

For Lease

Professional Office Building



838 S Main St

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North Canton, Ohio 44720

Property Highlights

- PRICE REDUCED
- Perfect office space for an attorney, accountant or small business
- Excellent visibility with signage on South Main St
- Great building for a start-up business

Property Description

Nice 2 story office conversion
First floor has large reception with work area, conference room/office and office with private entrance
Second floor has 3 offices and 2 restrooms

OFFERING SUMMARY

Available SF	1,500 SF
Lease Rate	\$10.00 SF/yr (MG)
Lot Size	0.14 Acres
Building Size	1,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	7,015	\$58,450
3 Miles	57,900	\$69,131
5 Miles	151,519	\$64,202

For more information

Laurie Stanbro

O: 330 966 8800 x313 | C: 330 418 1963
LStanbro@NAIORC.com | OH #2017001743

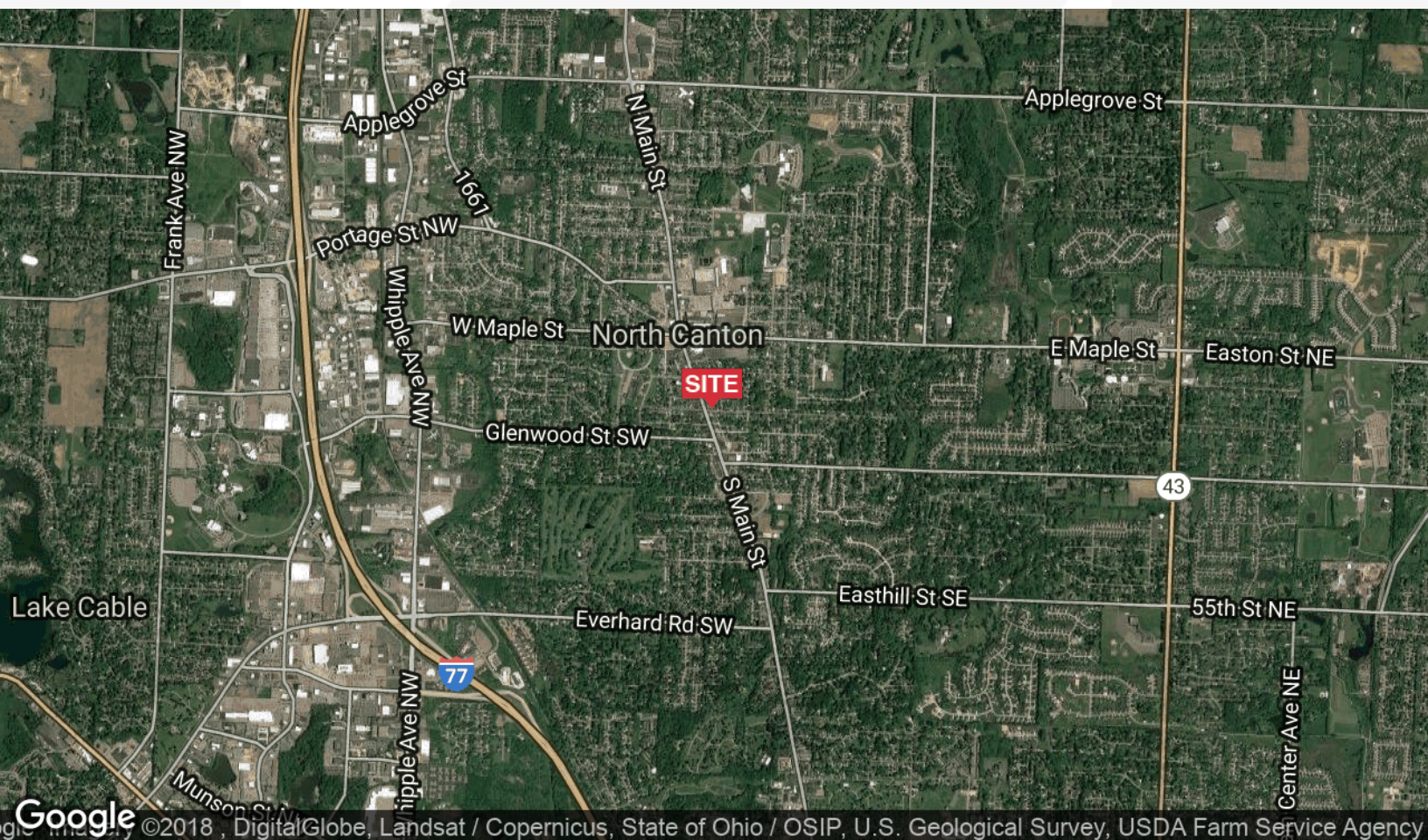
Bryce Custer

O: 330 966 8800 x311 | C: 330 418 9287
Bryce@NAIORC.com | OH #2017004455

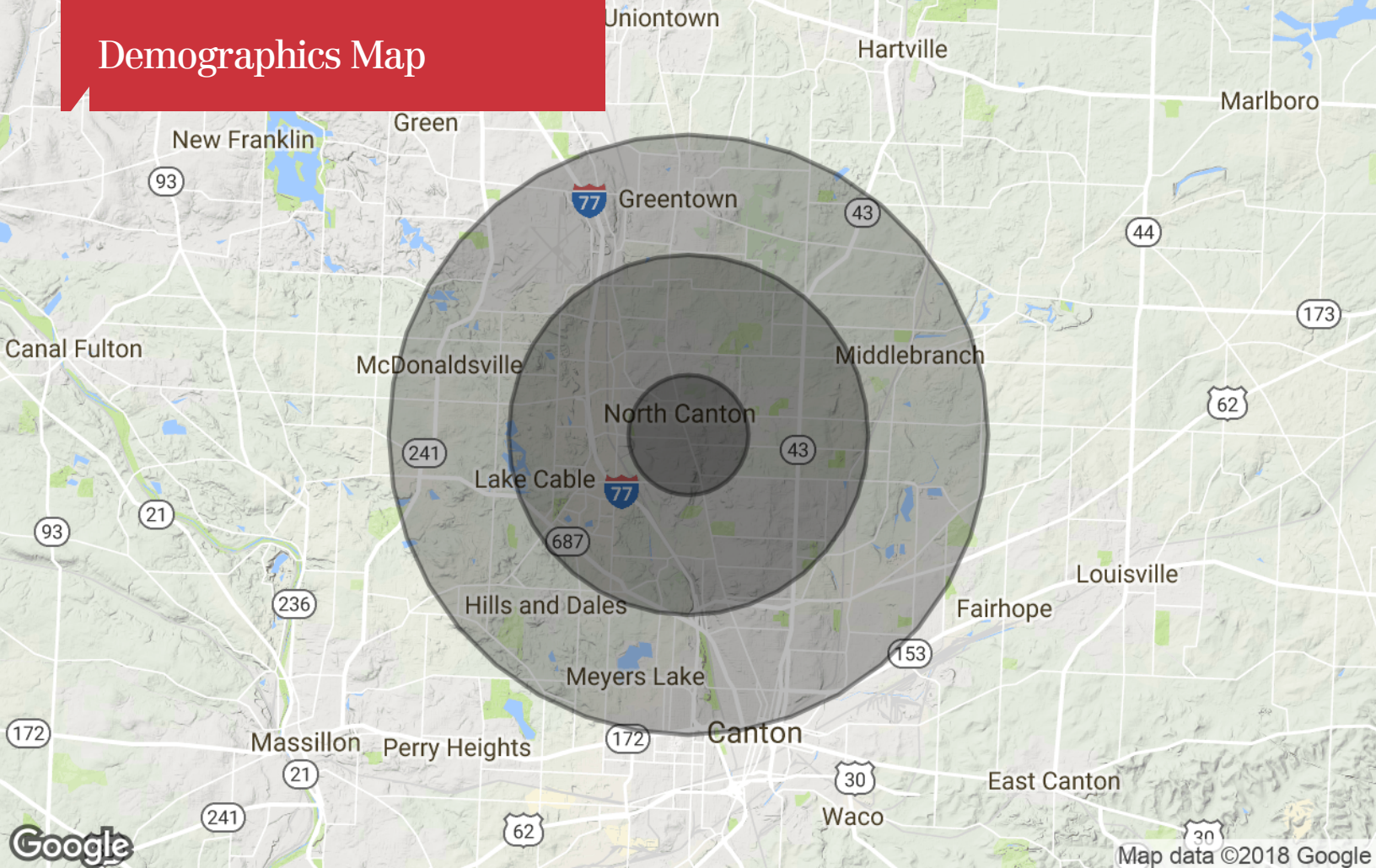
Additional Photos



Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,015	57,900	151,519
MEDIAN AGE	40.5	41.3	40.6
MEDIAN AGE (MALE)	38.9	40.6	39.6
MEDIAN AGE (FEMALE)	41.7	42.2	41.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,040	24,647	63,304
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$58,450	\$69,131	\$64,202
AVERAGE HOUSE VALUE	\$122,713	\$158,758	\$167,835

* Demographic data derived from 2010 US Census

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1,500 SF | \$10.00 SF/yr



Laurie Stanbro

Commercial Specialist

330.966.8800 x313 tel

330.418.1963 cell

330.433.1024 fax

LStanbro@NAIORC.com

Education

Laurie is a graduate of New Philadelphia High School and she earned her commercial real estate license in 2017.

Professional Background

Laurie Stanbro joined NAI Spring NAI Ohio River Corridor's Canton, Ohio office and will focus on sales, leasing and assisting in site selection assignments with Bryce Custer in Stark, Carroll and Columbiana Counties and along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), Appalachian Basin for the industrial and office market.

Prior to joining the Canton-based firm, Stanbro had considerable sales experience in the motorcycle and automotive industry. Stanbro also has experience operating sole proprietor businesses for 17 years that gives her a unique perspective on our clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk in Malvern Ohio and they have three children.

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Bryce Custer

Broker, SIOR, CCIM, MRICS

OH License #2017004455

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330.433.1024 fax

Bryce@NAIORC.com

Memberships & Affiliations

Bryce is a CCIM and MRICS designee, and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Professional Background

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development of office, retail and industrial projects. As an active real estate investor for over 20 years, Custer understands the challenges facing both buyers and sellers in sale and lease transactions. Utilizing his experience from prior businesses, he works to discover critical success factors to develop solutions that meet the needs of both parties.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.