

OFFICE - SOUTH MAIN CENTRE

1177 SOUTH MAIN STREET, NORTH CANTON, OH 44720



FOR LEASE

PROPERTY DESCRIPTION

Great opportunity for professional office space along South Main St. in North Canton. High visibility with signage available on S Main in two-story South Main Centre. Two (2) common area restrooms in spacious atrium with tile flooring. Plenty of asphalt parking - 71 Striped spaces.

A mix of first floor and second floor offices. Some recently renovated. Owner willing to renovate for the right terms & credited tenant. Join Yara Capelli Salon, Grisi & Budde, LLC, Morrison Industrial Equipment CO & Site Assessors Nationwide, LLC.

\$12.00 per sq.ft.. Includes water/sewer and trash. Tenant pays gas/electric. No extra charges for snow removal, landscaping, etc.

LOCATION DESCRIPTION

I-77 to exit #109B/Everhard Rd., east on Everhard Rd. NW to ' T ' at Main, left turn north on Main St. S., property on the northwest corner of Main St. and James St. on left across from Ro's Ice Cream stand & Shale Craft Coffee.

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	875 - 1,750 SF
Lot Size:	1.27 Acres
Building Size:	10,299 SF

SPACES

	LEASE RATE	SPACE SIZE
875 SF OFFICE FOR LEASE - B1, 1st Floor	\$12.00 SF/yr	875 SF
1,750 SF OFFICE FOR LEASE - C1 & C2, 1st Floor	\$12.00 SF/yr	1,750 SF
900 SF OFFICE FOR LEASE - D2, 2nd Floor	\$12.00 SF/yr	900 SF
1,200 SF OFFICE FOR LEASE - B3, 2nd Floor	\$12.00 SF/yr	1,200 SF
1,100 SF OFFICE FOR LEASE - C4, 2nd Floor	\$12.00 SF/yr	1,100 SF

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1177 S Main St
Suite B1 – 1st Floor
North Canton, Ohio 44720

875 Sq.ft.
Office Suite For Lease

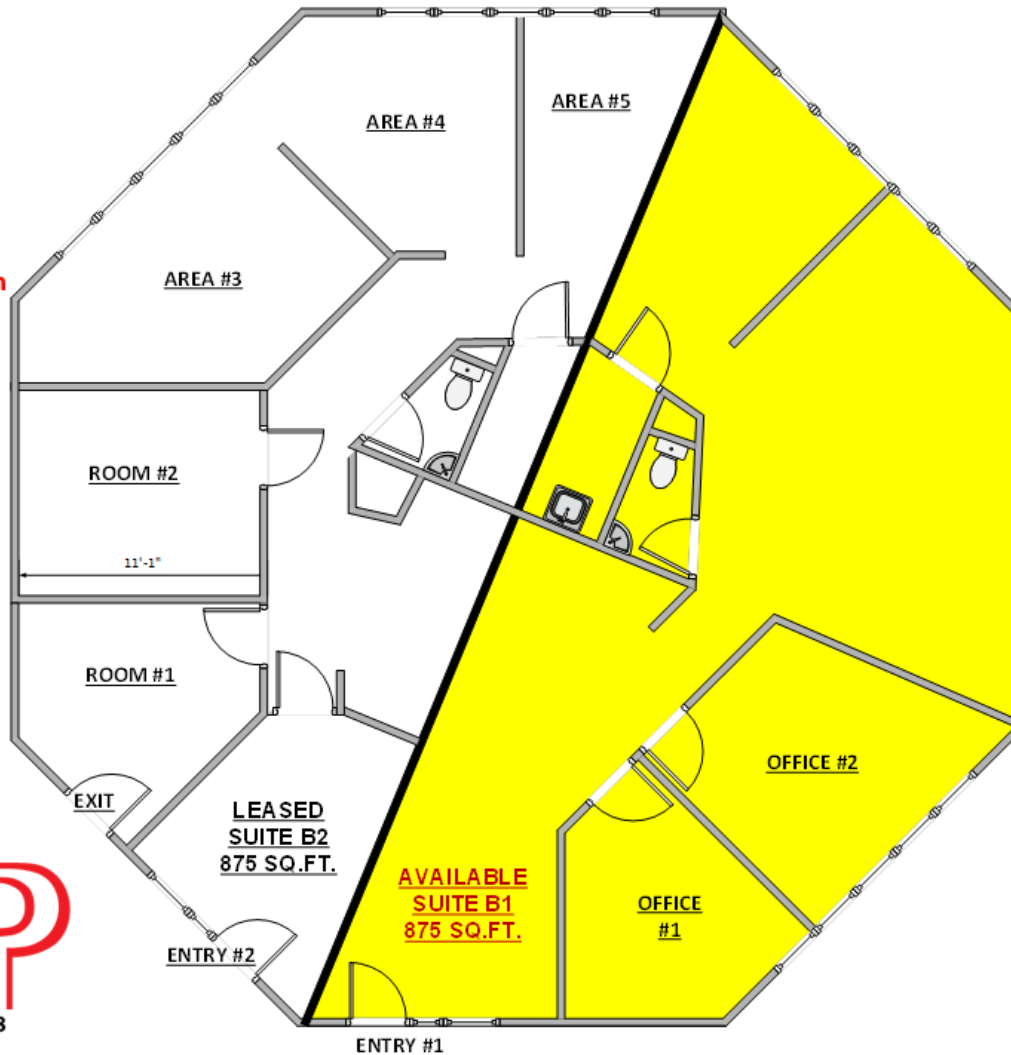
\$12.00 Per Sq. Ft. or \$875 Per Month
Tenant pays Gas and Electric
Owner pays water, sewer & trash

- New flooring
- Fresh paint
- Asphalt & lighted parking lot

Marketed By:
Spencer Hartung
Cell: 330.936.0276



4065 Fulton Dr NW, Canton, Ohio 44718
P: 330-498-4400 F: 330-498-3800
WEBSITE: putmanproperties.com
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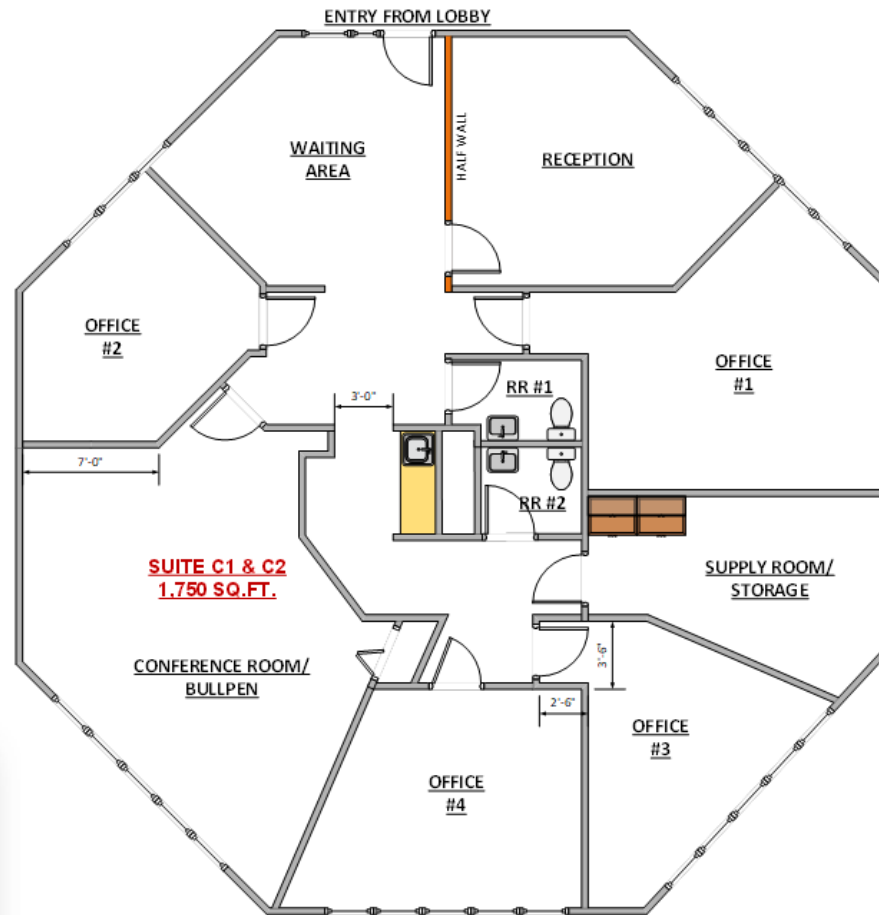
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FOR LEASE

1177 S Main St
Suites C1 & C2 – 1st Floor
North Canton, Ohio 44720

1,750 Sq.Ft.
Office Suite For Lease

- **\$12.00 Per Sq.Ft. or \$1,750/Month**
- Tenant pays Gas and Electric
- Owner pays water, sewer & trash
- New luxury vinyl plank flooring
- Fresh paint
- Asphalt & lighted parking lot



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PUTMAN PROPERTIES
Est. 1985

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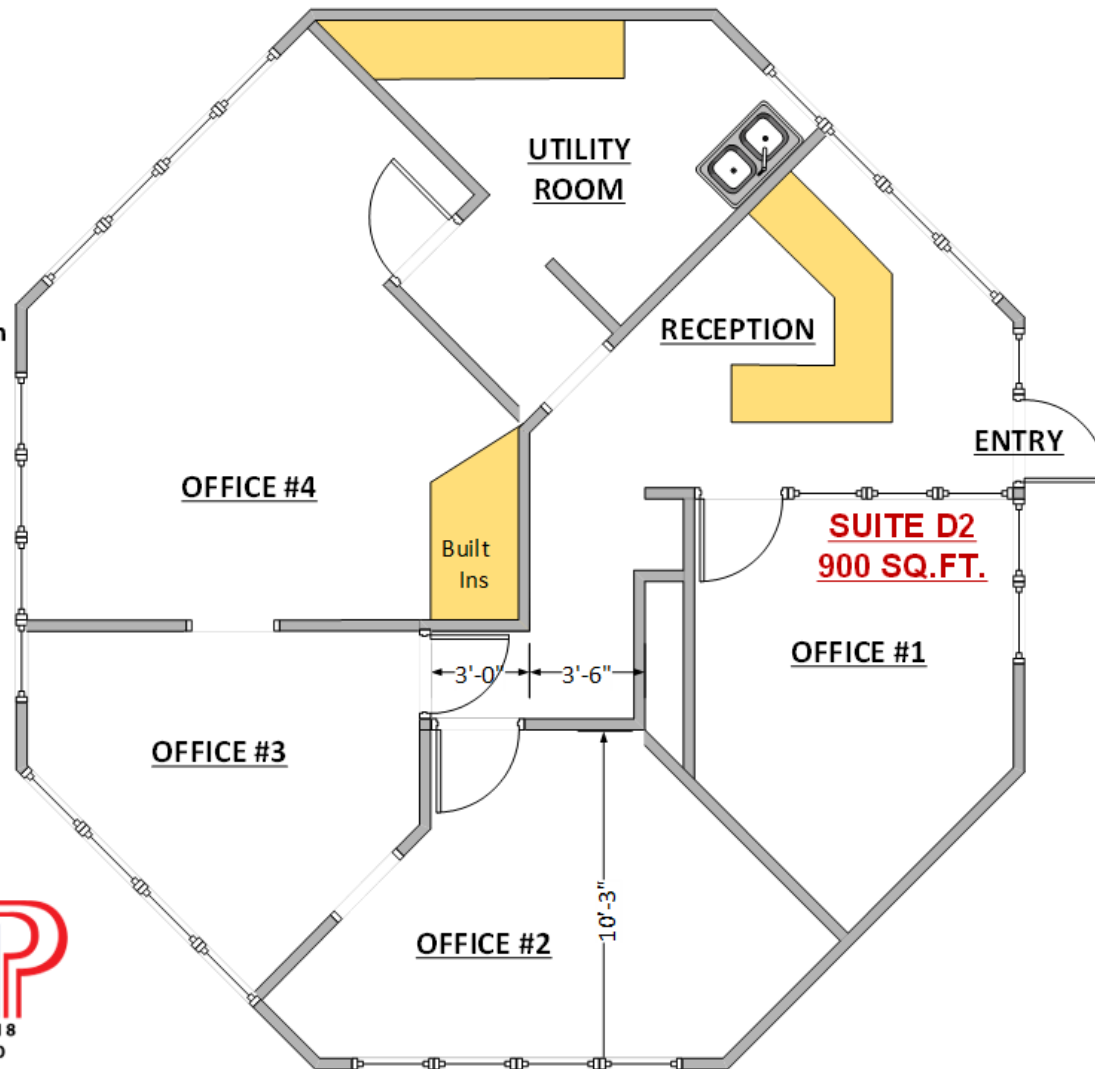
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1177 S Main St
Suite D2 - 2nd Floor
North Canton, Ohio 44720

900 Sq. Ft.
Office Suite For Lease
\$12.00 Per Sq. Ft.
\$900 Per Month

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Owner pays water, sewer & trash

Owner willing to renovate.
for a credit tenant.



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1177 S Main St
Suites B3 - 2nd Floor
North Canton, Ohio 44720
1,200 Sq.Ft.

\$12.00 Per Sq. Ft.

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for a credit tenant.

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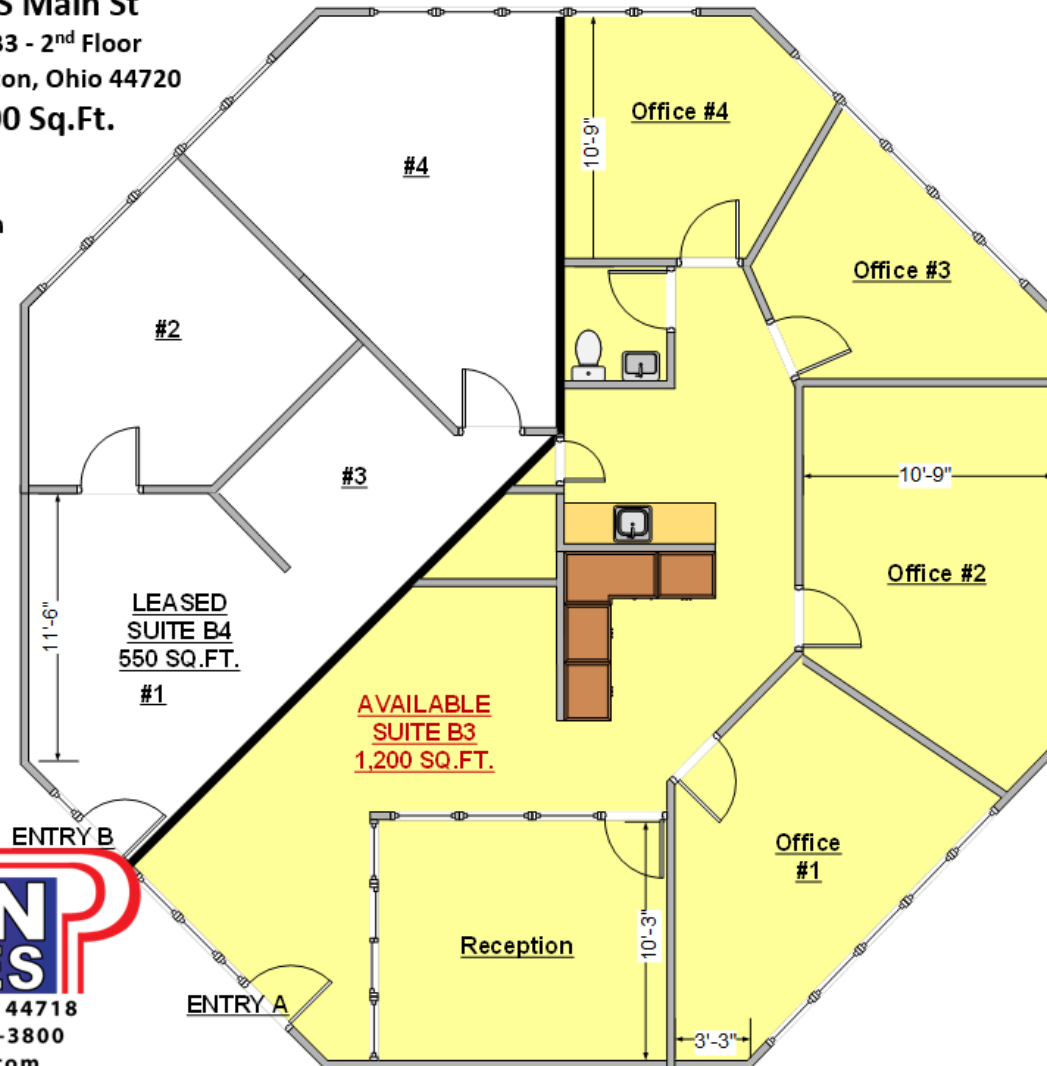
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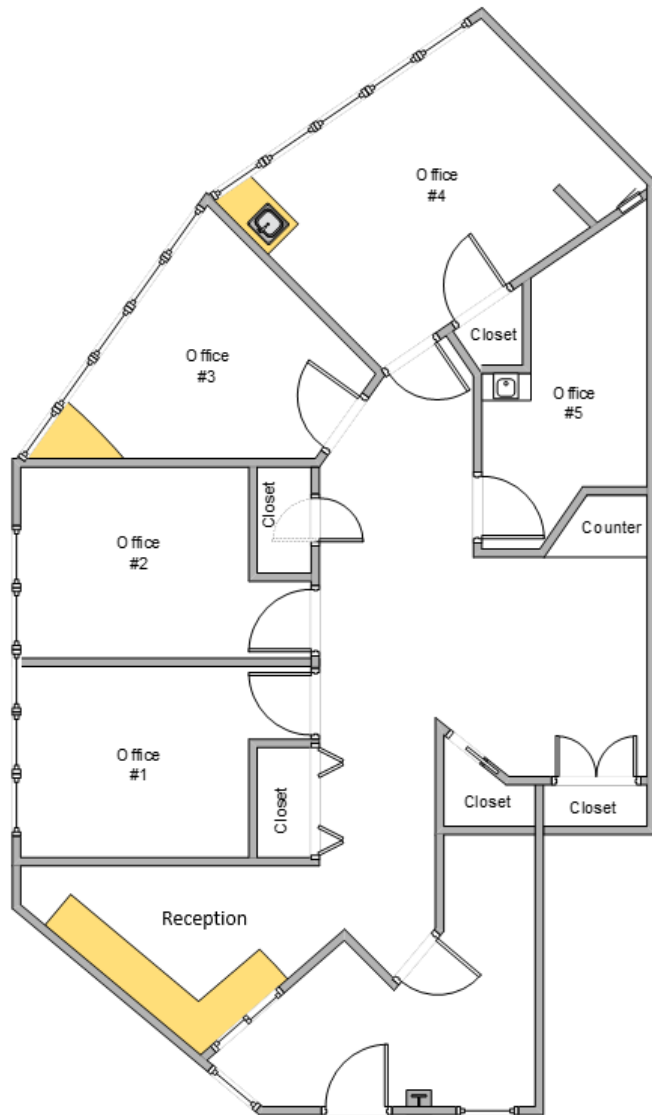
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Suite C4 - 2nd Floor
North Canton, Ohio 44720

1,100 Sq. Ft.
Office Suite For Lease

\$12.00 Per Sq. Ft.
\$1,100 Per Month

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Entry



Atrium



Suite B1



Suite C1 & C2



Suite C1 & C2



Suite C1 & C2

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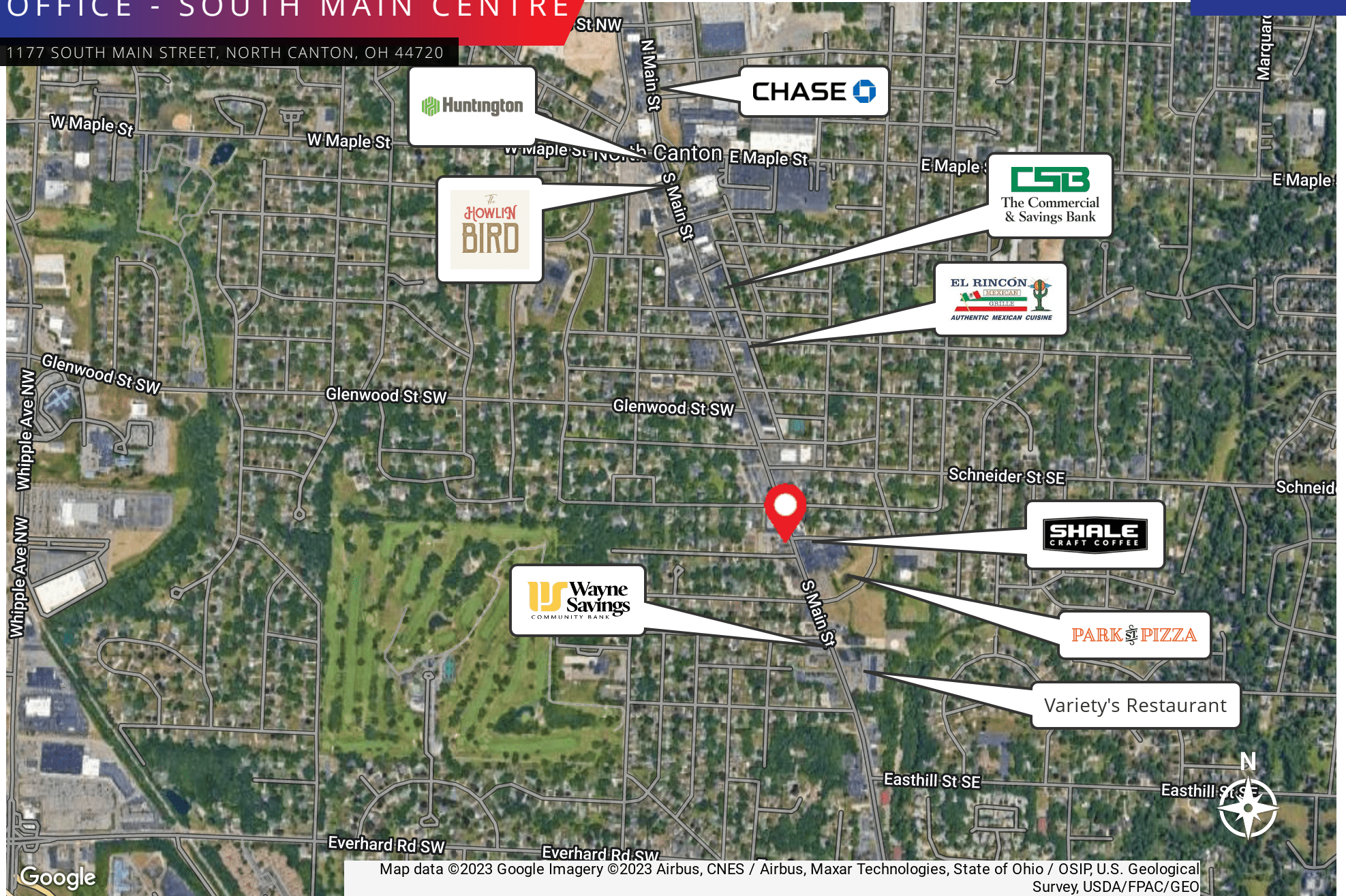
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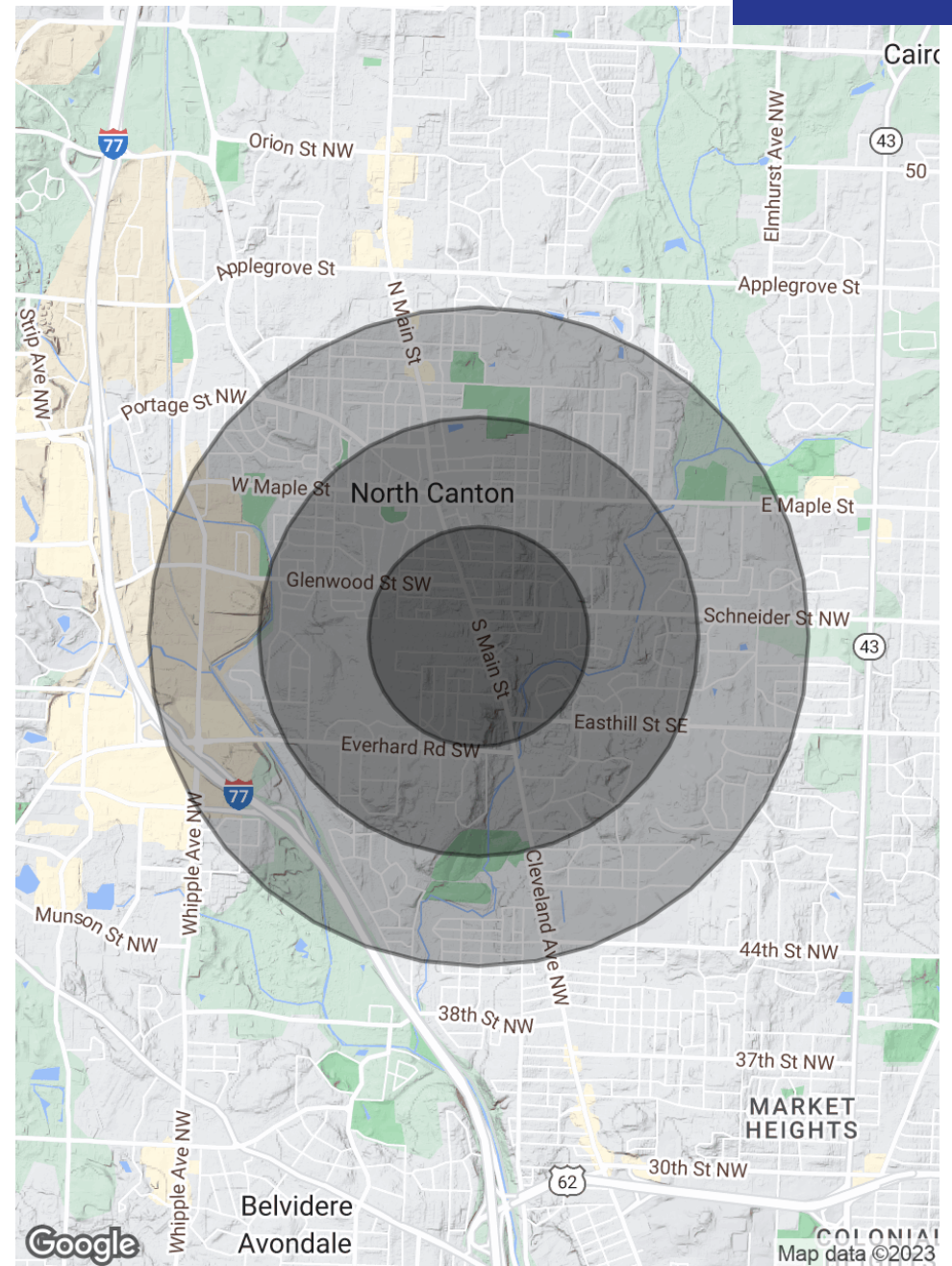
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,177	7,694	15,637
Average Age	38.2	40.2	41.3
Average Age (Male)	35.1	37.3	38.3
Average Age (Female)	41.5	44.4	45.4

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	986	3,415	7,240
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$96,289	\$86,483	\$74,846
Average House Value	\$149,769	\$158,221	\$157,939

* Demographic data derived from 2020 ACS - US Census



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