



3010 Whipple Ave NW
Canton, Ohio 44718

SALE PRICE	\$2,500,000.00
LEASE RATE	\$16.00/SF/NNN
TOTAL SQ FT	13,788
LAND AREA	1.9 Acres
PARCEL	5218148
ZONING	B2
FRONTAGE	292' Whipple 158' Hills & Dales
TOWNSHIP	Plain
TRAFFIC COUNT	27,781 AADT
TAXES	\$18,766.99/half



Property Features

- Former Rite Aid located on the high traffic corner of Whipple Ave and Hills & Dales Rd.
- 8' delivery door, 3 drive thru lanes.
- 82 parking spaces with potential to add more.
- Owner will consider dividing space.
- Ingress/Egress from three roads.

Sean Sanford

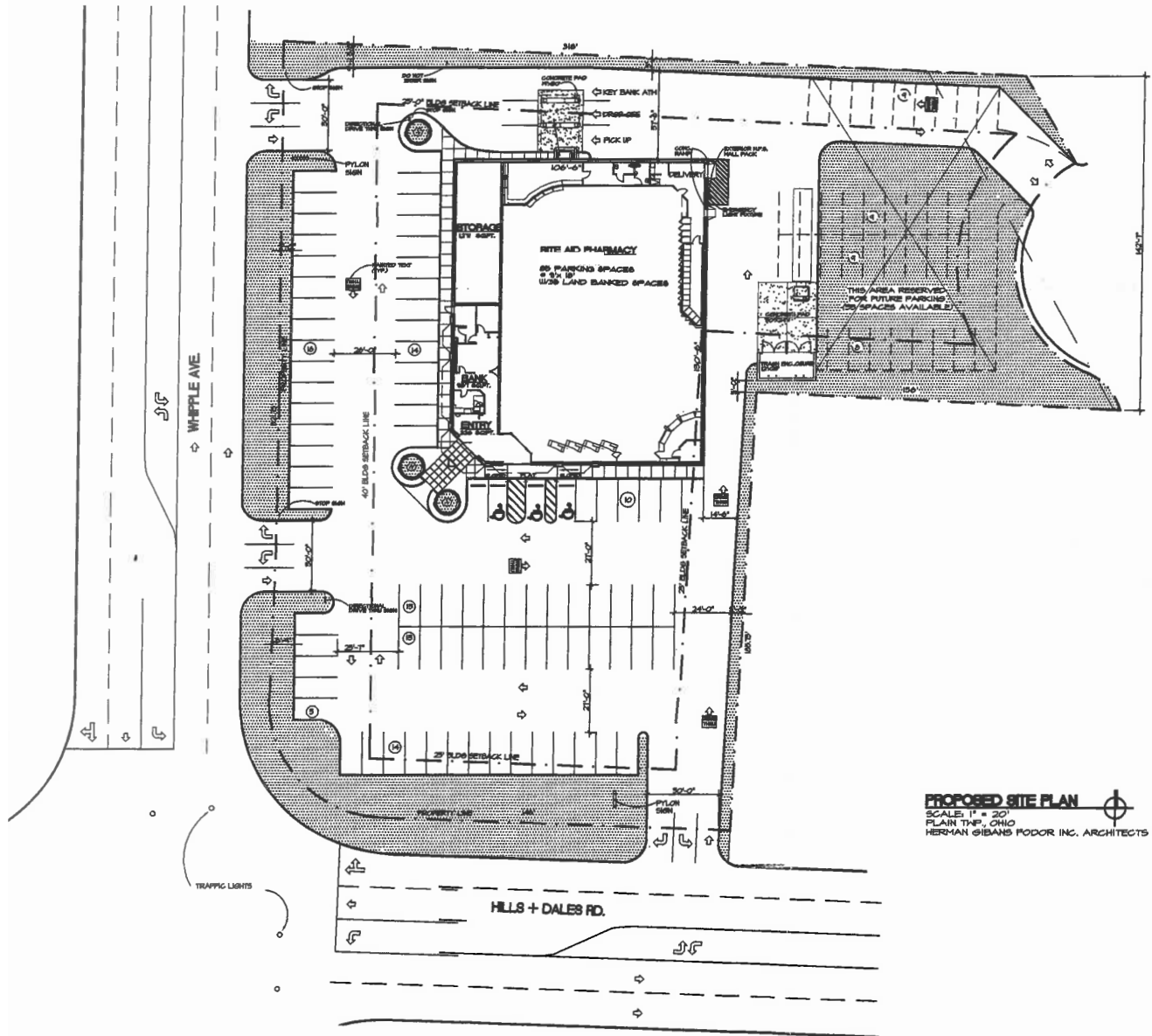
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FOR SALE/LEASE/LAND LEASE

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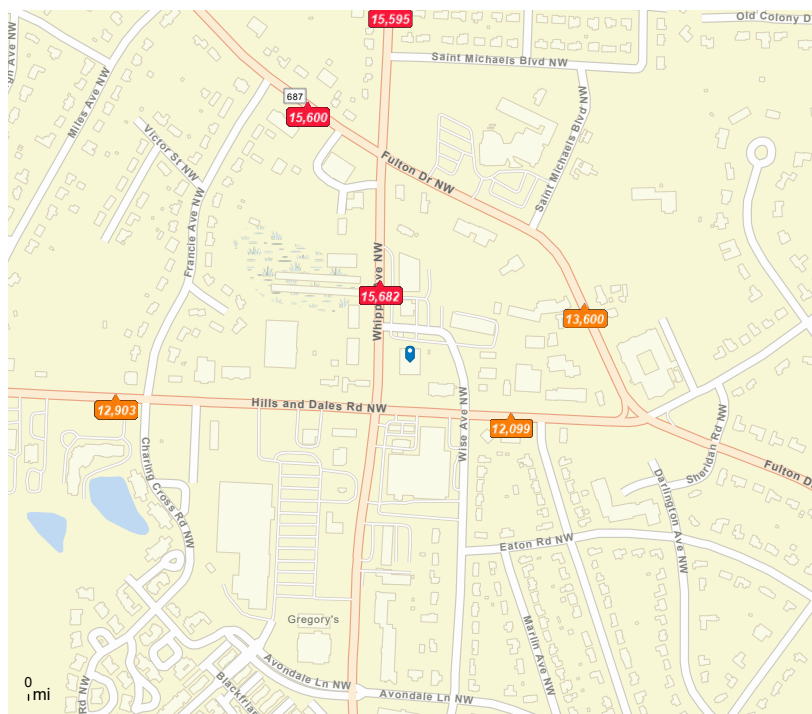
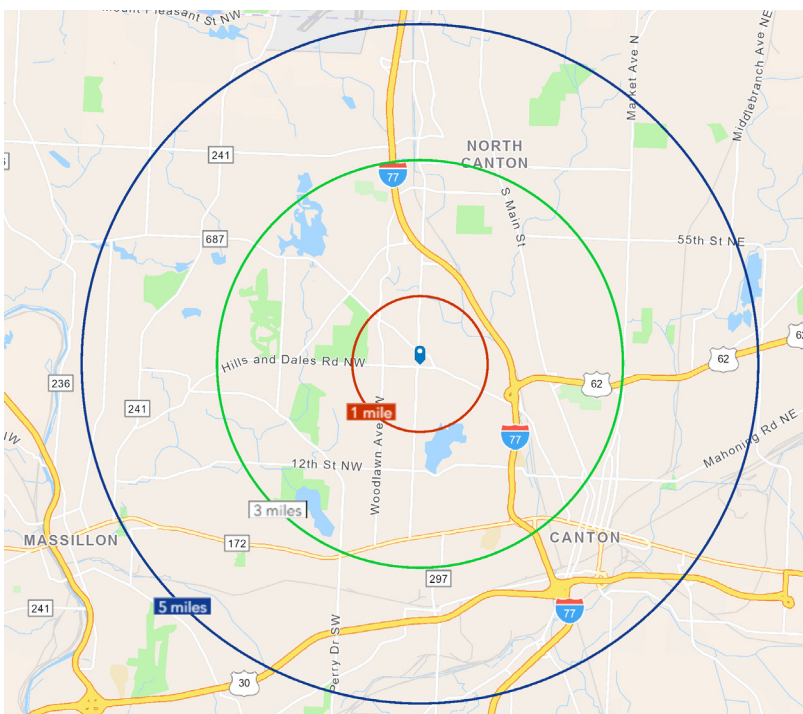
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2023 Summary

	1 Mile	3 Miles	5 Miles
Population	5,445	69,969	174,253
Households	2,851	31,102	75,854
Families	1,325	17,016	44,277
Average Household Size	1.88	2.20	2.25
Owner Occupied Housing Units	1,766	18,827	46,481
Renter Occupied Housing Units	1,085	12,275	29,373
Median Age	56.4	44.2	43.2
Median Household Income	\$63,392	\$55,141	\$55,082
Average Household Income	\$94,095	\$80,449	\$82,065



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