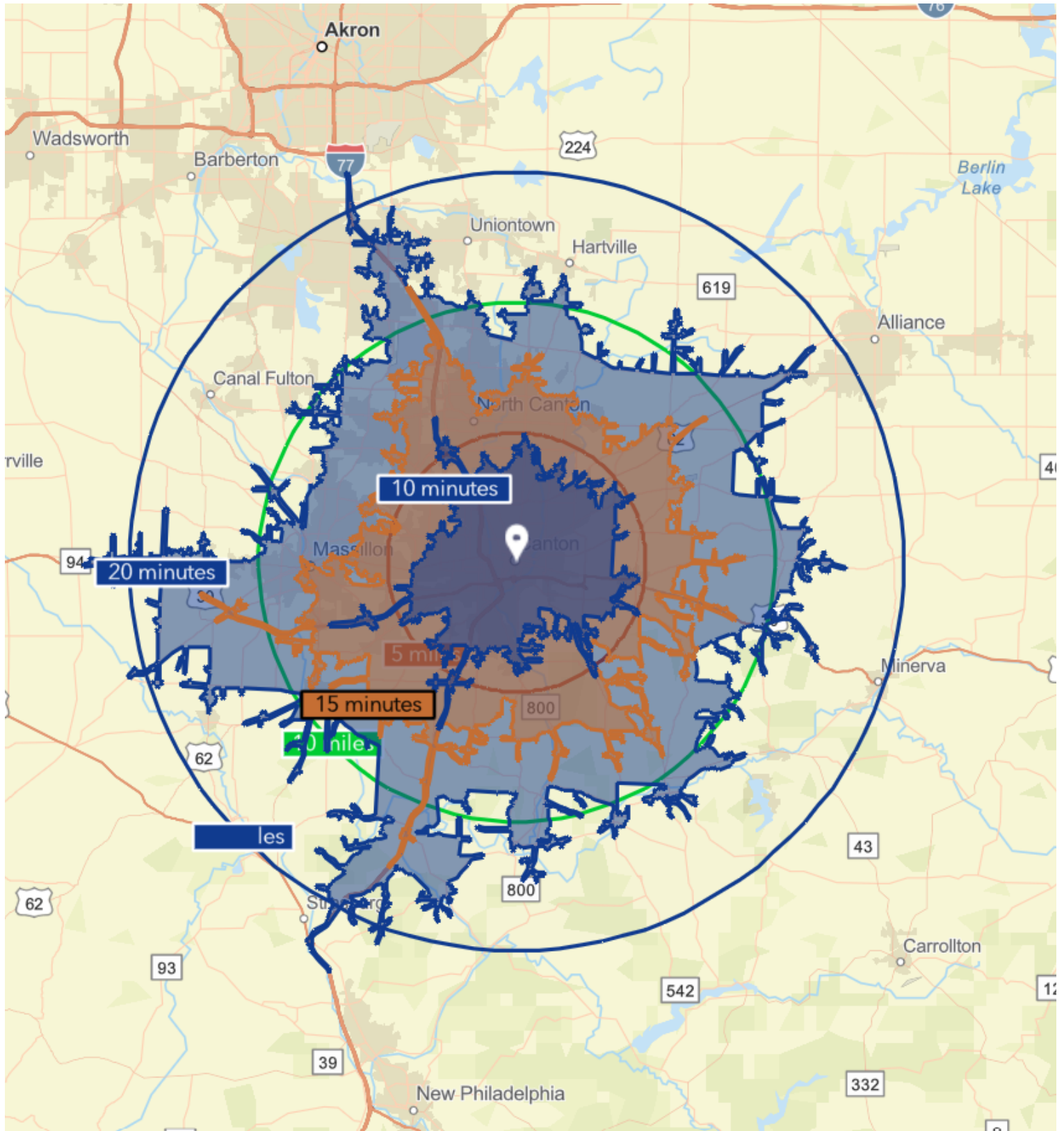
jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

DRIVE TIMES - 10, 15, 20 MINUTES



JENNA THARP

O: 234.230.1776

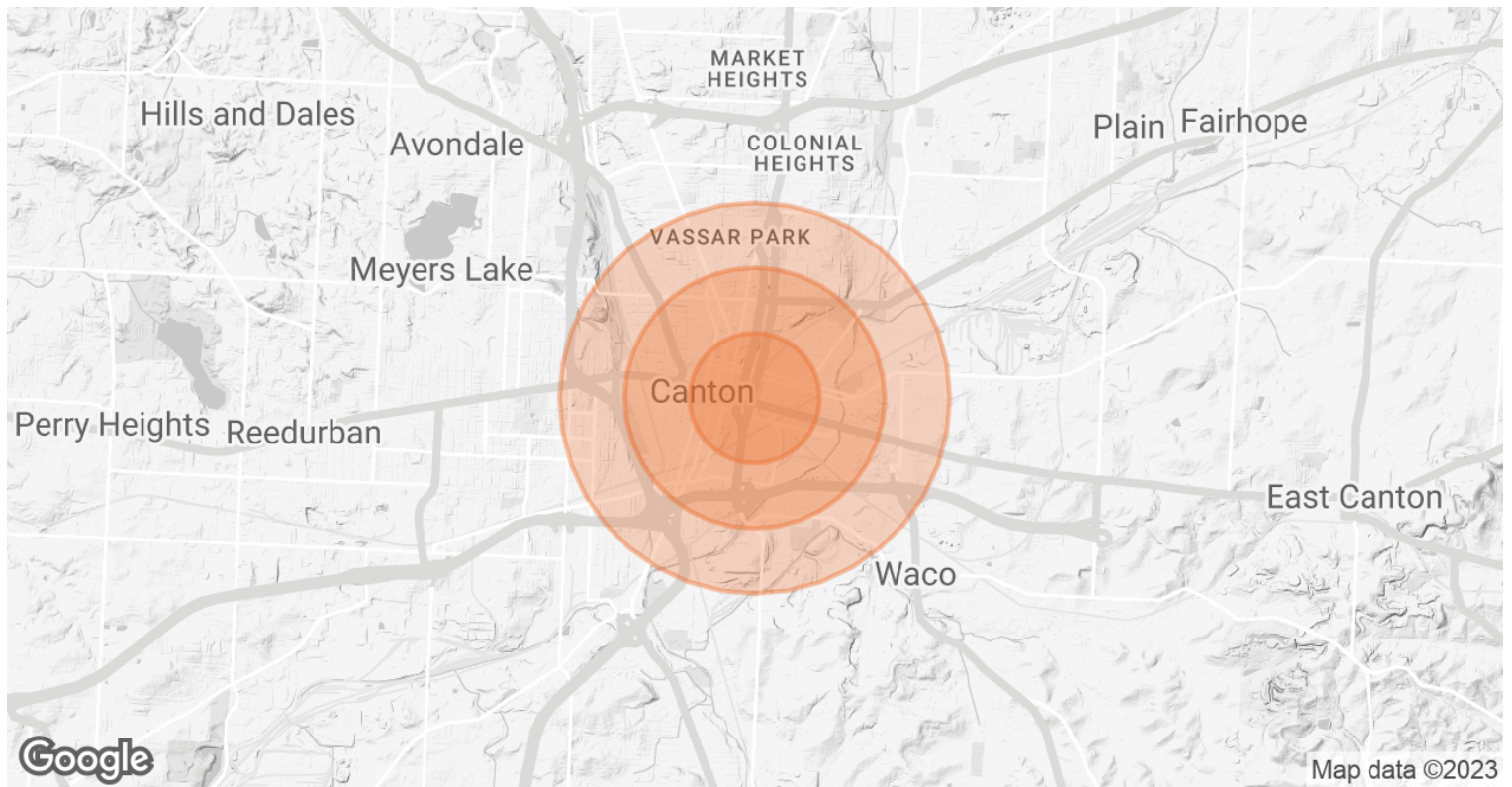
jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION

0.5 MILES

1 MILE

1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,825	9,087	22,955
AVERAGE AGE	47.3	36.4	33.6
AVERAGE AGE (MALE)	45.6	33.0	32.1
AVERAGE AGE (FEMALE)	46.8	37.6	34.8

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,216	5,220	12,130
# OF PERSONS PER HH	1.5	1.7	1.9
AVERAGE HH INCOME	\$21,159	\$25,749	\$29,856
AVERAGE HOUSE VALUE	\$33,929	\$36,251	\$50,967

* Demographic data derived from 2020 ACS - US Census

JENNA THARP

O: 234.230.1776

jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com