

# RARE 2 ACRE SITE NEXT TO WALGREENS

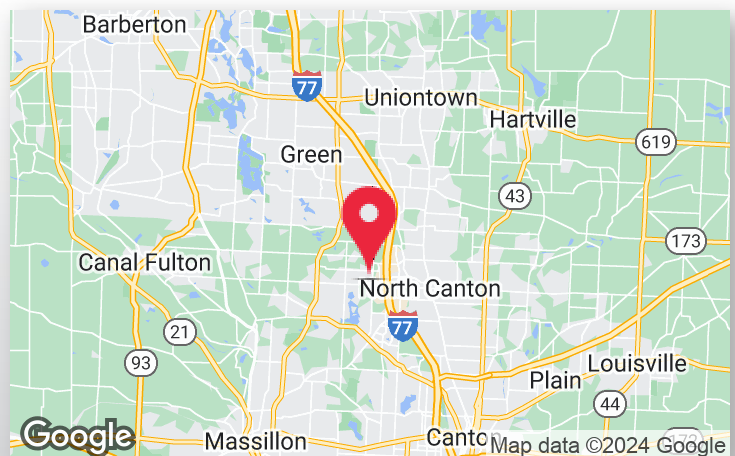


**FOR SALE**  
**5200 PORTAGE STREET NW**  
**NORTH CANTON, OH 44720**  
**SALE PRICE: \$350,000**



## PROPERTY HIGHLIGHTS

- Available: 2.08 Acres
- Total of 2 Parcels
- Frontage:  $\pm 353'$  on Portage Street NW
- Depth:  $\pm 260'$  and  $184'$
- Easement to Frank Avenue NW
- Zoning: R2, Jackson Township
- Adjacent to B3 with Potential Rezoning
- Highway Access: .5 Miles to I-77 and Portage Interchange



## LISTING AGENT

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## PROPERTY OVERVIEW

5200 Portage Street NW has approximately 2.08 acres of land for sale with one farmhouse structure on the property. This site is currently zoned in R-2 Residential but is adjacent to B3 zoning on Portage and Frank. The property has an easement agreement with the southern property owner to gain access off Frank Avenue. Being on the south side of Portage Street makes an ideal coffee/QSR retail redevelopment/rezoning site. Frontage has 353 feet on Portage and has 184' and 260' feet of dept. Utilities on site and access to the street.

## LOCATION OVERVIEW

5200 Portage Street NW is located just .5 miles west of I-77 and Portage Interchange. Conveniently located on the south side of Portage just west of Frank Avenue NW. This property is located next to Walgreens on Portage and Frank.

### DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,423    | 17,215   | 48,850   |
| Total Population  | 3,120    | 37,256   | 107,988  |
| Average HH Income | \$87,674 | \$95,539 | \$87,159 |

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*

