



OFFERING SUMMARY

Building SqFt	3,327 SqFt
Year Built	2012
Lot Size (SF)	31,233.00 SqFt
Parcel ID	52-15017
Zoning Type	Commercial
County	Stark
Frontage	125.00 Ft
Coordinates	40.840292,-81.423259

PROPERTY OVERVIEW

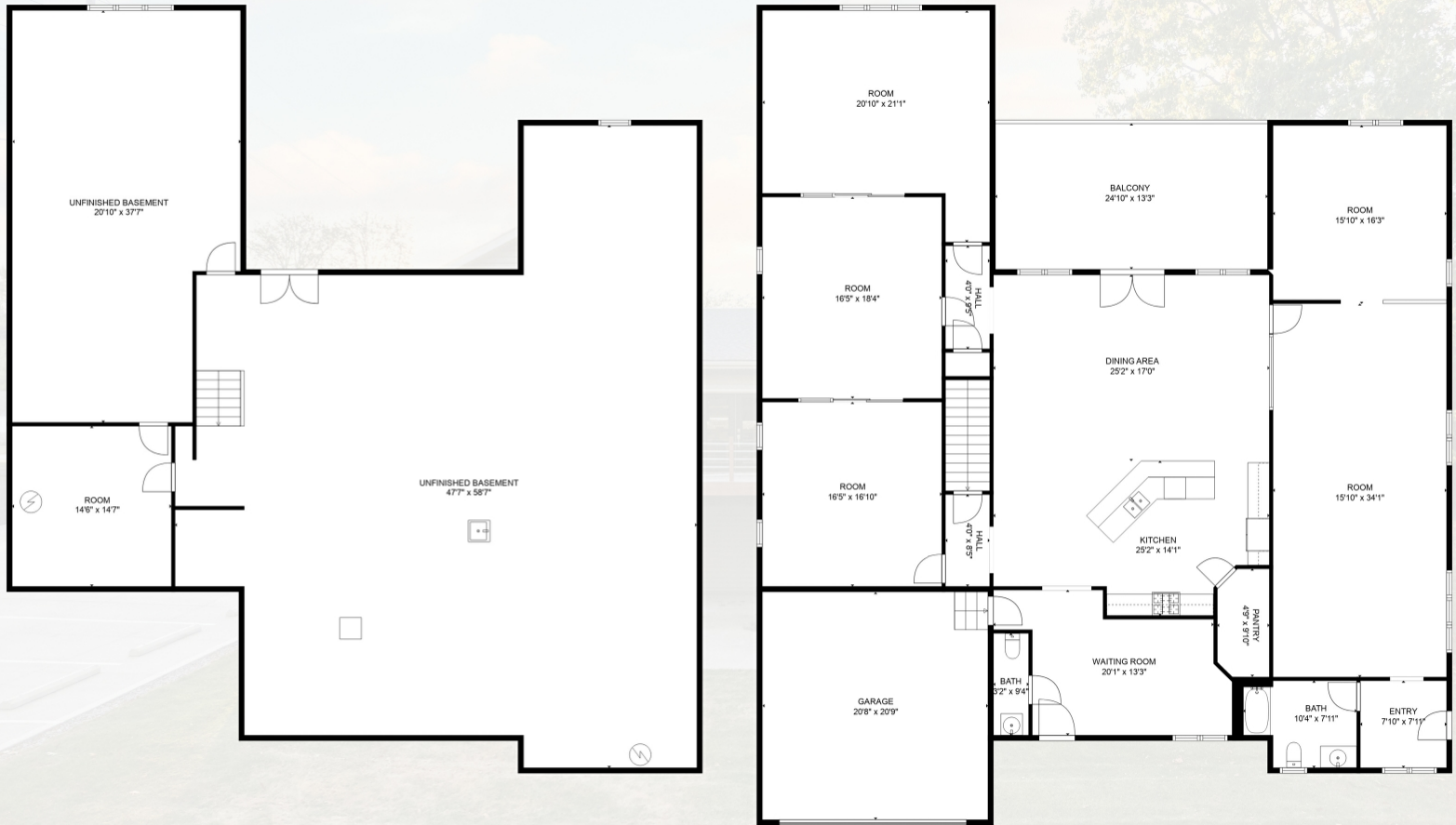
Class A contemporary office building for lease. Located near prime area of Belden Village - a Super Regional Retail Trade area in Jackson Township, Stark County, OH - easy access to I-77, RT-62, Belden Village Mall, shopping, and restaurants. Situated near other high profile businesses with a professional atmosphere. Main level of this freestanding office building is 3,327 SF, featuring front lobby, large break room area w/ full kitchen and exterior terrace, 2 bathrooms, conference room, 2-3 private offices, and large work area.

PROPERTY HIGHLIGHTS

- Private driveway and parking lot with 14+ parking spaces
- 2-car attached garage
- Additional space for lease in walkout lower level (approx. 3,327 SF) ready to be finished or can be used for storage
- Furniture is negotiable
- 15,595 VPD

OFFICE / MEDICAL PROPERTY FOR LEASE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
--	Office	\$ 16.00 SF/Yr	MG	3,327 - 6,654 SF	Negotiable



OFFICE / MEDICAL PROPERTY FOR LEASE

3706 WHIPPLE AVE NW
CANTON, OH 44718



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,166	66,233	179,167
2010 Population	4,238	64,363	172,078
2023 Population	4,176	64,991	172,068
2028 Population	4,107	64,647	170,276
2023-2028 Growth Rate	-0.33 %	-0.11 %	-0.21 %
2023 Daytime Population	12,763	73,306	192,170

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	187	2,124	7,049
\$15000-24999	155	2,491	6,738
\$25000-34999	303	3,621	8,609
\$35000-49999	298	4,274	10,692
\$50000-74999	453	5,340	13,114
\$75000-99999	238	4,115	9,754
\$100000-149999	327	4,035	9,684
\$150000-199999	154	2,020	4,918
\$200000 or greater	151	1,439	4,225
Median HH Income	\$ 58,090	\$ 58,114	\$ 56,204
Average HH Income	\$ 89,841	\$ 84,661	\$ 84,323

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,099	28,819	73,648
2010 Total Households	2,226	28,573	72,627
2023 Total Households	2,266	29,458	74,785
2028 Total Households	2,252	29,643	74,945
2023 Average Household Size	1.81	2.15	2.25
2023 Owner Occupied Housing	1,297	18,268	46,237
2028 Owner Occupied Housing	1,330	18,626	46,809
2023 Renter Occupied Housing	969	11,190	28,548
2028 Renter Occupied Housing	922	11,017	28,136
2023 Vacant Housing	265	2,303	5,998
2023 Total Housing	2,531	31,761	80,783

BHHS Professional Realty

4667 Whipple Ave NW

Canton, OH 44718

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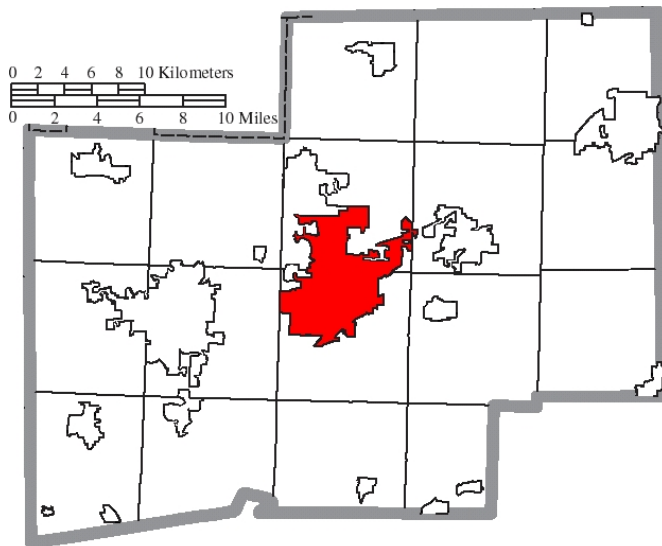
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ABOUT CANTON

Canton is a city in and the county seat of Stark County, Ohio, United States. It is located approximately 60 miles (97 km) south of Cleveland and 20 miles (32 km) south of Akron in Northeast Ohio on the edge of Ohio's Amish Country. As of the 2020 census, the population of Canton was 70,872, making Canton eighth among Ohio cities in population.



CITY OF CANTON

County Stark

AREA

POPULATION

Population	70,872
Density	2,689.44 sq mi
Urban	295,319

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