



**COMMERCIAL PROPERTY BRIEF**  
 4618 Dressler Rd NW, Canton OH 44718  
 330-492-5550 FAX: 330-493-5312  
 Visit our Web Site: [www.cutlerci.com](http://www.cutlerci.com)

MLS #: 4127700  
 E-MAIL: yes  
 INTERNET: yes  
 LOOPNET: yes

**Address:** 2809 Whipple Ave NW  
Hillsdale Shopping Center  
**City/Local:** Canton Ohio 44708  
**Directions:** Corner of Whipple and Hills and Dales.  
**Nearest Interchg:** I-77 Everhard  
**Name of Business:** \_\_\_\_\_

**LEASE:** \_\_\_\_\_  
**Office:** \_\_\_\_\_   
**Industrial:** \_\_\_\_\_  
**Vacant Land:** \_\_\_\_\_  
**Business Oppor:** \_\_\_\_\_  
**Retail:** \_\_\_\_\_

**SALE:** \_\_\_\_\_  
**APTS:** \_\_\_\_\_  
**RETAIL:** \_\_\_\_\_  
**INDUSTRIAL:** \_\_\_\_\_  
**OFFICE:** \_\_\_\_\_  
**LAND:** \_\_\_\_\_  
**MULTI-FAMILY:** \_\_\_\_\_  
**BUSINESS OPPOR:** \_\_\_\_\_  
**BUILDING:** \_\_\_\_\_  
**OTHER/MISC.** \_\_\_\_\_

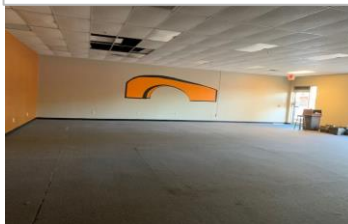
**CONTACT:** Brenda Jackson 330-284-2395  
[bjackson@cutlerci.com](mailto:bjackson@cutlerci.com)



2865 Whipple. 2760 sqft



2809 Whipple 2203 sqft



**SALES INFORMATION**

Price: \_\_\_\_\_  
 Taxes: \_\_\_\_\_  
 Insurance: \_\_\_\_\_  
 Sewer: \_\_\_\_\_  
 Trash: \_\_\_\_\_  
 Snow/Lawn: \_\_\_\_\_  
 Gross Income: \_\_\_\_\_  
 Total Expense: \_\_\_\_\_  
 Net Income: \_\_\_\_\_  
 Current Occupancy: \_\_\_\_\_  
 Financing: \_\_\_\_\_

**BUILDING INFORMATION**

<b>Foundation Size:</b> _____	<b>Office Space:</b> _____
<b>No. of Units:</b> <u>2 buildings/1 unit each</u>	<b>Air Conditioning:</b> <u>CAC</u>
<b>No. of Floors:</b> _____	<b>Type of Heat:</b> <u>GFA</u>
<b>Parcel #</b> _____	<b>Power Available:</b> _____
<b>Total Usable Sq. Ft:</b> _____	<b>Electric Service:</b> _____
<b>Age of Bldg:</b> <u>1970</u>	<b>Thickness of Floor:</b> _____
<b>Elevators:</b> _____	<b>Unit/Bay Sizes:</b> _____
<b>Sprinklers:</b> _____	<b>Plans Available:</b> _____
<b>Ceiling Height:</b> _____	<b>Parking Spaces:</b> <u>On site</u>
<b>Docks:</b> _____	<b>Description:</b> _____
<b>Drive in Doors:</b> _____	
<b>Size:</b> _____	

**LEASE INFORMATION**

**Sq. Ft. Available:** 2760 & 2203  
**Rate:** \$9.00  
**Mo. Rent:** \_\_\_\_\_  
**Term Desired:** minimum 1 yr  
**Possession:** now  
**Will Owner Remodel** \_\_\_\_\_  
**For Tenant:** possible  
**NNN Charges** \$2.25/sqft  
**Utilities** Tenant  
**Water & Sewer:** Public

**ADDITIONAL INFORMATION**

Hillsdale Shopping Center Jackson Twp Retail/Office For Lease

2865 Whipple. Plaza site. 2760 sqft  
2809 Whipple. Rear of ResCare Building. 2203 sqft

Retail of Office  
Join Acme, Hallmark, Siffrin, Sheetz and more!

**Frontage:** \_\_\_\_\_  
**Depth:** \_\_\_\_\_  
**Zoning** B-3  
**Gas:** Dominion  
**Water:** Public  
**Sewer:** Public  
**Electric:** AEP  
**Topography:** \_\_\_\_\_  
**Survey Available** \_\_\_\_\_  
**Distance:** \_\_\_\_\_  
**Traffic Count:** \_\_\_\_\_  
**Rail:** \_\_\_\_\_

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