



## 4006 Harmont Ave Canton, Ohio 44705

### Property Details

- Located on Harmont Ave across from the new Aldi and M@C Discounts.
- 1.1 million square foot Amazon facility less than 1/2 mile away.
- Currently zoned industrial, but frontage would be good for retail use.
- Has four (4) pole buildings at the rear of the property with some deferred maintenance.
- Plain Township - No city income tax.

SALE PRICE	\$600,000.00
ACRES	6
PARCEL	5216177
ZONING	I1
FRONTAGE/DEPTH	383' / 705'
TAXES	\$7,446.10/Yr

**Dan Spring, SIOR**

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**Kelly Sober, CCIM**

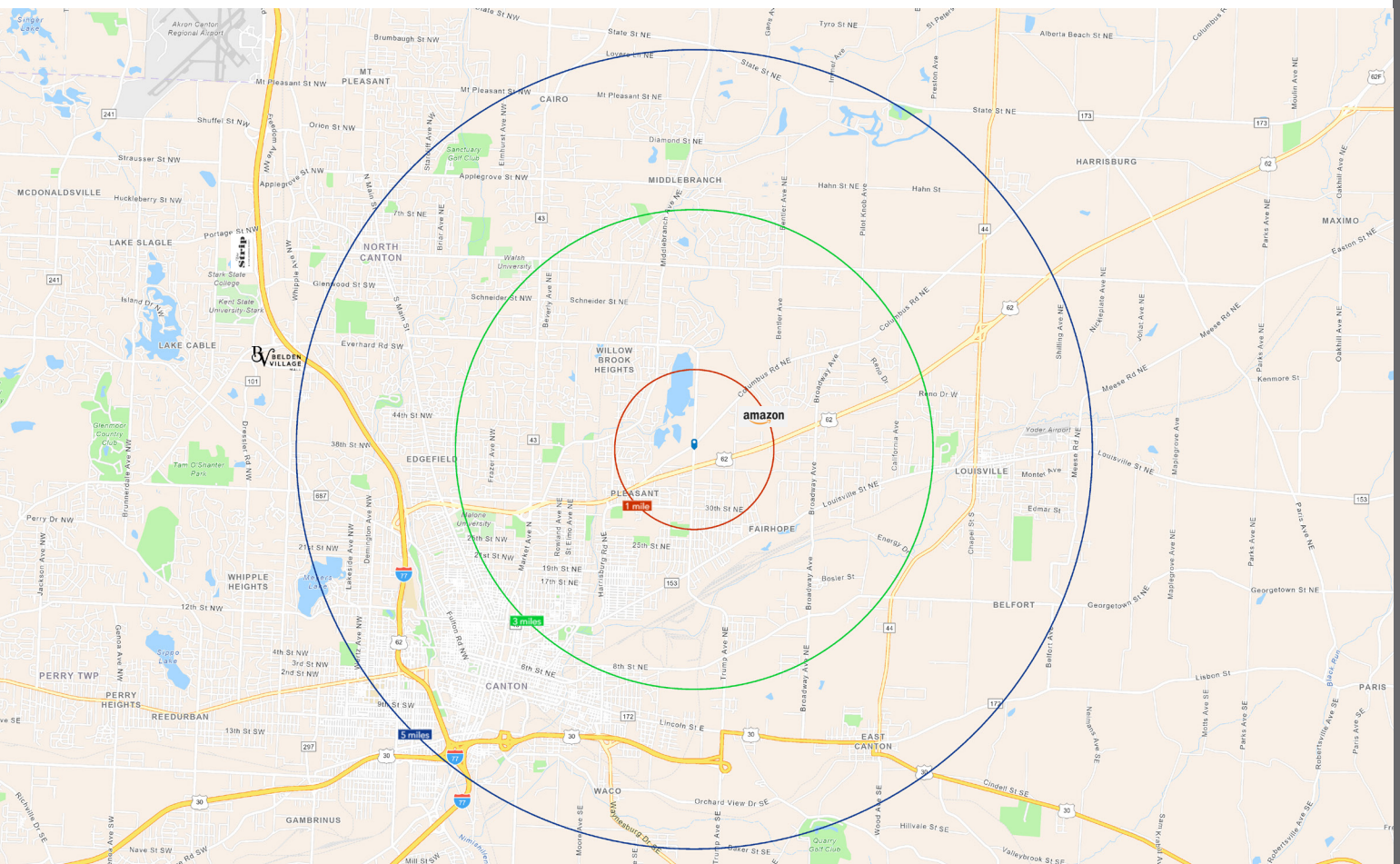
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# Demographics

## 2023 Summary

	1 Mile	3 Miles	5 Miles
Population	5,848	49,791	123,905
Households	2,354	20,779	52,382
Families	1,453	12,995	31,344
Average Household Size	2.37	2.32	2.30
Owner Occupied Housing Units	1,450	13,613	32,361
Renter Occupied Housing Units	904	7,166	20,021
Median Age	40.2	42.7	42.1
Median Household Income	\$40,646	\$54,294	\$52,182
Average Household Income	\$59,804	\$76,403	\$74,314



Retailer Map/Traffic Map

