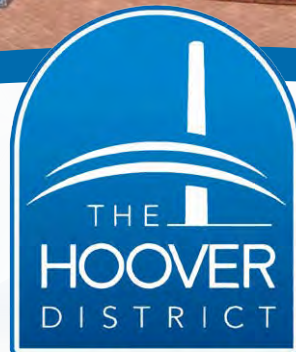
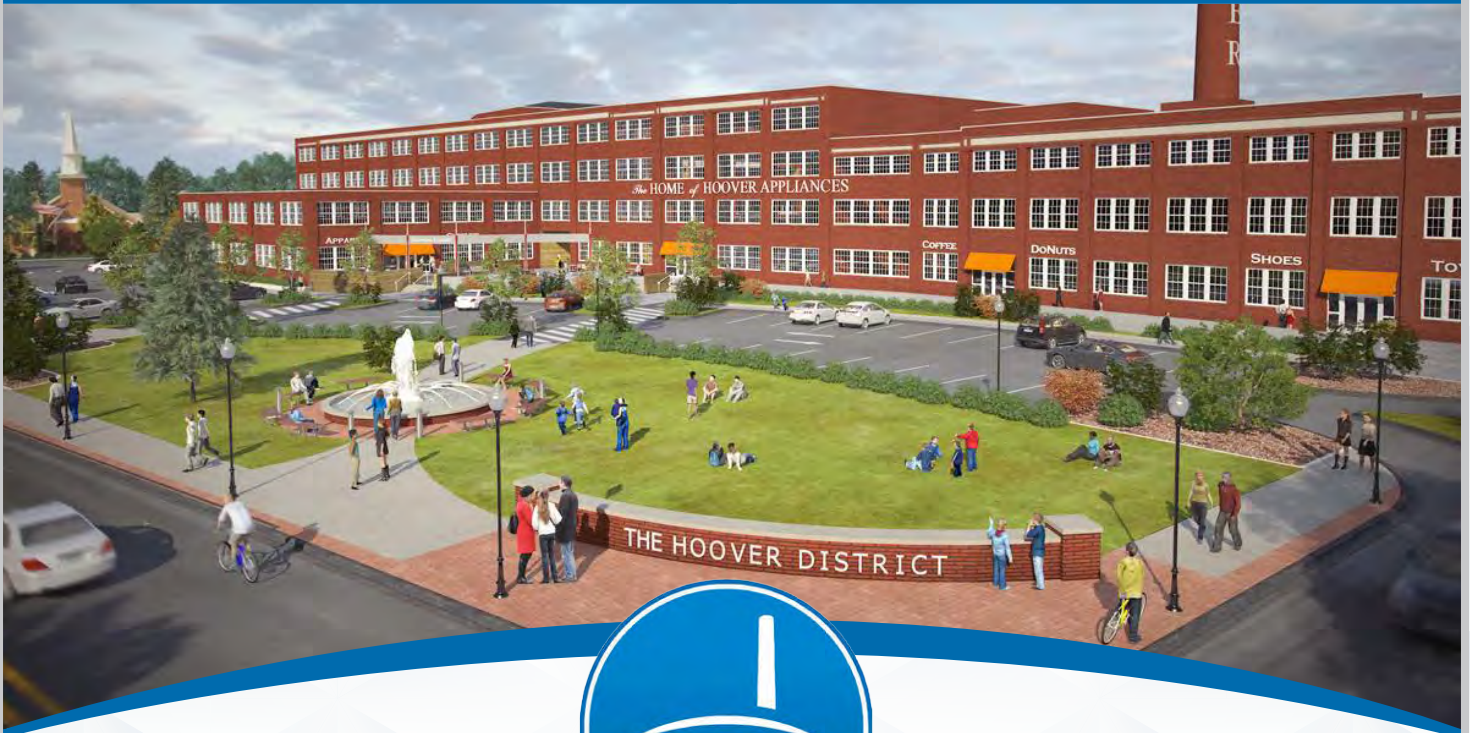


live. work. play.

101 EAST MAPLE STREET | NORTH CANTON, OHIO

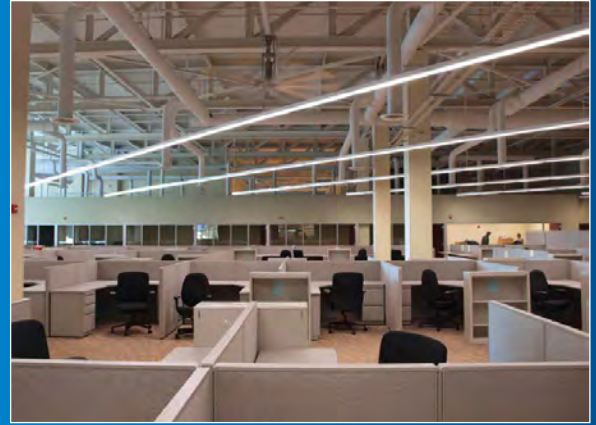
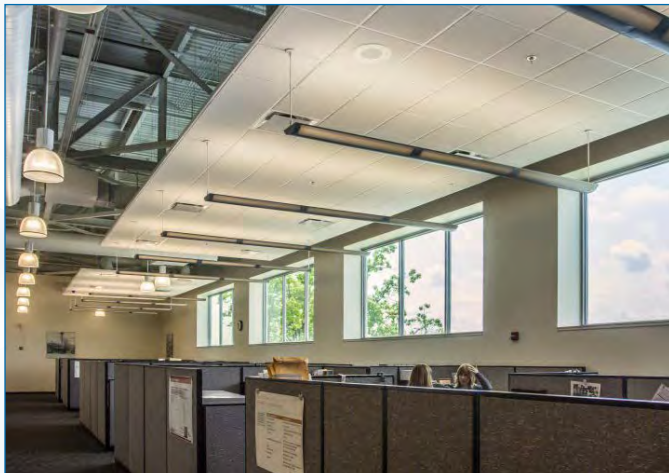


OFFICE • RETAIL • RESTAURANTS • RESIDENCE LOFT APARTMENTS
1.4 MILLION SQUARE FEET MIXED-USE REDEVELOPMENT

property description

The Hoover District is located on corner of Main Street and East Maple in the heart of Downtown North Canton, Ohio. The historic property sits on 88 acres and encompasses 1.4 million square feet. The renovations have begun on the last phase which will include Live-Work-Play. The latest renovations facing Main Street will offer 75,000 square feet of additional office space, 25,000 square feet of retail and restaurant space, along with 130 units of loft-style living with an abundance of on-site parking.

The asset will continue to be a source of job creation, tax generation and stimulus within the community. The location is only 1.7 miles from I-77, 3 miles from Belden Village Mall and 3.5 miles from Akron-Canton Airport.



property facts

- 1.4 million square feet
- 88 acres
- 130 residence loft apartments
- Abundant on-site parking
- Executive suites available
- 3.5 miles from Akron Canton Airport
- Walking distance to restaurants and shops
- Located near I-77
- Within 500 miles over ½ of the U.S. population
- Professionally developed by IRG and managed by IRG Realty Advisors
- All buildings are brick on masonry
- Approximately 1,100 employees currently on campus
- IRG has successfully redeveloped 800,000 square feet of office and industrial space for tenants including Bureau of Workers Comp, The Schroer Group (a subsidiary of Aultman Hospital), Myers Controlled Power & Commercial Honing.



office

- 500 SF up to 80,000 SF
- Rates starting at \$16.00 PSF full service (all utilities and cleaning) for open floor plans and high ceilings
- \$40.00 PSF for typical office Tenant Improvement (TI) allowance



retail

EXISTING INLINE RETAIL

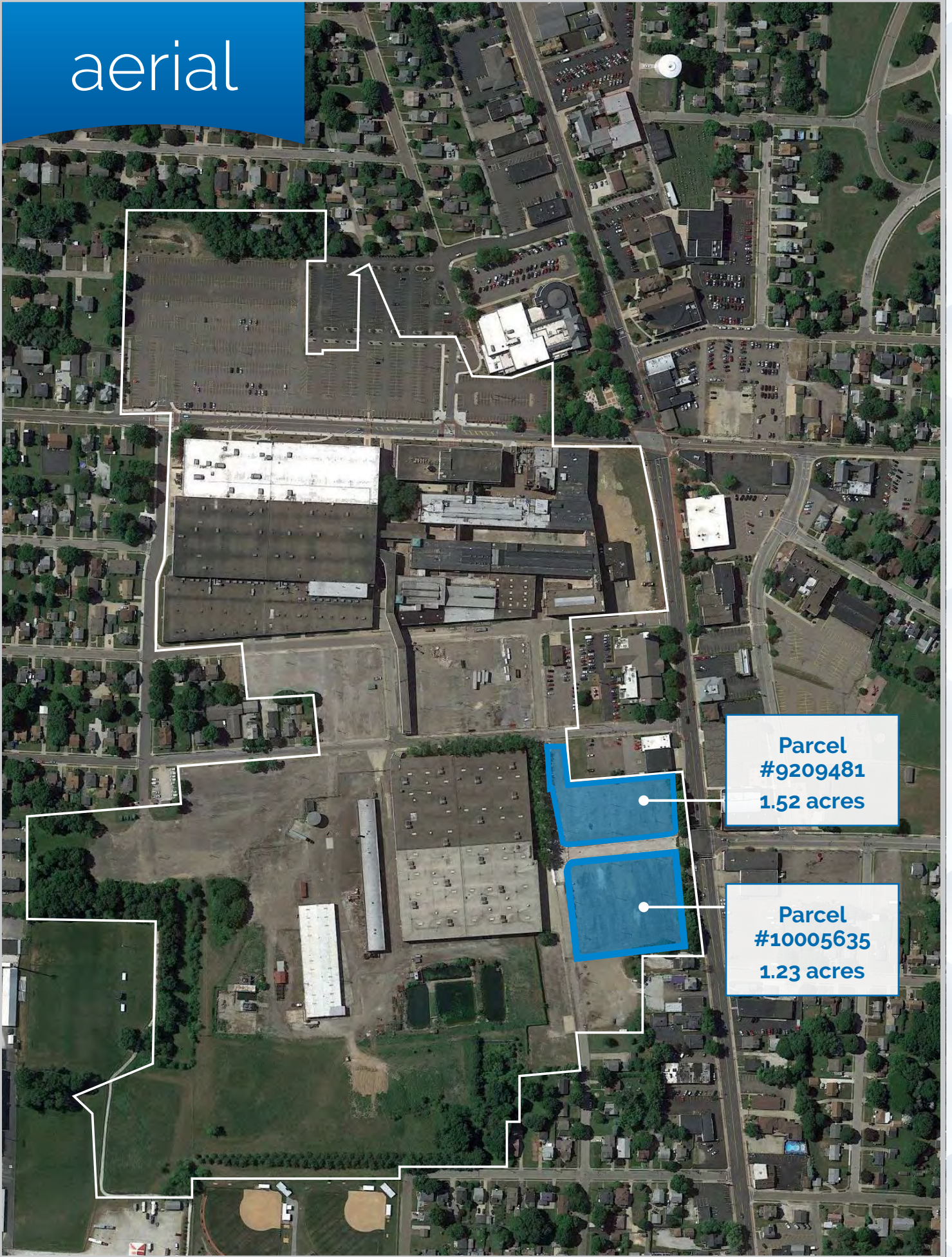
- 1,836 SF up to 7,479 SF

BUILT-TO-SUIT RETAIL OUTLOTS

- \$18.00-\$30.00 PSF NNN
- Vanilla Box
- Sale Price for Outlots:
 - \$500,000 for the 1.23 acre lot
 - \$700,000 for the 1.52 acre lot

“ The asset will continue to be a source of job creation, tax generation and stimulus within the community.

aerial



**Parcel
#9209481
1.52 acres**

**Parcel
#10005635
1.23 acres**

floor plans

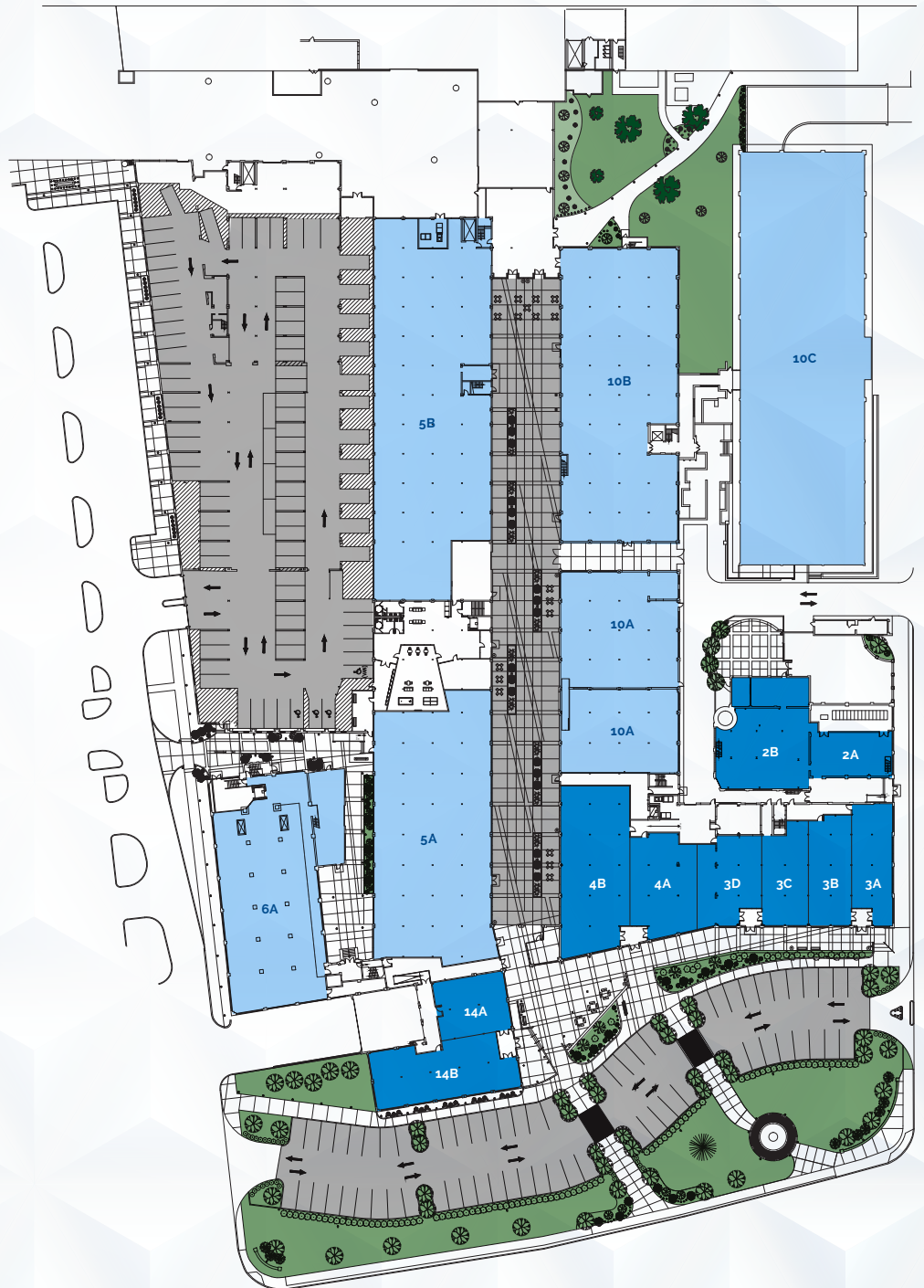
first floor

retail availabilities

BLDG.	FLOOR	SF
4B		3,267
4A		3,156
3D		1,999
3C		1,836
3B		2,154
3A		2,114
2A		2,688
2B		4,791
14A		2,145
14B		3,700

office availabilities




BLDG.	FLOOR	SF
5A	1st	15,834
5B	1st	TBD
6A	1st	10,198
	2nd	10,628
	3rd	10,628
	4th	10,628
10A	1st	8,570
10B	1st	15,447
10C	1st	0
16	2nd	63,723
18	2nd	46,000



second floor

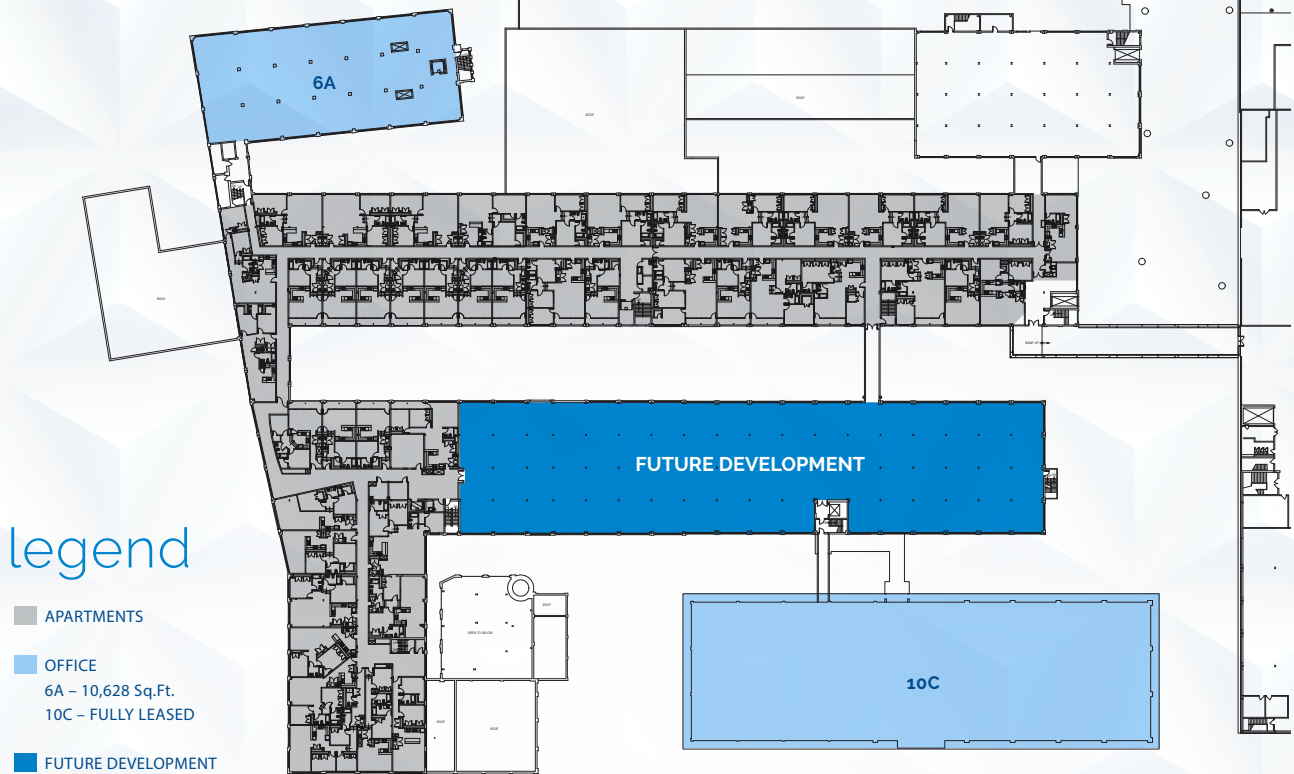


legend

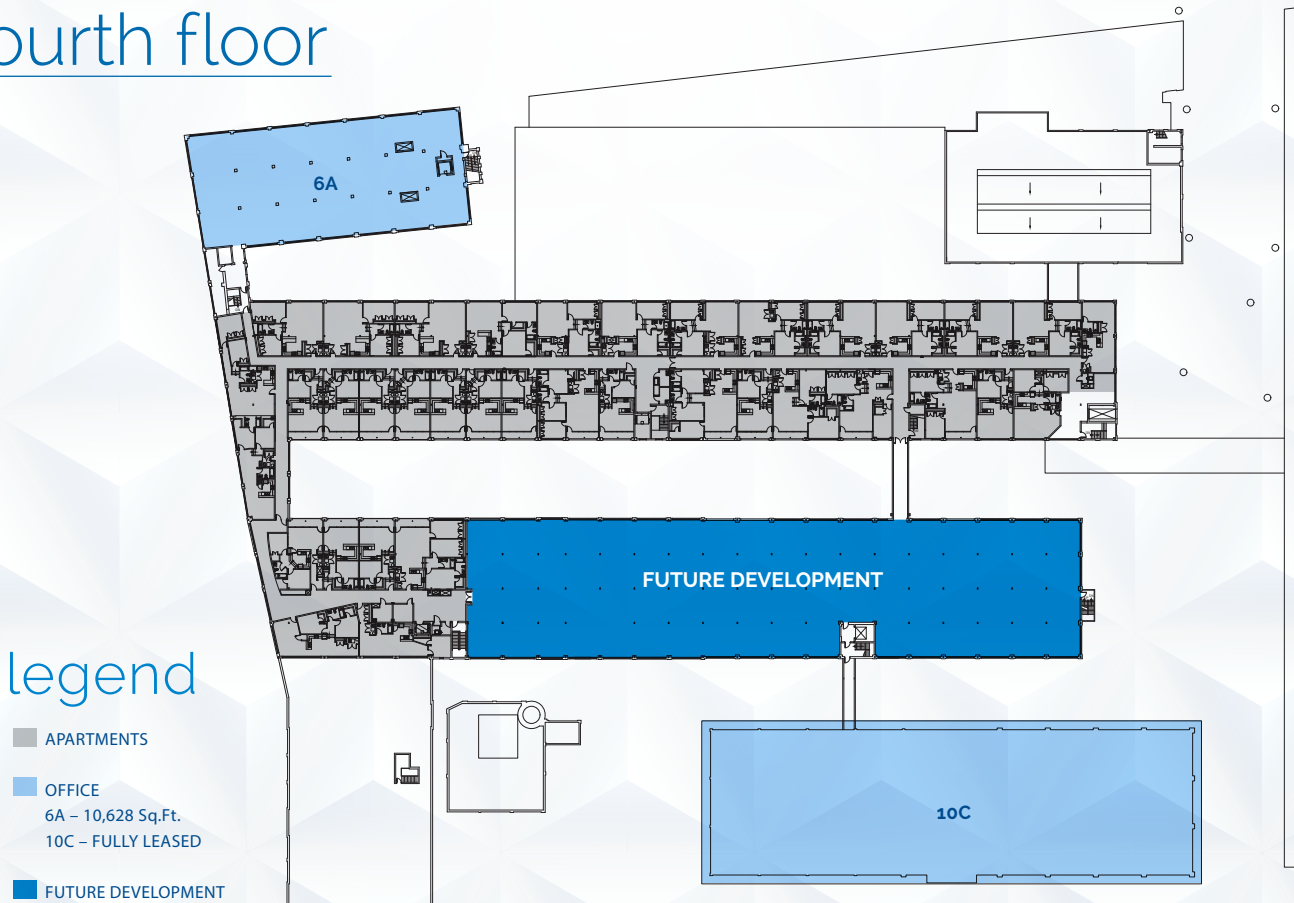
-  APARTMENTS
-  OFFICE
 - 6A – 10,628 Sq.Ft.
 - 10C – AVAILABLE SUITES
 - 791 Sq.Ft.
 - 690 Sq.Ft.
 - 664 Sq.Ft.
 - 736 Sq.Ft.
 - 465 Sq.Ft.
-  FUTURE DEVELOPMENT

floor plans

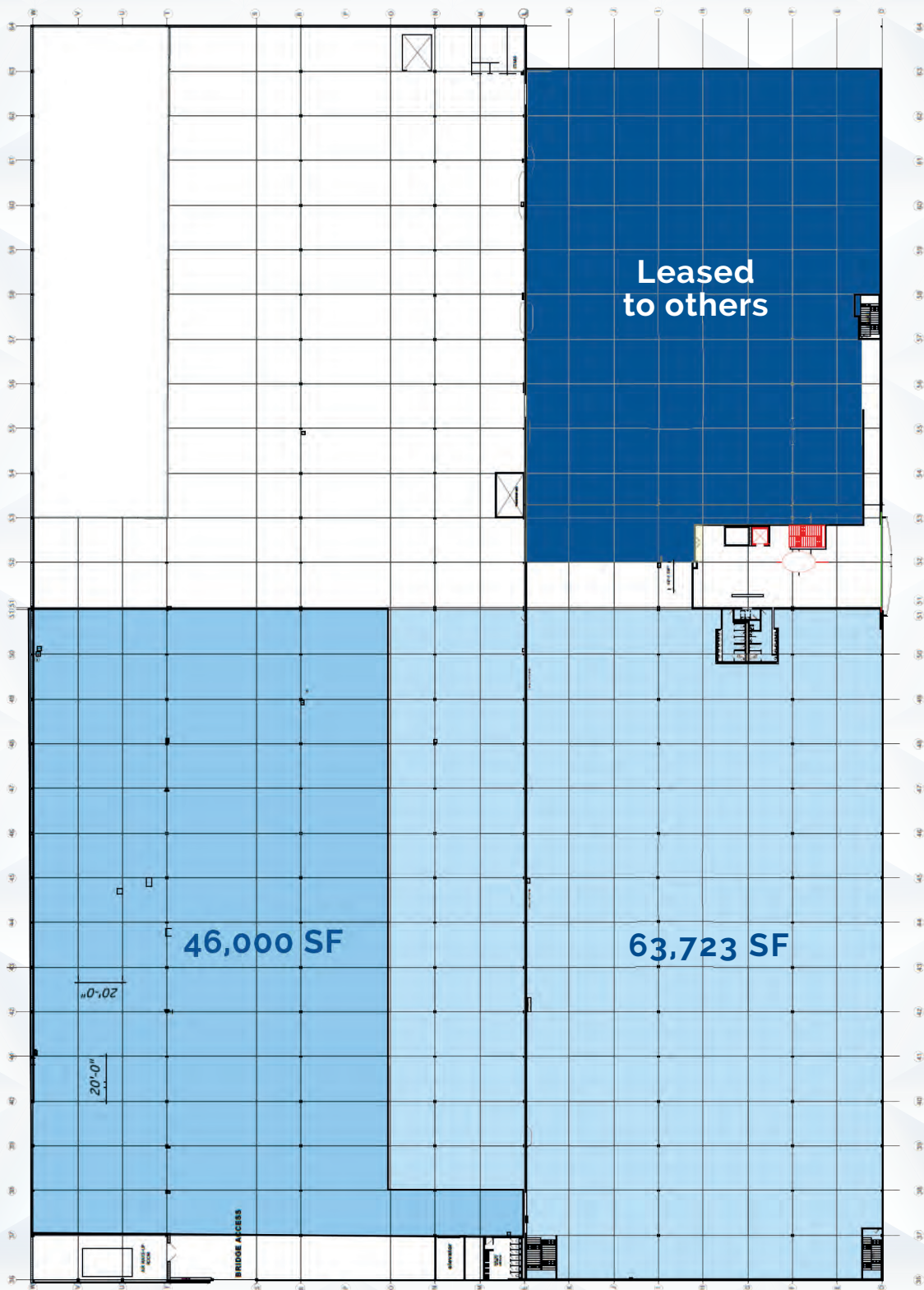
third floor



fourth floor

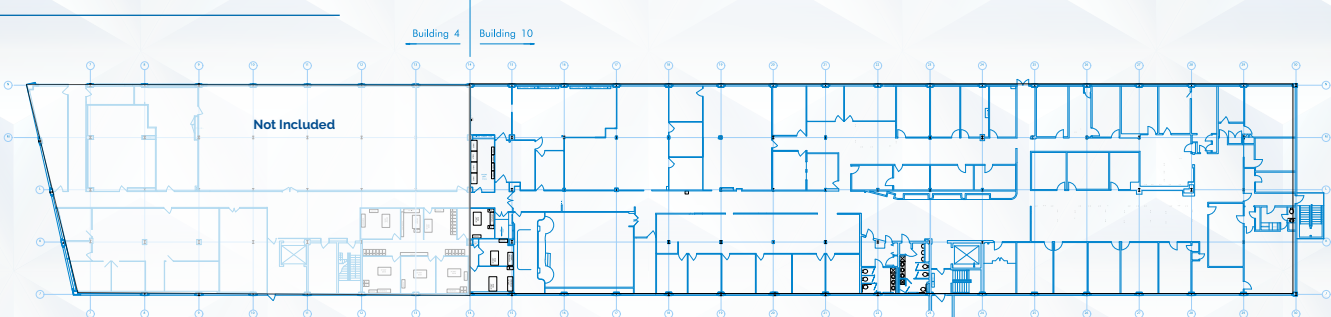


building 16-18 second floor

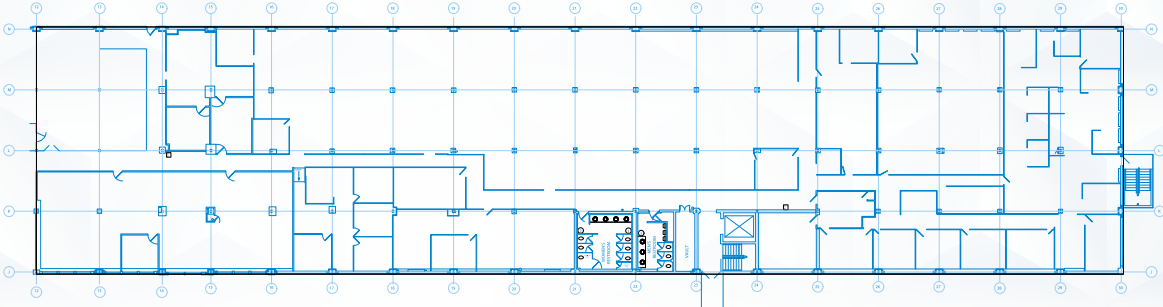


building 10

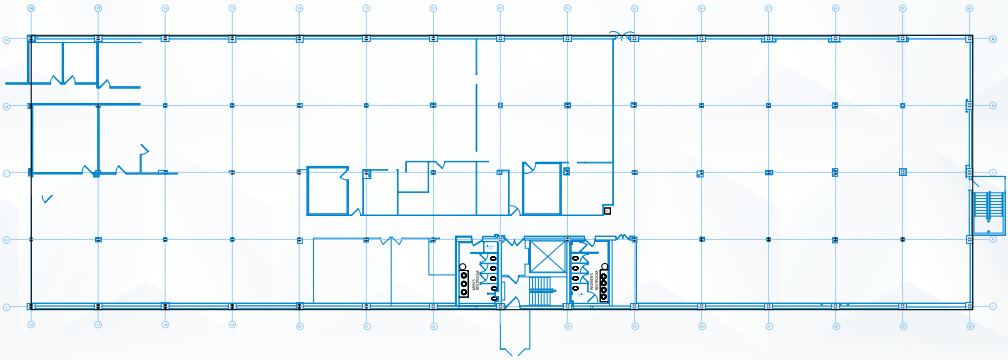
4th Floor: 25,266 SF



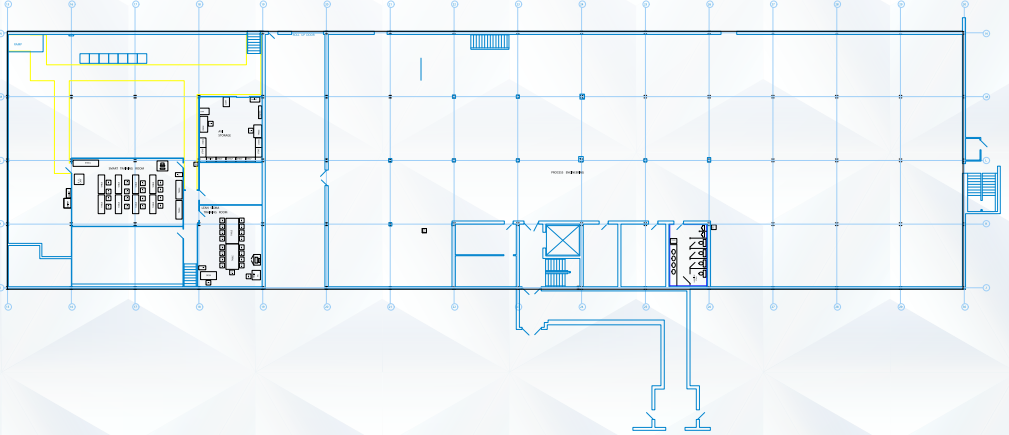
3rd Floor: 29,182 SF



2nd Floor: 22,988 SF



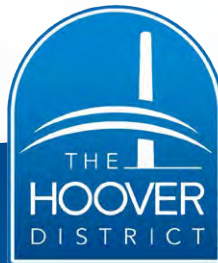
1st Floor: 24,248 SF





demographics

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2016 Population	9,693	50,050	127,337	340,452
2021 Population	9,657	50,811	128,260	343,494
2010 Population	9,768	49,269	126,943	338,366
2000 Population	10,004	46,865	128,135	336,727
Percent Pop Change: 2010 to 2016	-0.8%	1.6%	0.3%	0.6%
Percent Pop Change: 2016 to 2021	-0.4%	1.5%	0.7%	0.9%
AGE	1 MILE	3 MILES	5 MILES	10 MILES
2016 Median Age	43.5	44.7	42.8	42.0
2016 Average Age	43.8	43.6	42.1	41.4
HOUSEHOLDS	1 MILE	3 MILES	5 MILES	10 MILES
2016 Households	4,260	21,693	53,990	138,827
2021 Households	4,287	22,069	54,670	140,681
2010 Households	4,213	21,262	53,282	136,781
2000 Households	4,218	19,752	52,327	132,777
Percent HH Change: 2010 to 2016	1.1%	2.0%	1.3%	1.5%
Percent HH Change: 2016 to 2021	0.7%	1.7%	1.3%	1.3%
Average Household Size	2.2	2.3	2.3	2.4
INCOME	1 MILE	3 MILES	5 MILES	10 MILES
2016 Median Household Income	\$52,207	\$58,264	\$52,234	\$50,771
2016 Average Household Income	\$65,642	\$79,623	\$73,961	\$68,471
2016 Per Capita Income	\$28,848	\$34,511	\$31,359	\$27,921
HOUSING UNITS	1 MILE	3 MILES	5 MILES	10 MILES
2016 Housing Units	4,525	23,359	59,306	151,912
2016 Occupied Housing Units	4,260	21,693	53,990	138,827
2016 Vacant Housing Units	265	1,666	5,316	13,085
2016 Owner-Occupied Housing Units	3,060	15,301	36,954	98,284
2016 Renter-Occupied Housing Units	1,199	6,392	17,036	40,543
EDUCATION	1 MILE	3 MILES	5 MILES	10 MILES
2016 Population Age 25 and Over	6,989	35,968	89,477	236,133
High School thru Associates	4,211 60.3%	20,509 57.0%	54,262 60.6%	155,911 66.0%
Bachelor's Degree	1,565 22.4%	8,562 23.8%	18,110 20.2%	38,000 16.1%
Graduate Degree	795 11.4%	4,695 13.1%	9,881 11.0%	19,723 8.4%
PLACE OF WORK	1 MILE	3 MILES	5 MILES	10 MILES
Total Businesses	540	4,348	7,330	15,860
Daytime Employment (Total Employees)	4,428	53,024	82,777	183,367



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