



LEASE

Brewery Building

715 2ND STREET SOUTHEAST

Canton, OH 44707

PRESENTED BY:

JENNA THARP

O: 234.230.1776

jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/yr (NNN)
BUILDING SIZE:	18,624 SF
AVAILABLE SF:	18,624 SF
YEAR BUILT:	1915
ZONING:	Warehouse
APN:	242252

JENNA THARP
O: 234.230.1776
jenna.tharp@svn.com

AARON DAVIS
O: 330.221.7297
aaron.davis@svn.com

PROPERTY OVERVIEW

Single user, 2-story warehouse space available for lease. Located in downtown Canton. Equipped with one 12' x 12' overhead door, one 10' x 9' overhead door, removable interior docks and a 20 ton crane. 26' clear height, 14' clear under hook on the upper levels & the basement level has 11' clear height. 2nd floor is ideal for office space & the freight elevator services all levels of the building.

PROPERTY HIGHLIGHTS

- Neighboring lot can be utilized for parking.
- 2 overhead doors
- Huge, functional 20 ton crane
- Great highway access (I-77, SR-30)
- Rail access
- Removable interior docks

ADDITIONAL PHOTOS



JENNA THARP

O: 234.230.1776

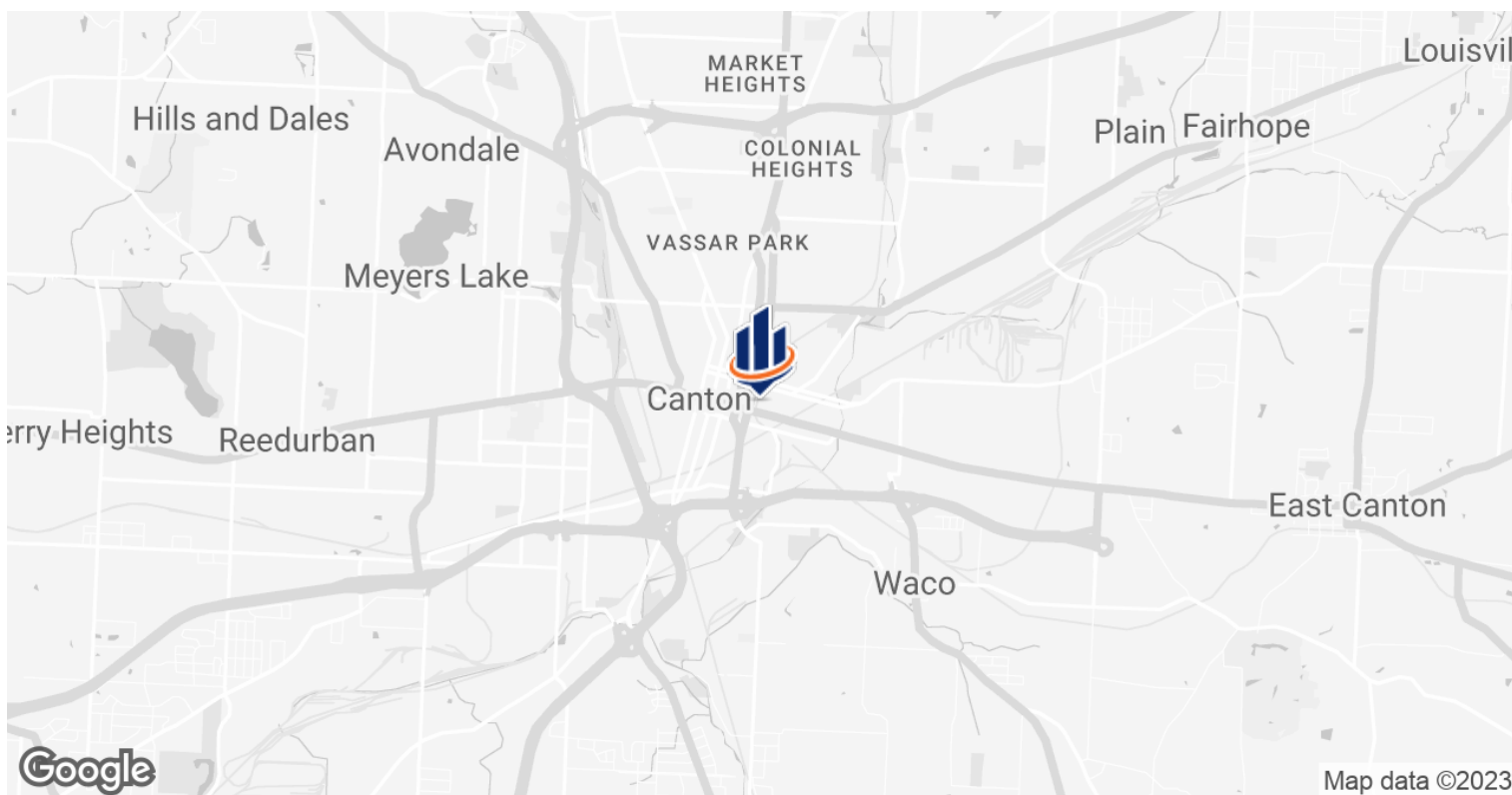
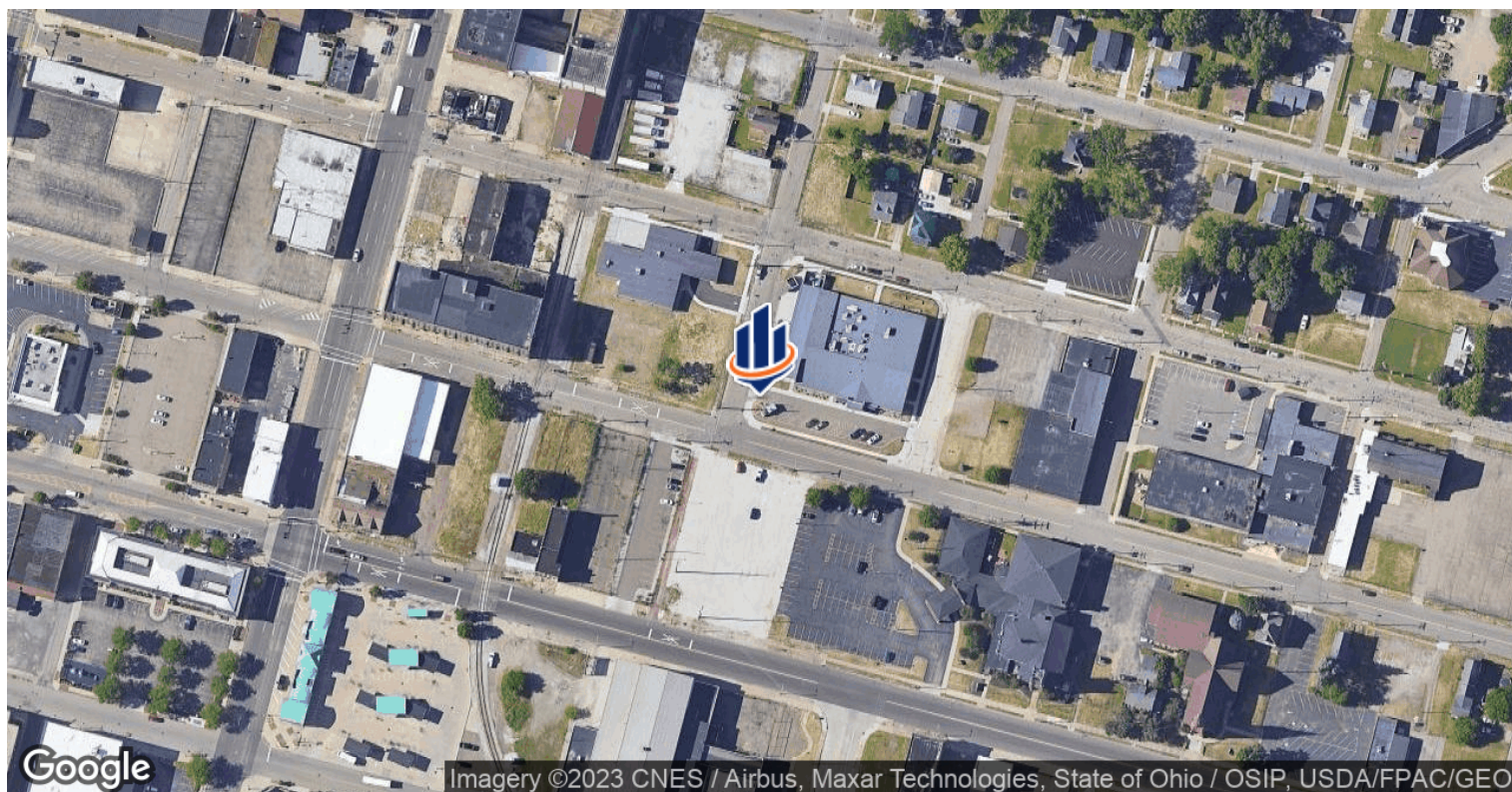
jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

LOCATION MAP



JENNA THARP

O: 234.230.1776

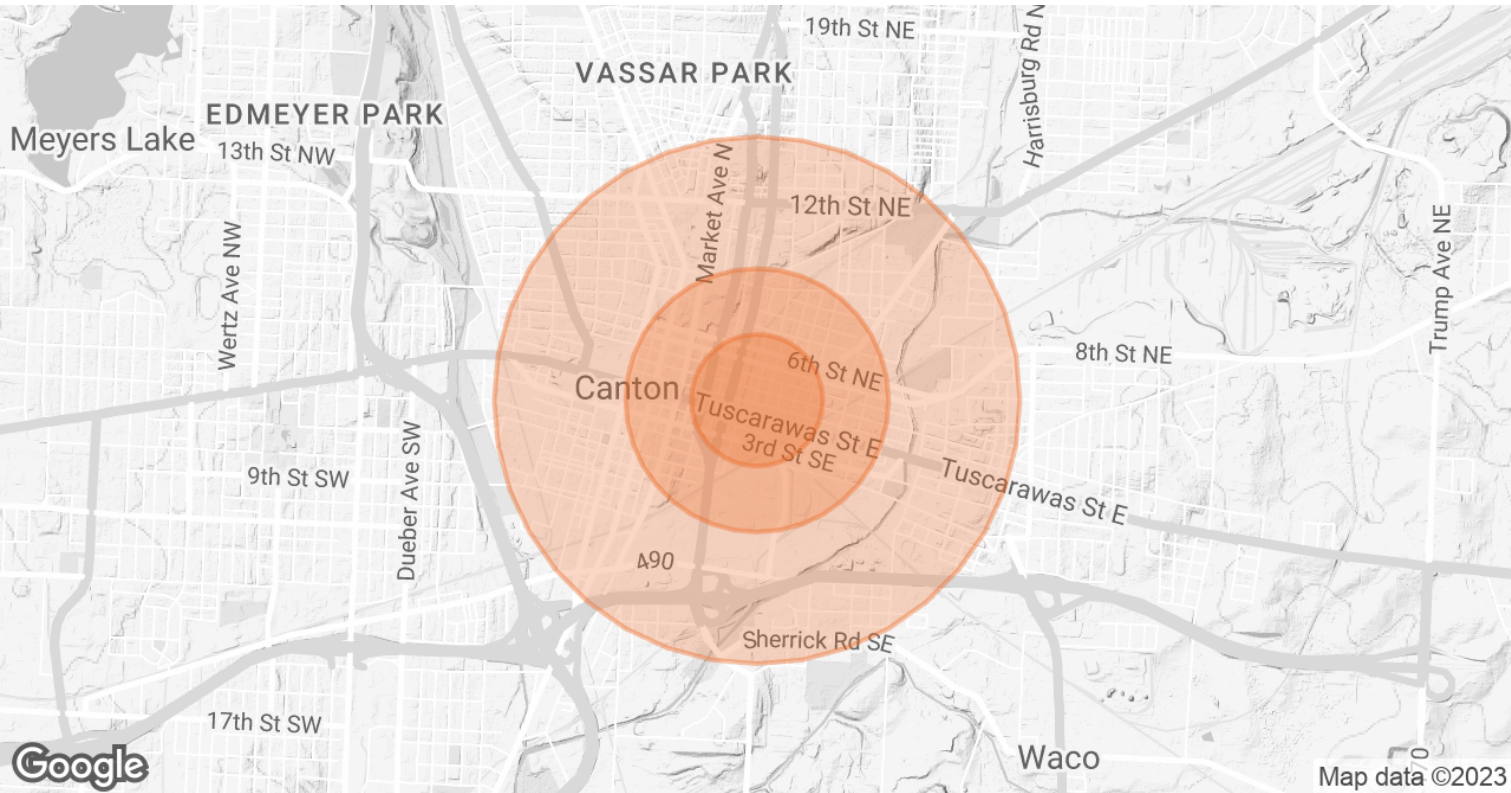
jenna.tharp@svn.com

AARON DAVIS

O: 330.221.7297

aaron.davis@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	415	1,794	8,885
AVERAGE AGE	50.5	46.0	36.0
AVERAGE AGE (MALE)	53.5	44.6	32.5
AVERAGE AGE (FEMALE)	45.7	45.1	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	303	1,177	5,072
# OF PERSONS PER HH	1.4	1.5	1.8
AVERAGE HH INCOME	\$15,547	\$20,023	\$25,694
AVERAGE HOUSE VALUE	\$39,438	\$36,502	\$36,772

* Demographic data derived from 2020 ACS - US Census

JENNA THARP
O: 234.230.1776
jenna.tharp@svn.com

AARON DAVIS
O: 330.221.7297
aaron.davis@svn.com