

FOR SALE

10,363 SF FORMER DRUGSTORE

3032 MAHONING RD, CANTON, OH 44705



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PROPERTY INFO

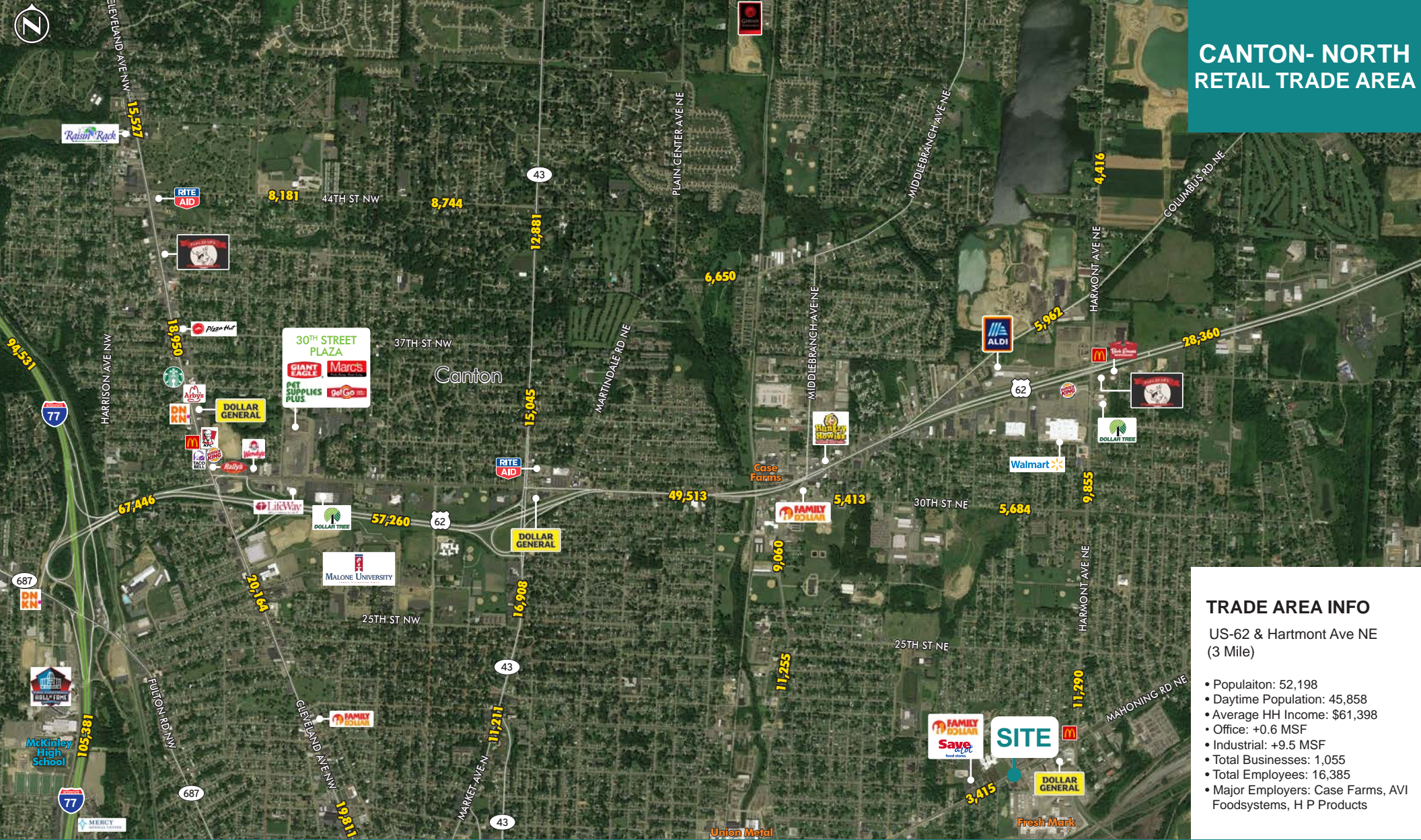
- Sale Price: \$1,150,000 (\$111 PSF)
- 10,363 SF former drugstore / 1.06 AC signalized development site
- Zoned: B3 General Business
 - Examples of permitted uses: general retail, laundromat, bank, medical, multifamily, childcare (conditionally permitted)
- Former drugstore features a drive-thru

AREA INFO

- The neighborhood has a dense 3 mile population of 56,827 people and daytime population of 64,325 people.
- Neighboring traffic drivers include Walmart, Aldi, Save A Lot, McDonalds, Speedway, Dollar General, Circle K, Speedway, Fresh Mark Canton
- The property is positioned just east of downtown Canton & a few miles east of the Pro Football Hall of Fame (200,000 annual visitors).



CANTON- NORTH RETAIL TRADE AREA



TRADE AREA INFO

US-62 & Hartmont Ave NE
(3 Mile)

- Population: 52,198
- Daytime Population: 45,858
- Average HH Income: \$61,398
- Office: +0.6 MSF
- Industrial: +9.5 MSF
- Total Businesses: 1,055
- Total Employees: 16,385
- Major Employers: Case Farms, AVI Foodsystems, H P Products

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2019 POPULATION - CURRENT YEAR ESTIMATE	7,120	56,827	129,026
2024 POPULATION - FIVE YEAR PROJECTION	7,057	56,795	128,855
DAYTIME POPULATION	7,931	64,325	130,946
2019 HOUSEHOLDS	2,767	23,147	53,052
2019 AVERAGE HOUSEHOLD INCOME	\$38,490	\$47,489	\$56,919
2024 AVERAGE HOUSEHOLD INCOME	\$44,063	\$54,564	\$64,850
2019 MEDIAN INCOME	\$31,248	\$33,631	\$40,661
2024 MEDIAN HOUSEHOLD INCOME	\$35,534	\$37,633	\$46,265
2019 POPULATION 25 AND OVER	4,574	38,491	89,759

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