



1447 North Main Street

North Canton, Ohio 44720

AVAILABLE SQ. FT.	84,350
LEASE RATE	\$5.00/SF/NNN
TAXES	\$81,350.40 (\$0.96/SF)
ACRES	9.635
YEAR BUILT	1974
ZONING	GBB
LOADING DOCKS	2
OVERHEAD DOORS	7
CEILING HEIGHT	12' - 17.5'
RESTROOMS	4
SPRINKLERS	Yes
POWER	480v
PARKING SPACES	257 (4.01/1000 SF)

Property Features

- Located 13 miles south of Akron and 40 miles from downtown Cleveland with convenient access to I-77.
- Surrounded by notable retailers such as Acme Fresh Market, Marc's, Dollar Tree, CVS, Ollie's Bargain Outlet, Discount Drug Mart, Starbucks & Rite Aid.
- High visibility location at the intersection of North Main Street and Applegrove Street.
- Combined daily traffic count exceeding 37,000 vehicles per day.
- Desirable demographic profile with over 100,000 people with an average income of \$89,244 living within a 5-mile radius.

Dan Spring, SIOR

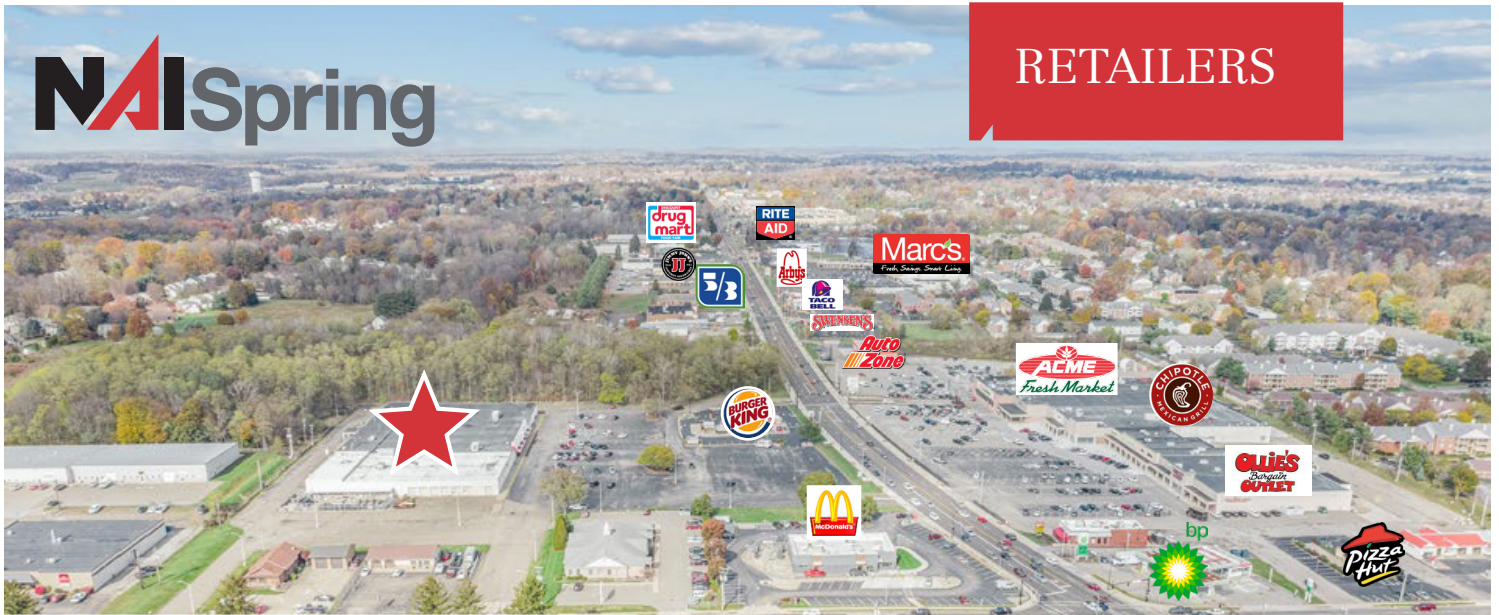
330 966 8800
dan@naispring.com

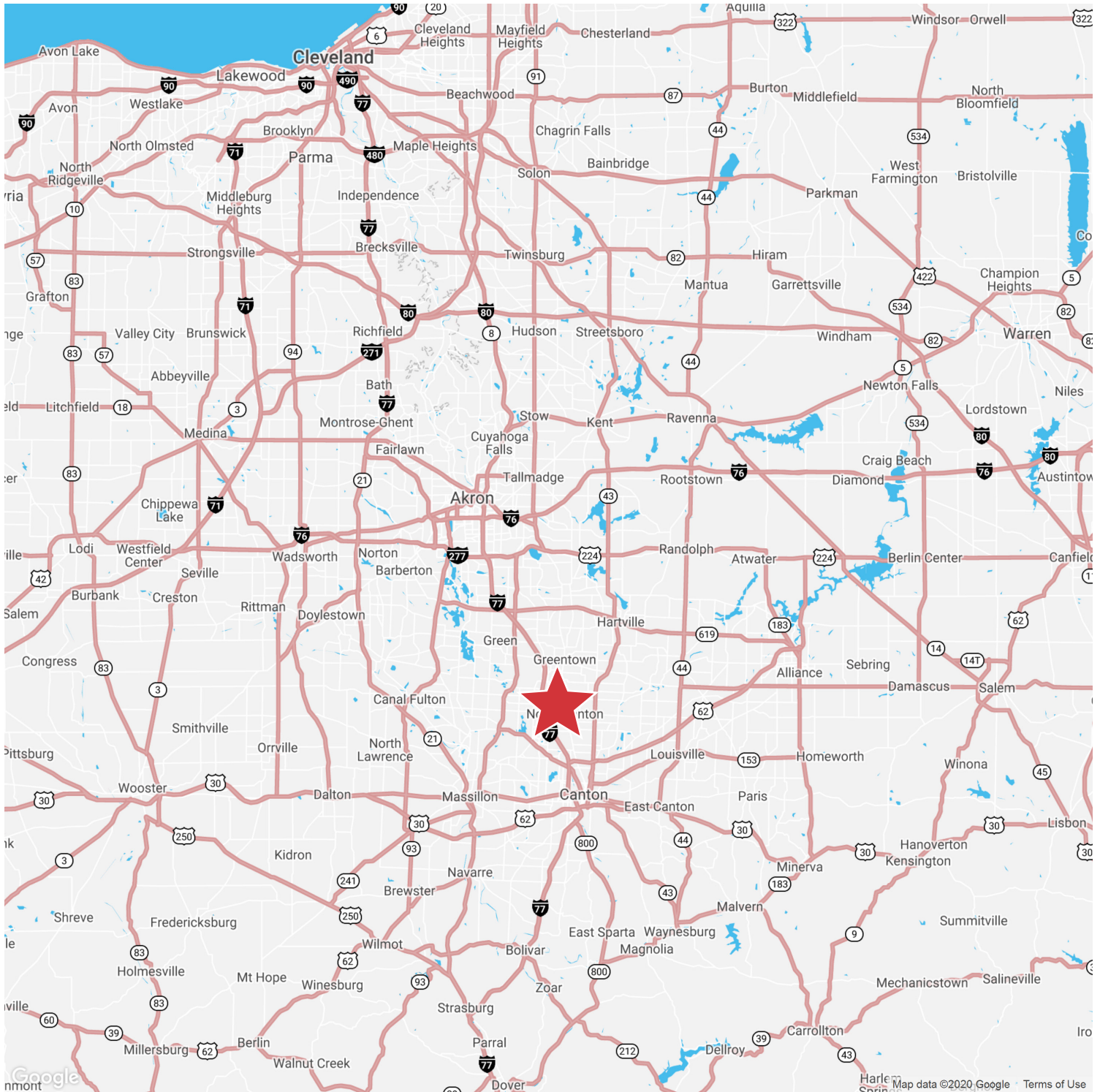
Sean Sanford

330 284 0331
sean@naispring.com

Tim Bishman

330 620 8487
tim@naispring.com





Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1447 N Main, North Canton, OH 44720

CITY, STATE
North Canton, OH

POPULATION
47,459

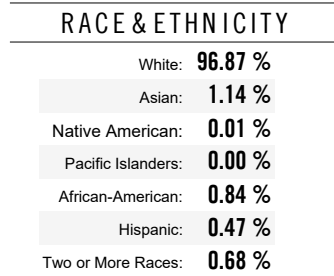
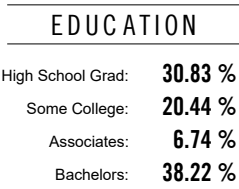
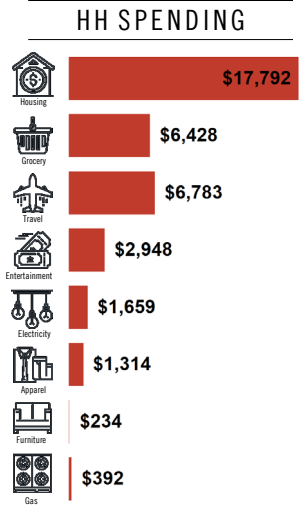
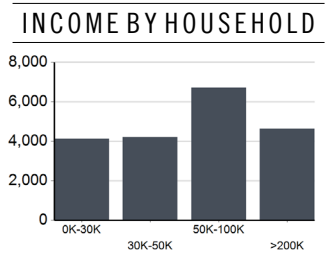
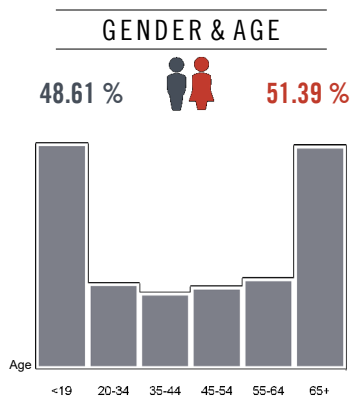
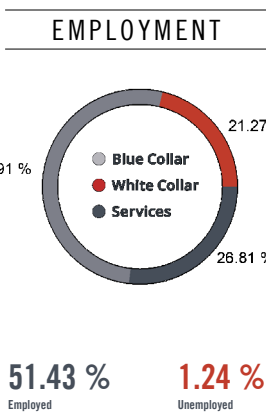
AVG. HHSIZE
2.36

MEDIAN HH INCOME
\$62,011

HOME OWNERSHIP

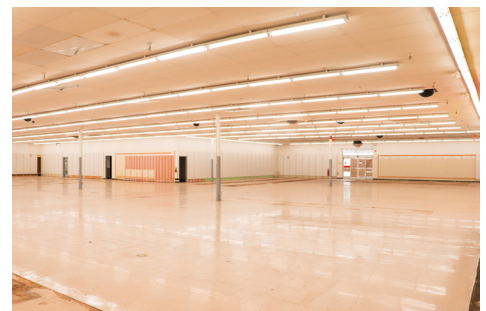
Renters: **5,400**

Owners: **14,250**



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Additional Photos



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