

## 2,500/SF RETAIL



1912 Woodlawn Ave NW  
Canton, OH 44708

TOTAL SQ. FT.	2,500/SF
LEASE RATE	\$7.50/ SF NNN
MONTHLY RATE	\$1,821.11
YEAR BUILT	1971/1993
ACRES	0.94
ZONING	B-2
CONSTRUCTION	Brick
TRAFFIC COUNT	11,200 AADT
TAXES	\$12,433.20 (entire building)

**Dan Spring, SIOR**

P 330 497 6249  
dan@naispring.com

### Property Details

- Former carry out restaurant and wood fired pizza.
- Currently has hood, 3 bowl sink, freezer and cooler.
- Former tenant spent considerable remodel dollars in 2017.
- Convenient access to Belden Village.
- Co-tenant with Woodlawn Market.
- Space could also be converted in to retail or office.

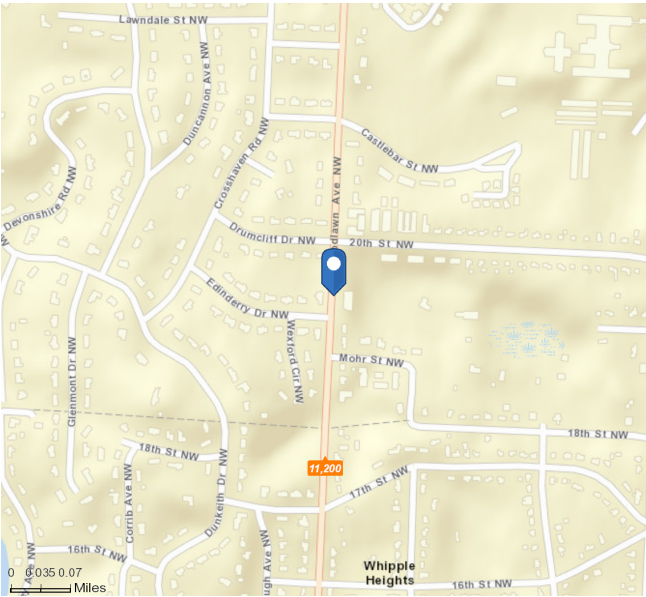
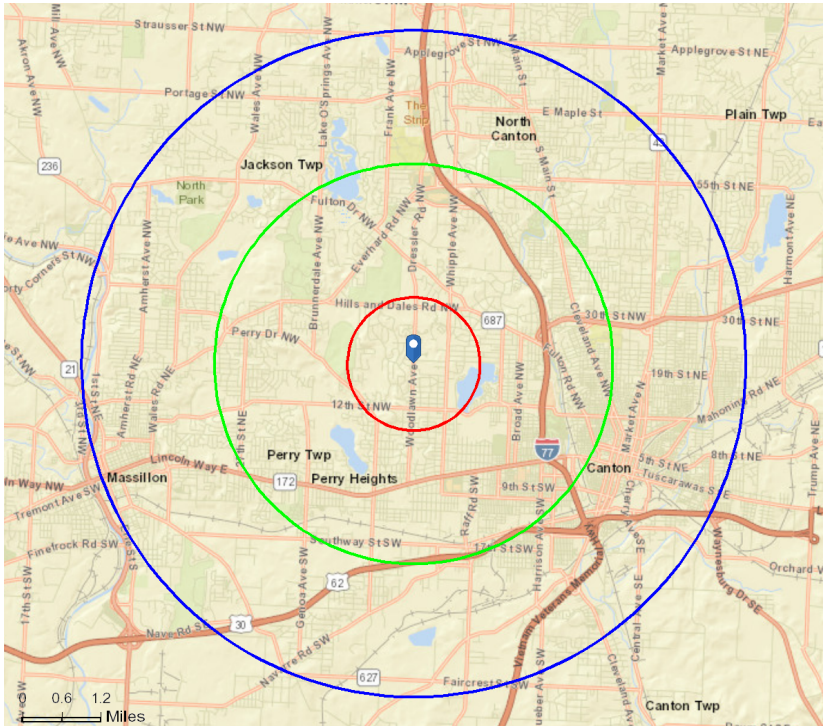
	Sq. Ft.	Sq. Ft. Rate	Monthly
<b>Base</b>	2,500	\$7.50	\$1,562.50
<b>*NNN</b>	2,500	\$1.24	\$258.61
<b>Total Monthly Rate</b>			<b>\$1,821.11</b>

\* Tenant is responsible utilities, refuse, snowplow, & taxes.

**Kelly Sober**

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## Demographics

	1 Mile	3 Miles	5 Miles
Population	5,986	73,160	174,575
Households	3,019	31,561	73,823
Families	1,530	18,130	44,318
Average Household Size	1.95	2.26	2.30
Median Age	54.0	42.3	41.7
Median Household Income	\$44,143	\$41,484	\$42,868
Average Household Income	\$69,882	\$58,661	\$61,795

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