

# LEASE

## WELCOME TO SOUTHGATE COMMONS

3001-3049 Cleveland Ave. SW Canton, OH 44707



### PROPERTY DESCRIPTION

Neighborhood shopping center with diverse co-tenants serving south Canton neighborhoods. Offering competitive rates at a well maintained property. Located on Cleveland Ave., with terrific access to I-77. Just 9 miles south of Belden Village and serves communities south to New Philadelphia. Located within one mile of NEW Canton South High School serving 856 students. Major Employers include: Aultman, The Timken Co., Mercy Medical Center, Fisher Foods, General Electric, Die Bold, Chesapeake Energy Headquarters.

### PROPERTY HIGHLIGHTS

- NEW RATES starting as low as \$1,470/mo Gross!
- Main shopping center for Canton South neighborhoods
- Small Office Suites with flexible lease terms
- 1,100 - 7,500 SF Available for retail and service
- Ingress and egress at lighted intersection

### SPACES

SPACES	SPACE SIZE
5	2,000 SF
6	7,500 SF
8 ASK ABOUT OUR OFFICE SPACES!	3,000 SF
11	4,880 SF
13	1,275 SF
14	2,805 SF
16 ASK ABOUT OUR OFFICE SPACES!	3,600 SF
23	1,100 SF
25	1,200 SF
33 B	1,600 SF

#### Kristen Kantounatakis

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#### Jeffrey Soclof, CCIM

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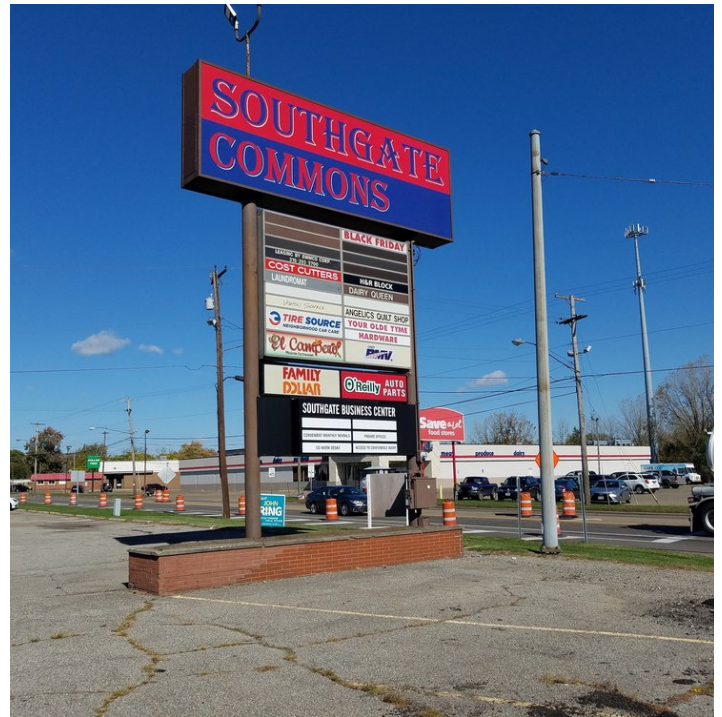


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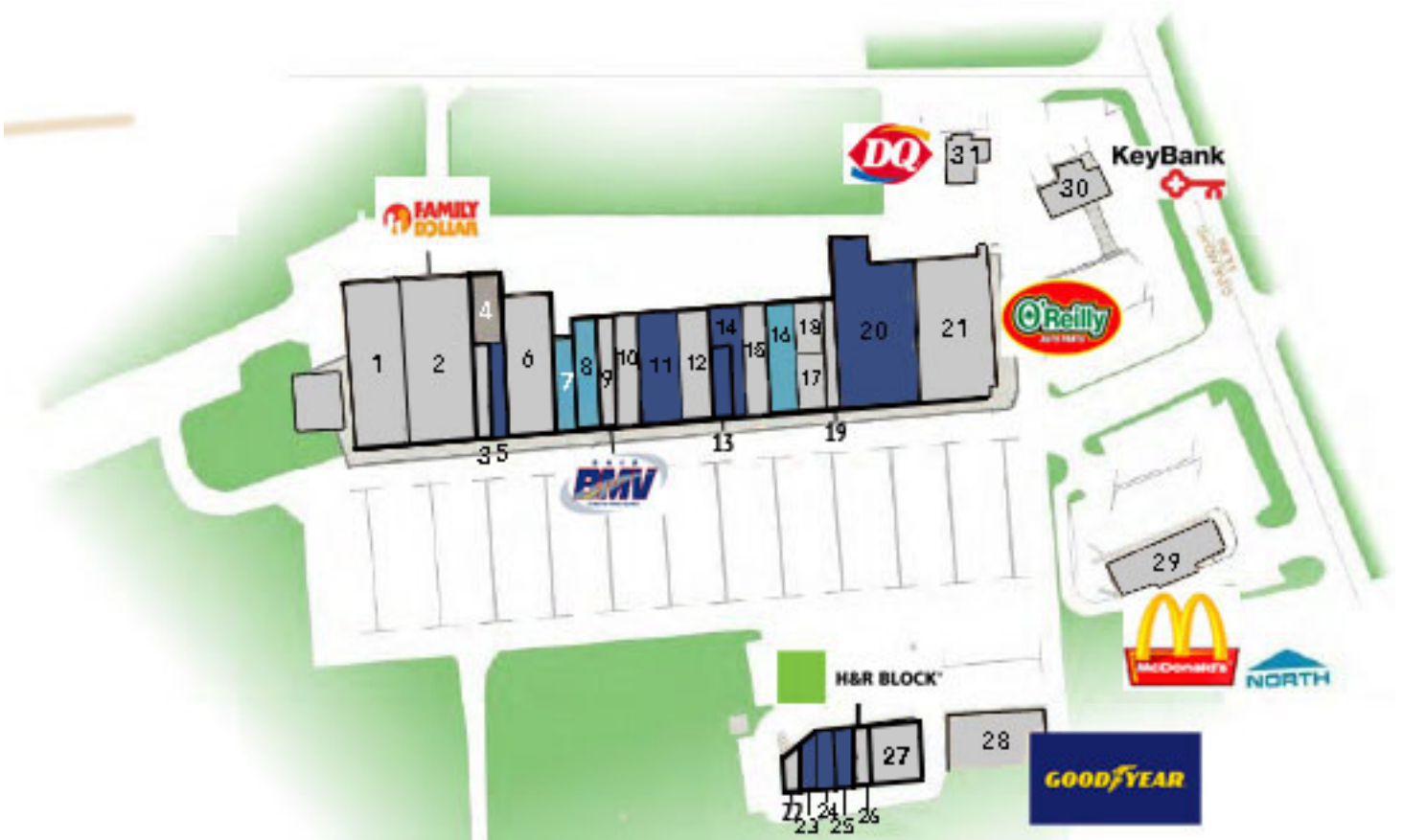


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### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)
1	Your Olde Time Hardware	9,500 SF
2	Family Dollar	13,884 SF
3	Sabatino MMA	1,500 SF
4	Sabatino MMA	2,730 SF
5	Available	2,000 SF
6	Available	7,500 SF
7	People Helping People	2,290 SF
8 ASK ABOUT OUR OFFICE SPACES!	Available	3,000 SF
9	License Bureau	2,400 SF
10	Stark County Title Office	2,880 SF
11	Available	4,880 SF
12	El Campero Mexican Restaurant	4,800 SF
13	Available	1,275 SF
14	Available	2,805 SF
15	Under the Sun	2,880 SF
16 ASK ABOUT OUR OFFICE SPACES!	Available	3,600 SF
17	GoAuto Insurance	1,500 SF
18	White Rose Laundry	1,800 SF
19	Cost Cutters	1,800 SF
21	O'Reilly's Auto Parts	12,000 SF
22	CS Nutrition	650 SF
23	Available	1,100 SF
24	RE/MAX	1,200 SF
25	Available	1,200 SF
26	H&R Block	900 SF
27	Lilly's Pad Childcare Center	3,180 SF
28	Canton Discount Tire	5,985 SF

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SUITE	TENANT	SIZE (SF)
29	McDonald's	5,000 SF
30	Key Bank	2,500 SF
31	Dairy Queen	2,200 SF
33 A	Gionino's Pizza	2,000 SF
33 B	Available	1,600 SF

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