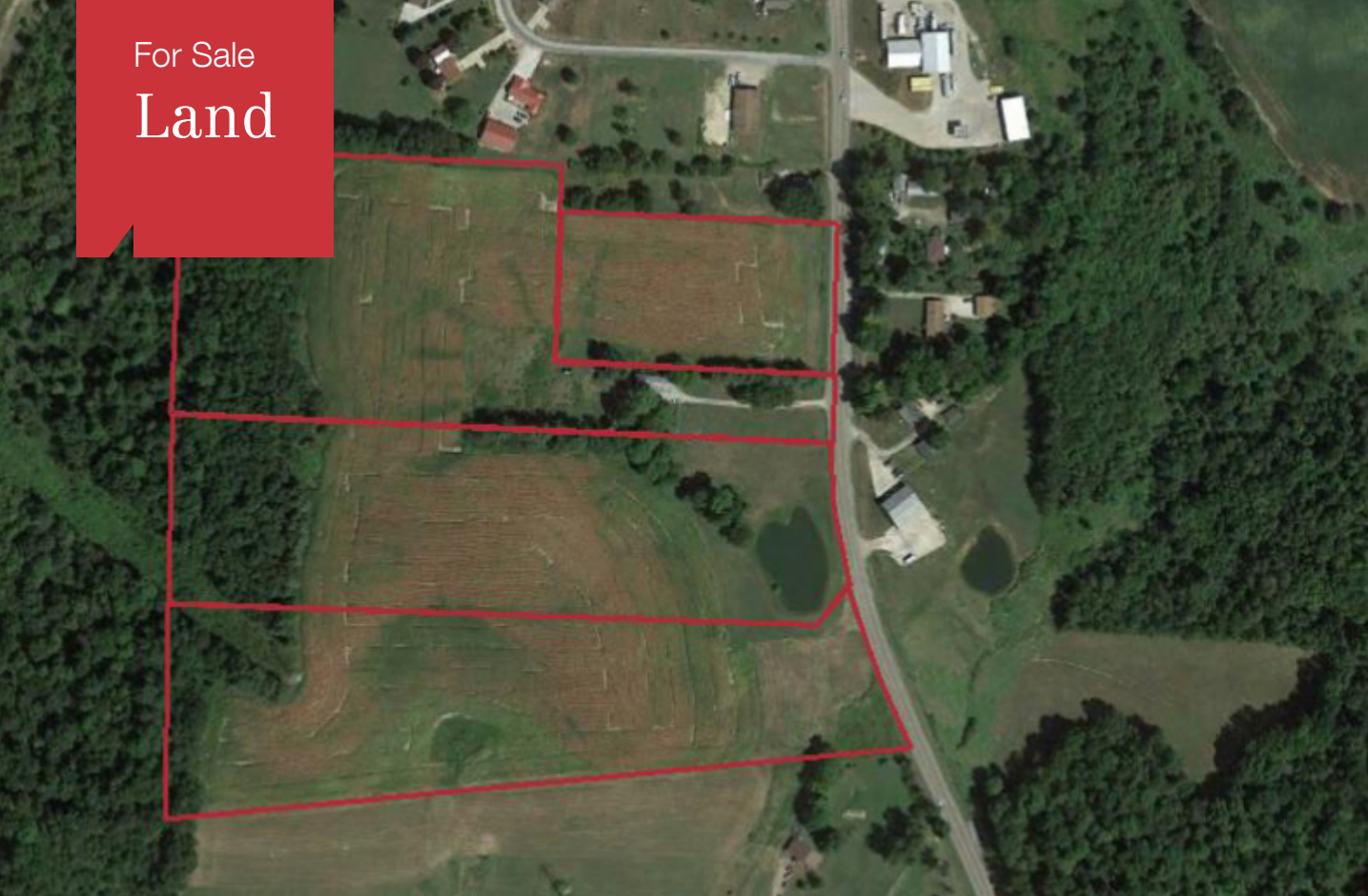


For Sale  
**Land**



## Development Opportunity

1492 Canton Rd NW  
Carrollton, Ohio 44615

### Property Highlights

- Development Opportunity, retail, multi-family
- Parcels can be divided with owner approval
- No mineral rights transfer
- Utilities available on-site
- Property sold as land for commercial development

### Property Description

Ideally located along the Route 43 Corridor leading into the heart of Carrollton's retail center  
Highly visible with approximately 1,100 feet of frontage along Canton Rd

\*Within the Federal Opportunity Zone Program\*

#### OFFERING SUMMARY

<b>Sale Price</b>	\$24,900/Acre
<b>Lot Size</b>	34.07 Acres
<b>Traffic Count</b>	10,454/Day

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	662	\$49,998
<b>5 Miles</b>	9,363	\$52,356
<b>10 Miles</b>	28,674	\$54,216

For more information

**Laurie Stanbro**

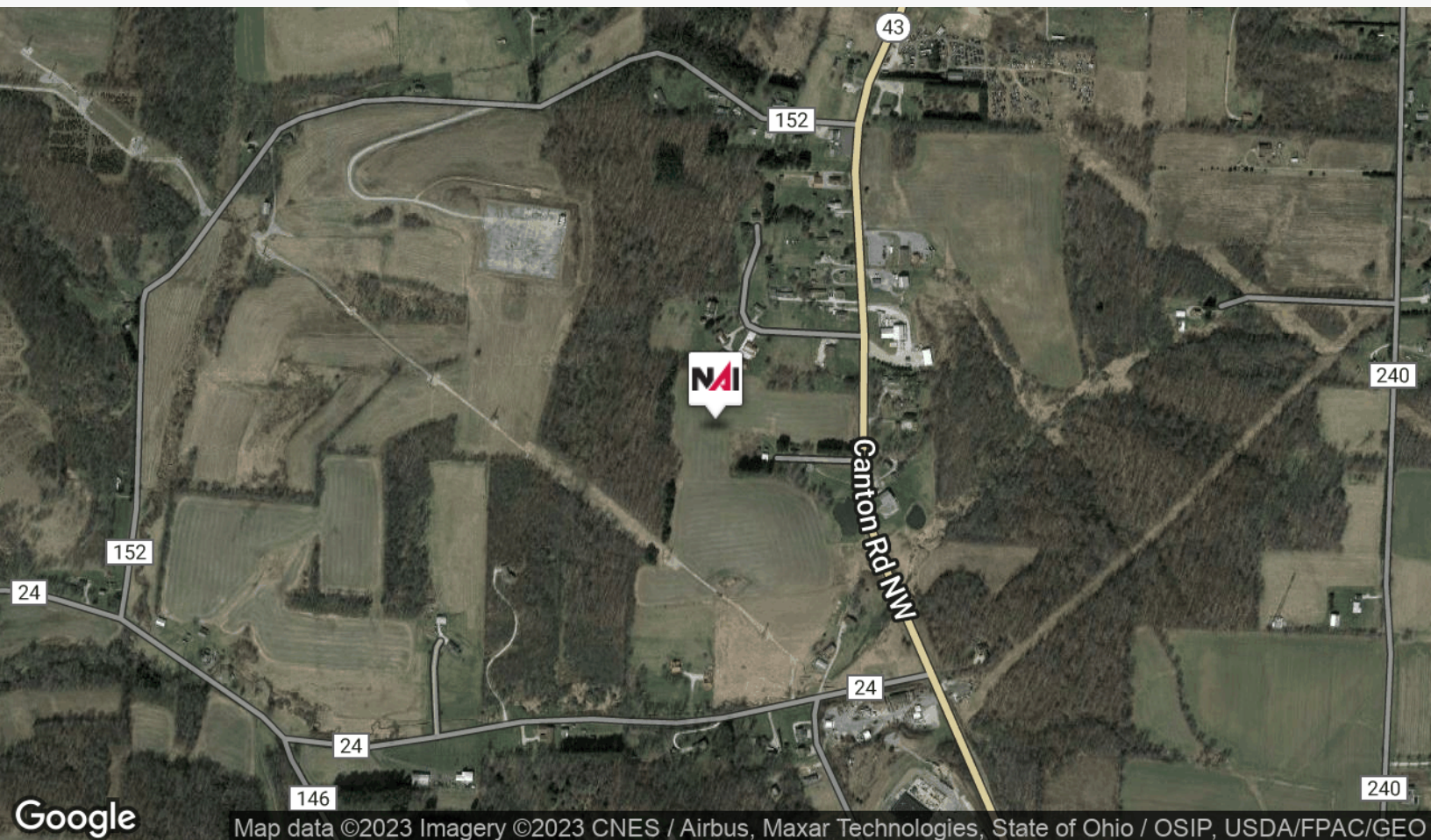
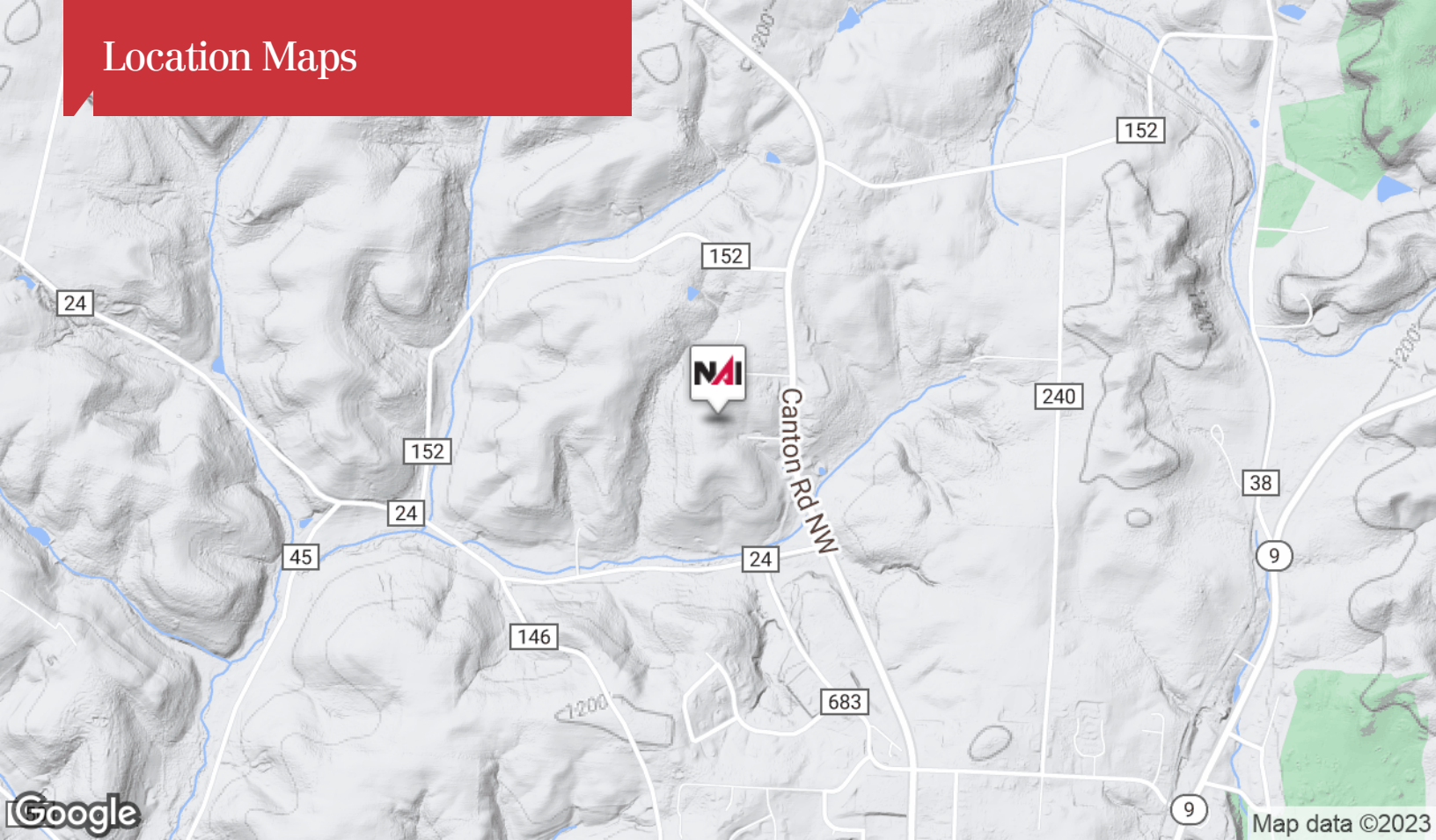
O: 330 874 6012 | C: 330 418 1963  
lstanbro@naiorc.com | OH #2017001743

**Bryce Custer**

O: 330 418 9287 | C: 330 418 9287  
bryce@naispring.com | OH #BRKM.2017004455

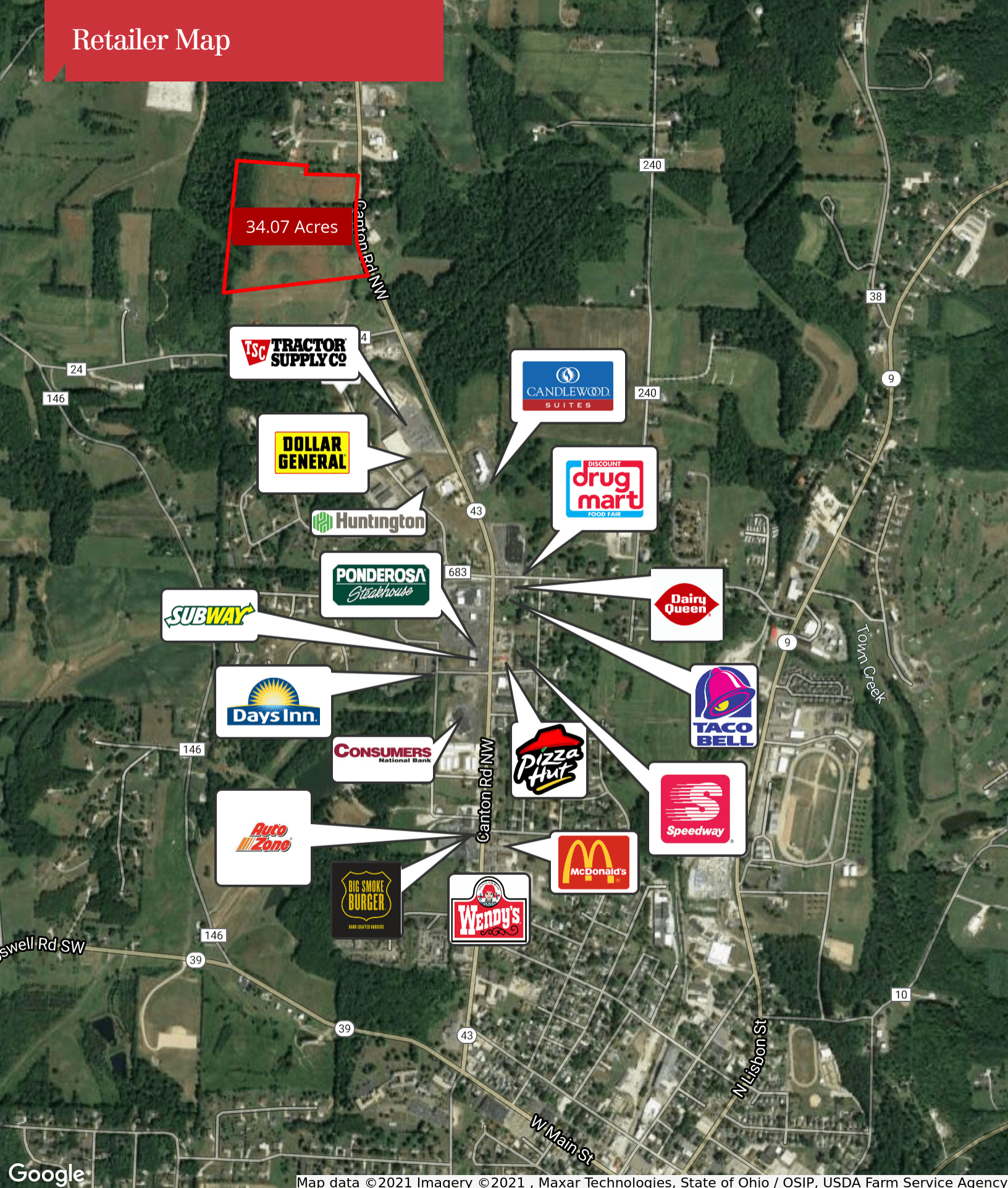


## Location Maps



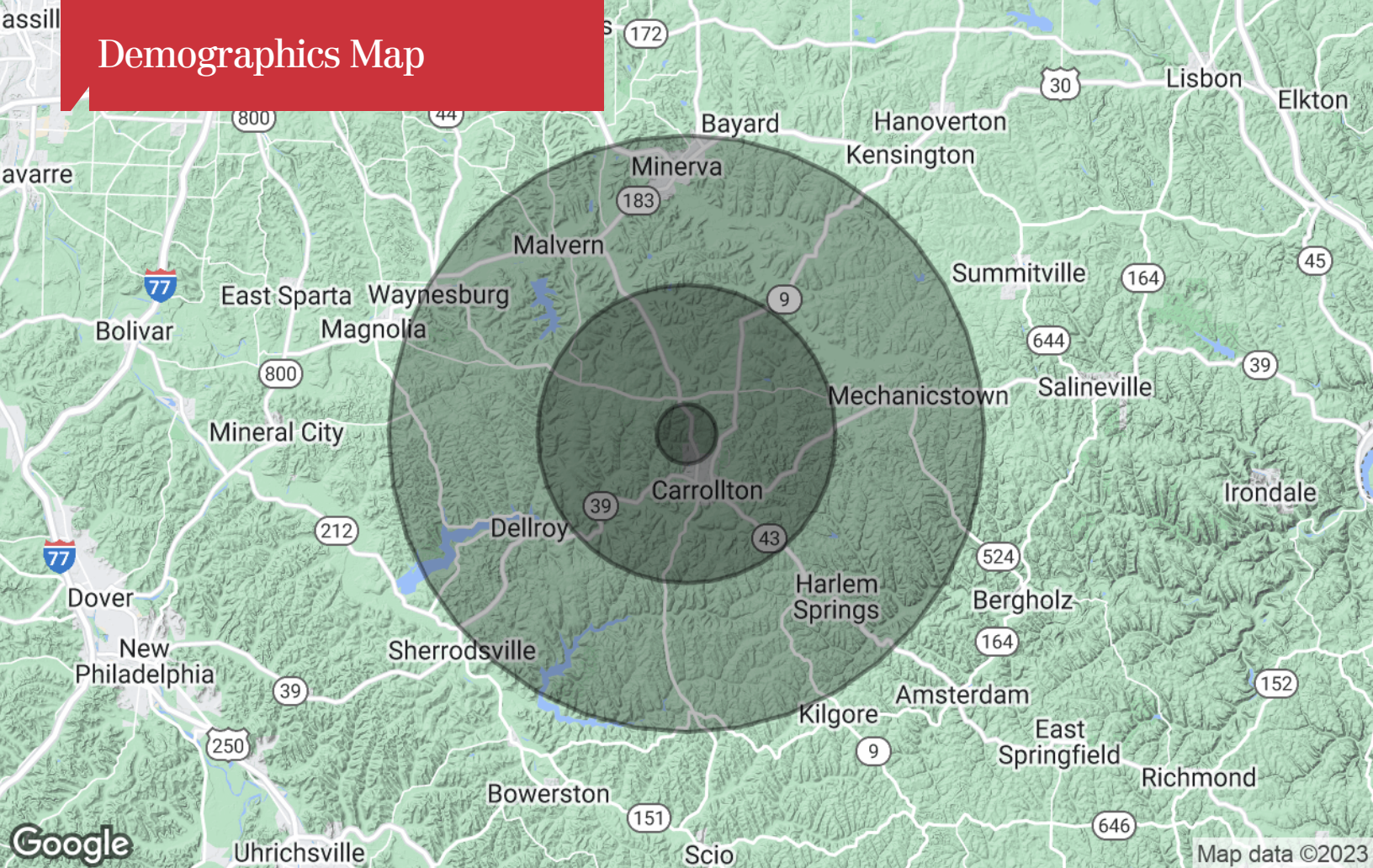


# Retailer Map





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	662	9,363	28,674
MEDIAN AGE	40.4	40.6	41.9
MEDIAN AGE (MALE)	37.1	38.5	40.8
MEDIAN AGE (FEMALE)	43.0	42.3	42.7

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	262	3,684	11,266
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$49,998	\$52,356	\$54,216
AVERAGE HOUSE VALUE	\$137,527	\$146,291	\$136,690

\* Demographic data derived from 2020 ACS - US Census



# Laurie Stanbro

## Vice President of Operations

330.874.6012 tel  
330.418.1963 cell  
lstanbro@naiorc.com

### Memberships & Affiliations

Laurie is a CCIM member and currently working on her CCIM designation, she has completed the Foundations and CI-101 courses.

### Education

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

### Professional Background

Laurie Stanbro has been with NAI Ohio River Corridor since 2017, she was promoted to Vice President of Operations in 2019, this allows her to continue development and implementation strategies for all areas of operation. She focuses on sales, leasing and site selection assignments with Custer in Carroll, Columbiana and Tuscarawas counties. She also assists Custer along the Ohio River corridor (Eastern Ohio, Western Pennsylvania and West Virginia Panhandle), and the Appalachian Basin for the industrial and office market.

Prior to joining the Bolivar-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 clients' needs and the necessary critical success factors. Laurie and her husband Eric live at Lake Mohawk and have three children and one grandchild.

Laurie has completed multiple office and industrial transactions. She truly enjoys working with clients and does whatever it takes to achieve the best outcome for all parties involved. "At NAI Ohio River Corridor we are fortunate to have team members that realize commercial real estate is more than just a property transaction. Our team must collaborate with clients and look outside-of -the-box to make complex deals come together" according to Bryce Custer.



## Bryce Custer

Broker, SIOR, CCIM

330.418.9287 tel  
330.418.9287 cell  
bryce@naispring.com

### Memberships & Affiliations

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

### Education

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

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

### Professional Background

Specialties  
Petrochemical and Energy Services

#### Scope of Service Experience

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 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.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In their spare time they enjoy boating on the Great Lakes from their home port in Vermilion, OH. Between them they have five children and five grandchildren.

#### Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development