



2574 Easton St NE
Canton, Ohio 44721

SALE PRICE \$2,200,000.00

LEASE RATE \$13.25/SF/NNN

TOTAL SQ FT 11,335

LAND AREA 1.69 Acres

PARCEL 5218196

YEAR BUILT 1998

ZONING B2

FRONTAGE 220' Easton

TRAFFIC COUNT 17,667 AADT

Property Features

- Former Rite Aid located on the corner of Middlebranch and Easton St NE.
- Close to Oakwood Square and Plain Township Amphitheater.
- Drive thru, rear overhead door.

Sean Sanford

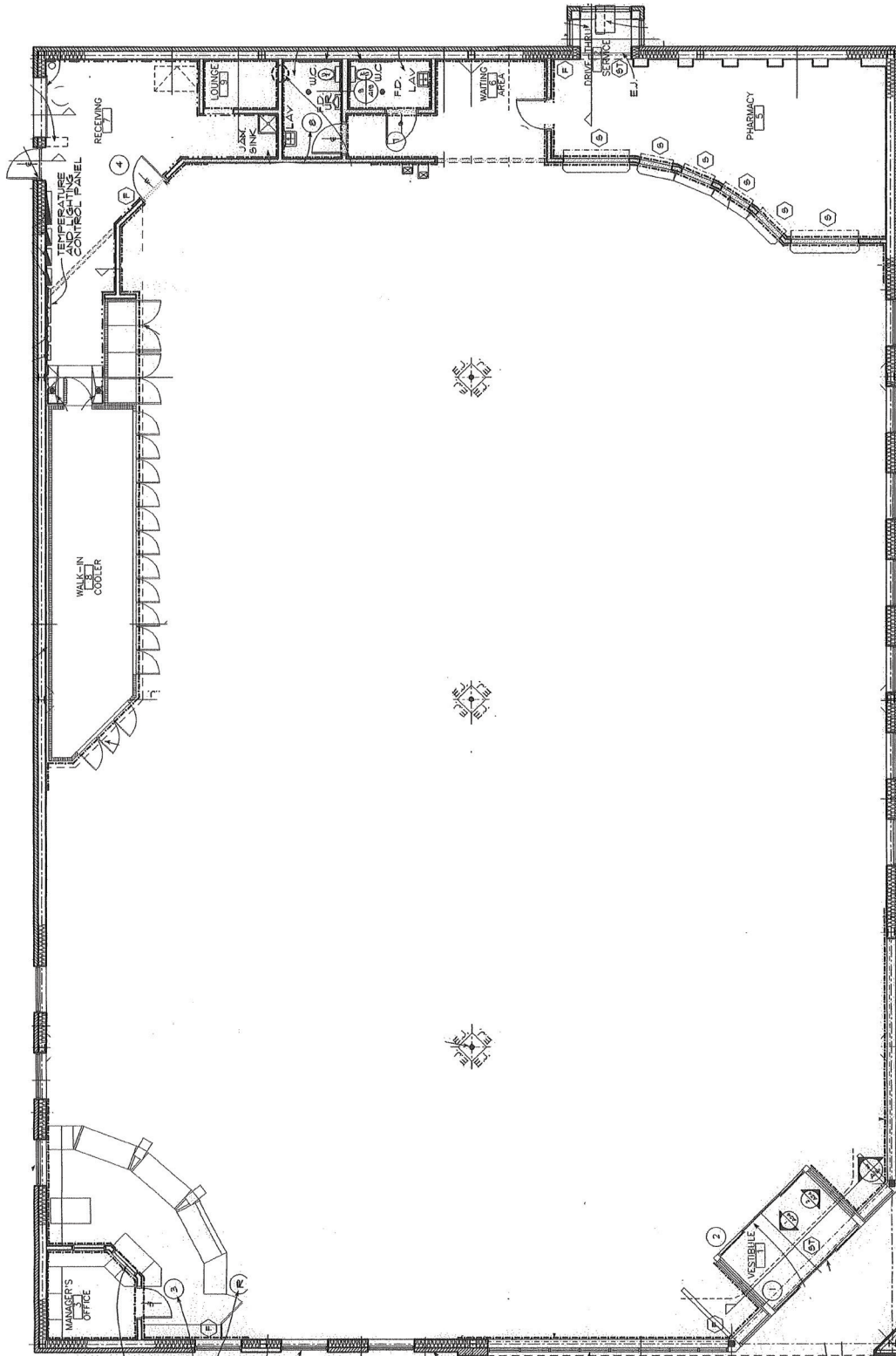
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Jared Sanford

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FOR SALE/LEASE

Floor Plan



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FOR SALE/LEASE Maps



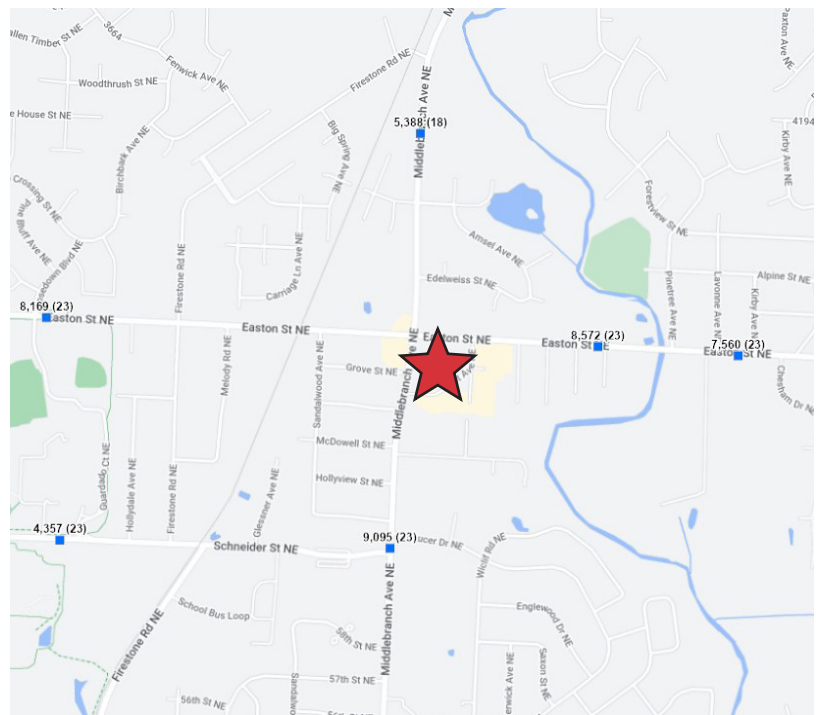
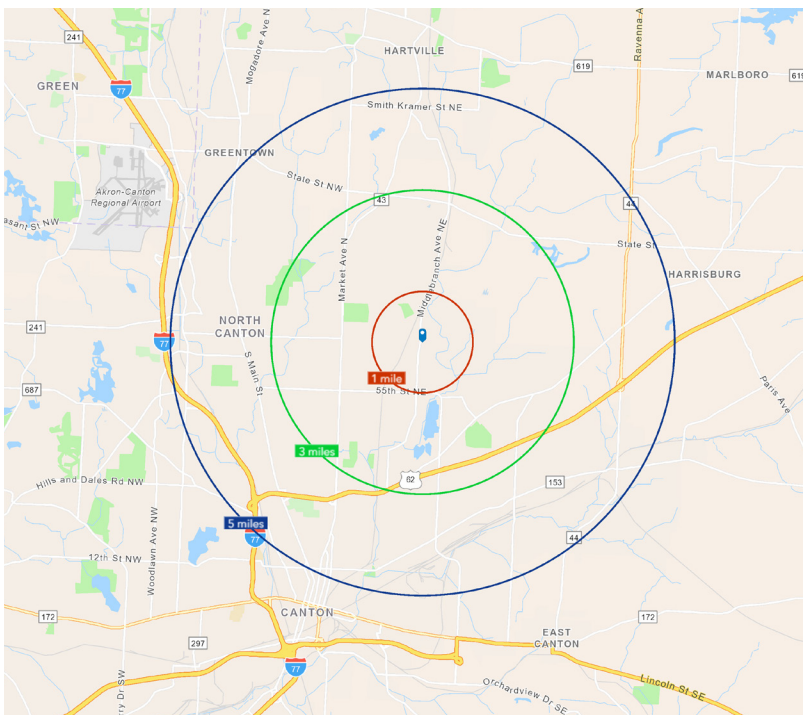
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FOR SALE/LEASE Demographics

2024 Summary

	1 Mile	3 Miles	5 Miles
Population	5,268	35,189	108,283
Households	2,115	13,992	46,143
Families	1,510	9,579	27,620
Average Household Size	2.49	2.41	2.28
Owner Occupied Housing Units	1,844	11,504	30,776
Renter Occupied Housing Units	271	2,488	15,367
Median Age	45.1	44.1	41.8
Median Household Income	\$91,840	\$82,444	\$66,768
Average Household Income	\$115,585	\$104,240	\$90,185



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