FOR SALE

INCOME PRODUCING SALON BUILDING FOR SALE

8433 CLEVELAND AVE NW, NORTH CANTON, OH 44720

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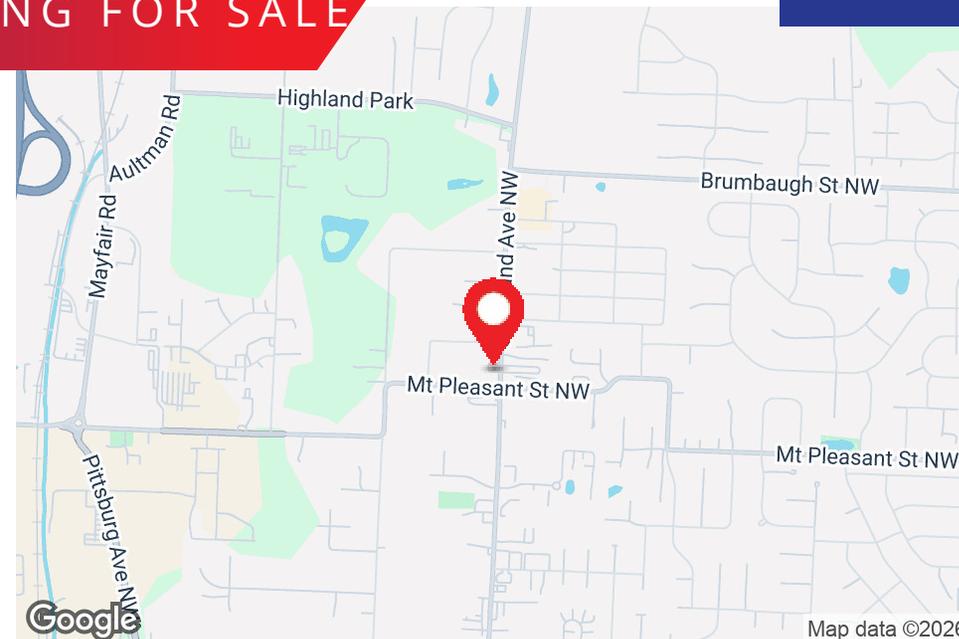Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

PUTMAN PROPERTIES

INCOME PRODUCING SALON BUILDING FOR SALE

8433 CLEVELAND AVE NW, NORTH CANTON, OH 44720

Map data ©2026

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:	$399,000
Number of Units:	8
Lot Size:	0.19 Acres
Building Size:	2,934 SF
Proforma NOI:	$36,183.86
Cap Rate:	9.07%

DEMOGRAPHICS

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
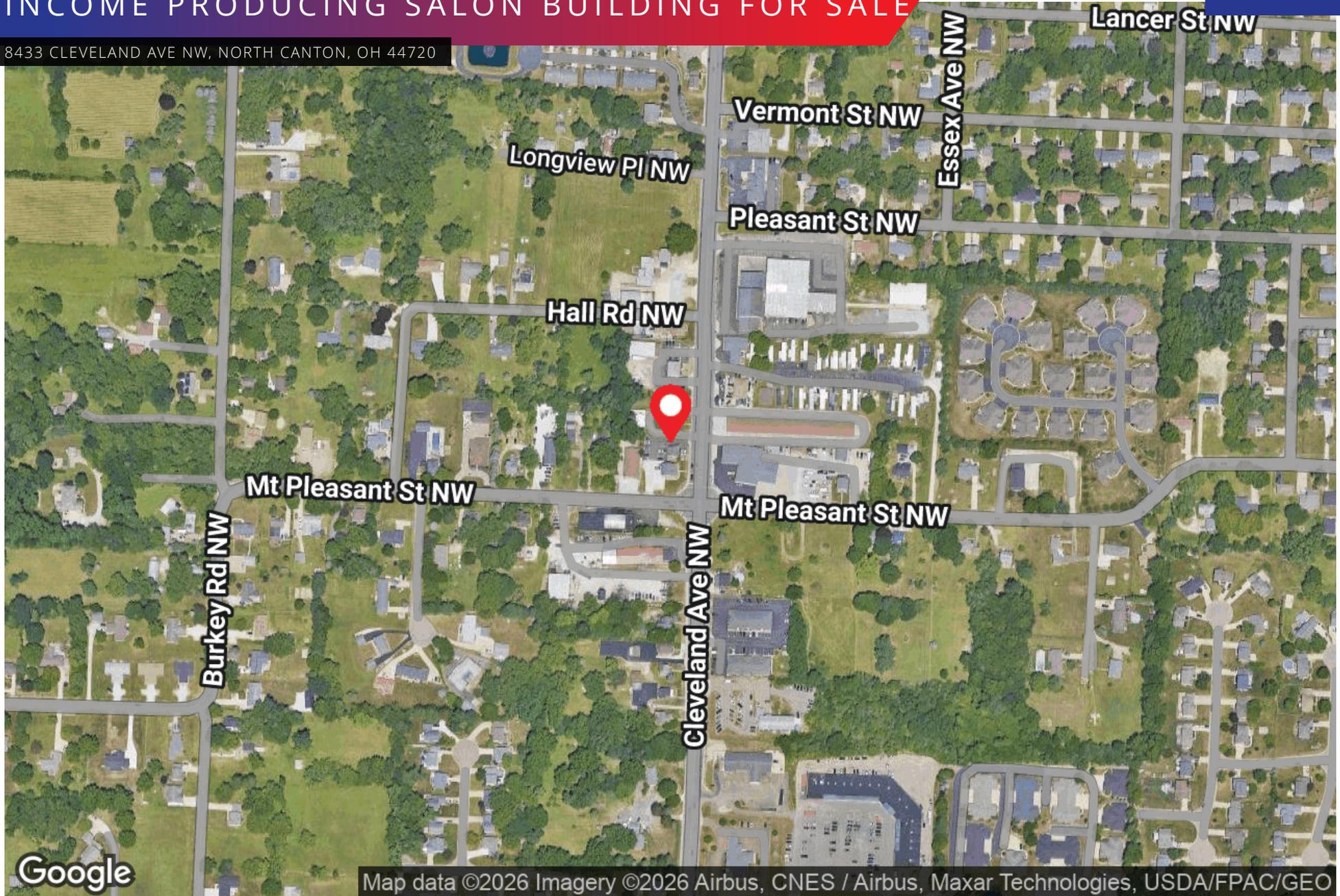330.495.8292
saylor@putmanproperties.com

PUTMAN PROPERTIES
Est. 1985

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

PUTMAN PROPERTIES
Est. 1985

INCOME PRODUCING SALON BUILDING FOR SALE

8433 CLEVELAND AVE NW, NORTH CANTON, OH 44720

Saylor Putman
Vice President - Senior Sales Associate
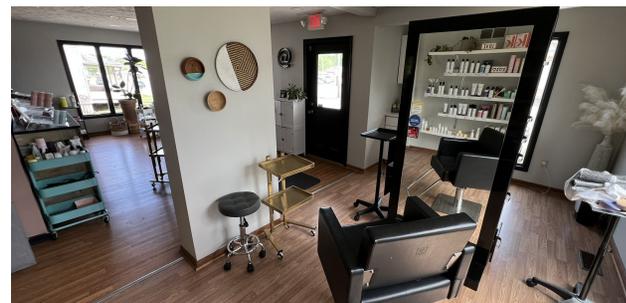330.495.8292
saylor@putmanproperties.com
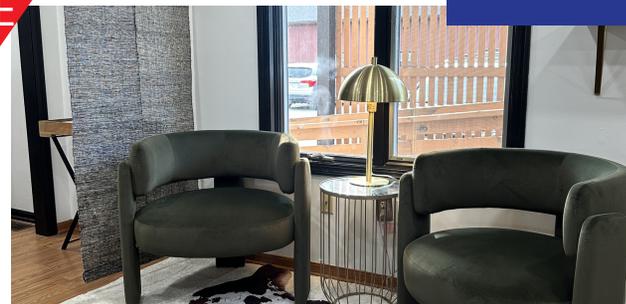
PUTMAN PROPERTIES
Est. 1985

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. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

INCOME PRODUCING SALON BUILDING FOR SALE

8433 CLEVELAND AVE NW, NORTH CANTON, OH 44720

POPULATION	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
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

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

PUTMAN PROPERTIES
Est. 1985