



3802 Tuscaraws St W Canton, Ohio 44708

| | |
|-----------------|------------------------|
| SQ FT AVAILABLE | 1,200 - 4,700 |
| LEASE RATE | \$10.00-\$18.00/SF/NNN |
| CAM | \$4.00/SF |
| YEAR BUILT | 1980 |
| ACRES | 4.56 Acres |
| ZONING | B3 & B6 |
| TRAFFIC COUNT | 21,805 AADT (Tusc W) |
| FRONTAGE | 420' |



Property Features

- Multiple retail spaces available and former quick service restaurant space.
- Easy access to Rt 30 and I-77
- Located at signalized intersection.
- Great signage potential.

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North Canton, Ohio 44720
330-966-8800

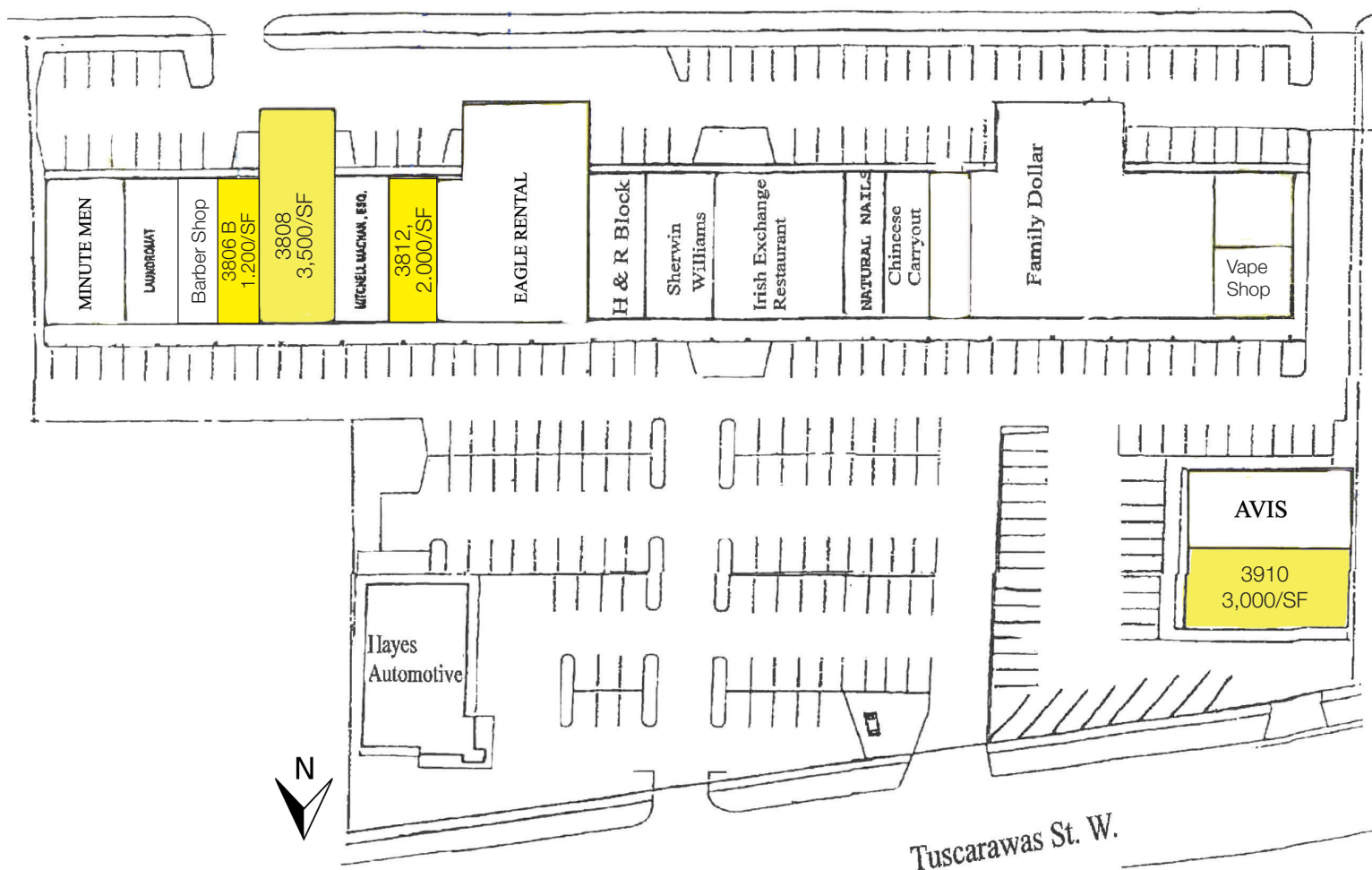
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Mellet Plaza

Retail Space for Lease

| Suite | Sq. Ft. | Sq. Ft. Rate | NNN | Monthly |
|---------|---------|--------------|--------|------------|
| * 3806B | 1,200 | \$10.00 | \$4.00 | \$1,400.00 |
| * 3808 | 3,500 | \$10.00 | \$4.00 | \$4,083.33 |
| 3812 | 2,000 | \$10.00 | \$4.00 | \$2,333.33 |
| 3910 | 3,000 | \$18.00 | \$4.00 | \$5,500.00 |

**3806B & 3808 can be combined for 4,700/SF*

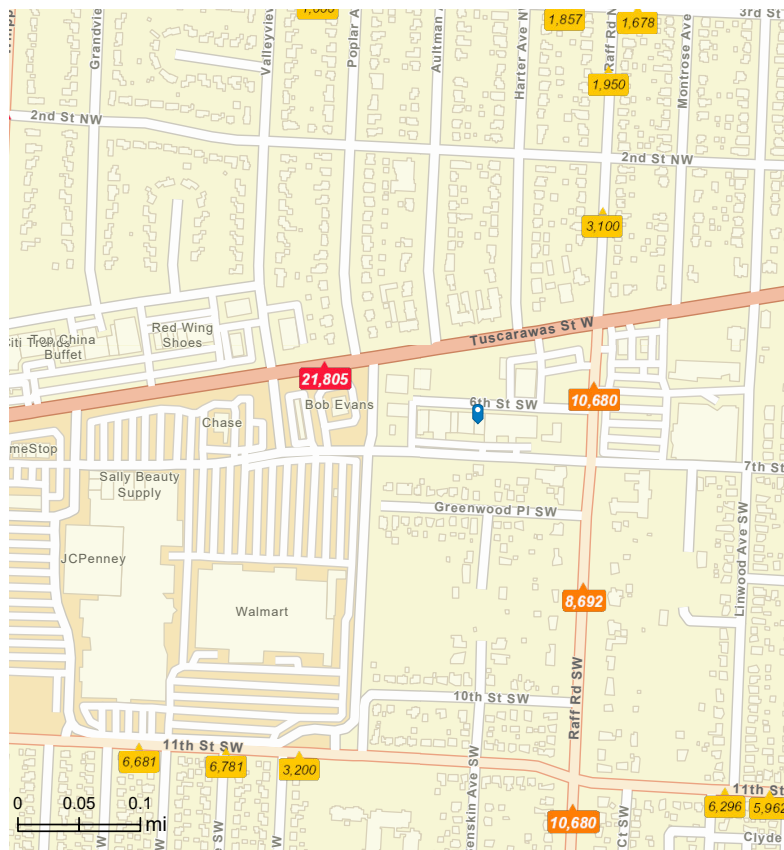
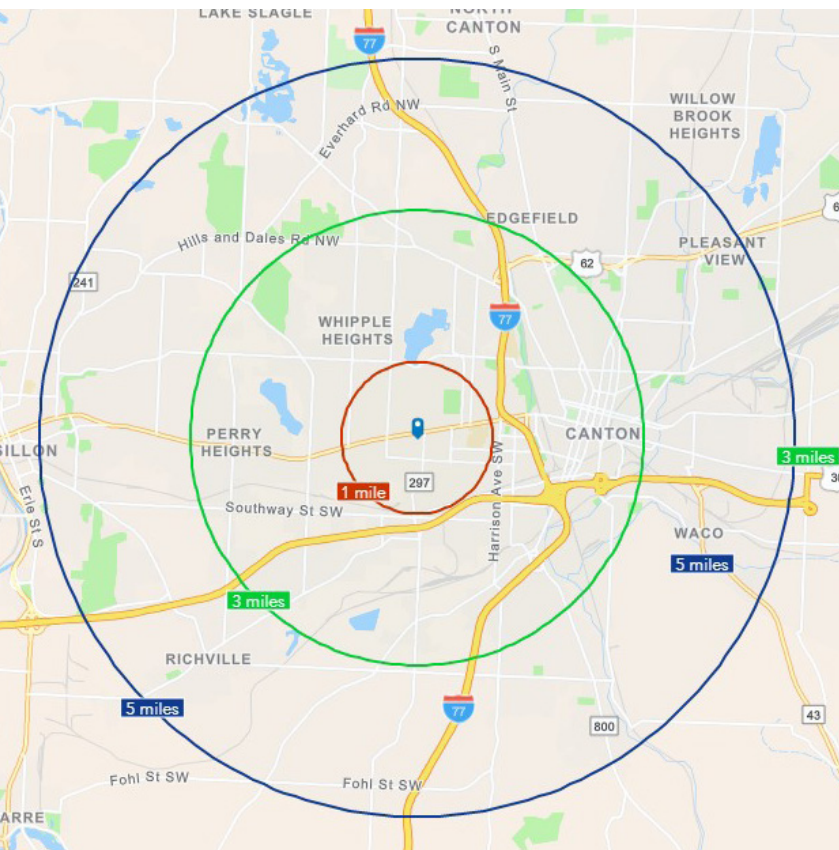


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DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 13,892 | 69,741 | 147,009 |
| Households | 5,793 | 29,398 | 62,706 |
| Families | 3,382 | 16,608 | 36,857 |
| Average Household Size | 2.38 | 2.30 | 2.28 |
| Owner Occupied Housing Units | 3,336 | 15,996 | 36,588 |
| Renter Occupied Housing Units | 2,457 | 13,402 | 26,118 |
| Median Age | 38.6 | 40.3 | 41.7 |
| Median Household Income | \$38,939 | \$38,791 | \$43,279 |
| Average Household Income | \$49,125 | \$53,822 | \$59,891 |

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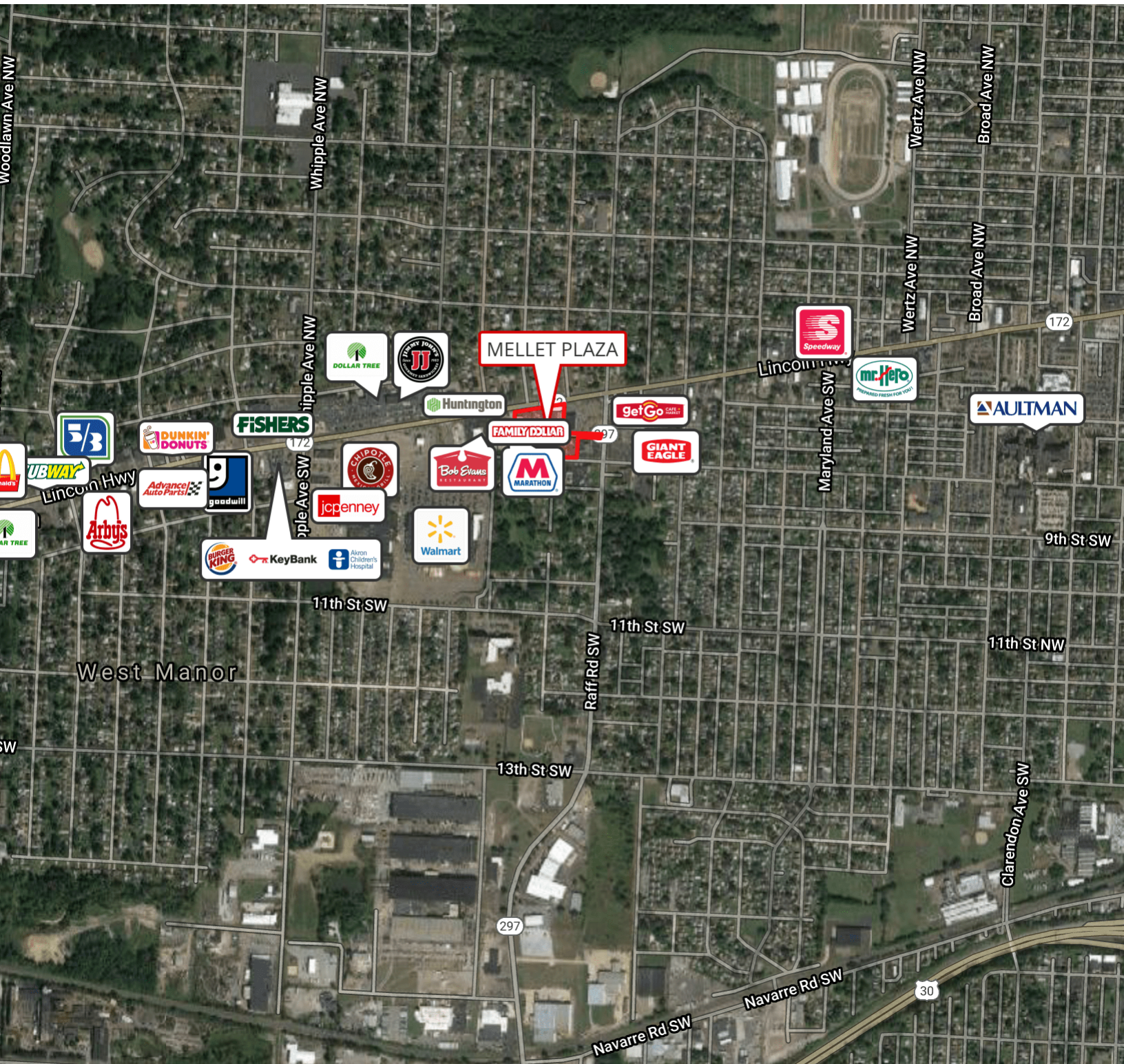
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RETAILER MAP



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