

318 Cherry Ave NE

Canton, OH 44702

**Mixed Use
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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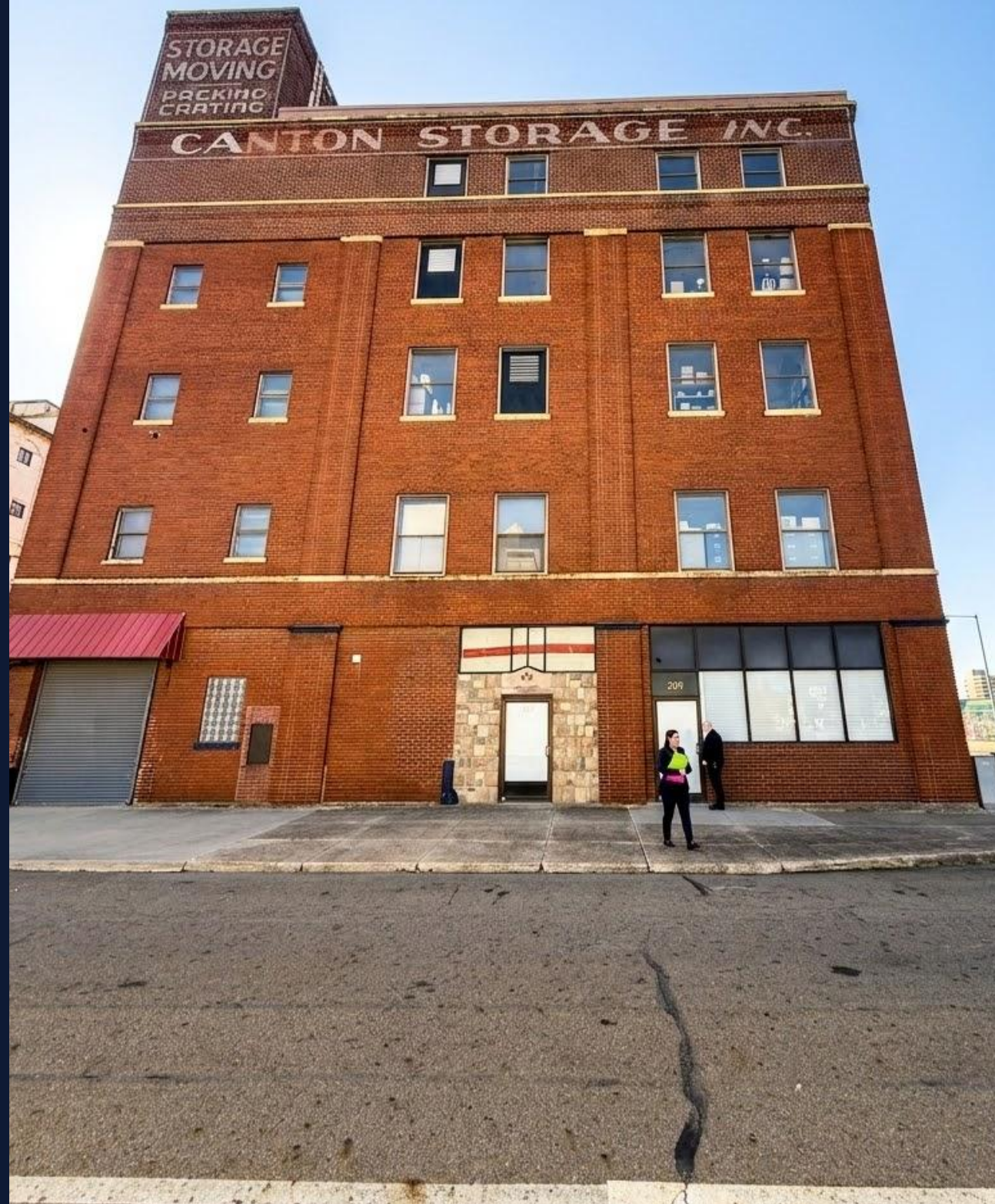
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PROPERTY SUMMARY

\$650,000
List Price

54,000 SF
Total SF

\$12.00
Price Per SF

±0.26 AC
Lot Size

318 Cherry Ave NE, Canton, OH 44702

Total SF ±54,000 SF

Stories 5

SF/Floor ±8,400 SF

APN 02-42819, 02-05318, 02-05320

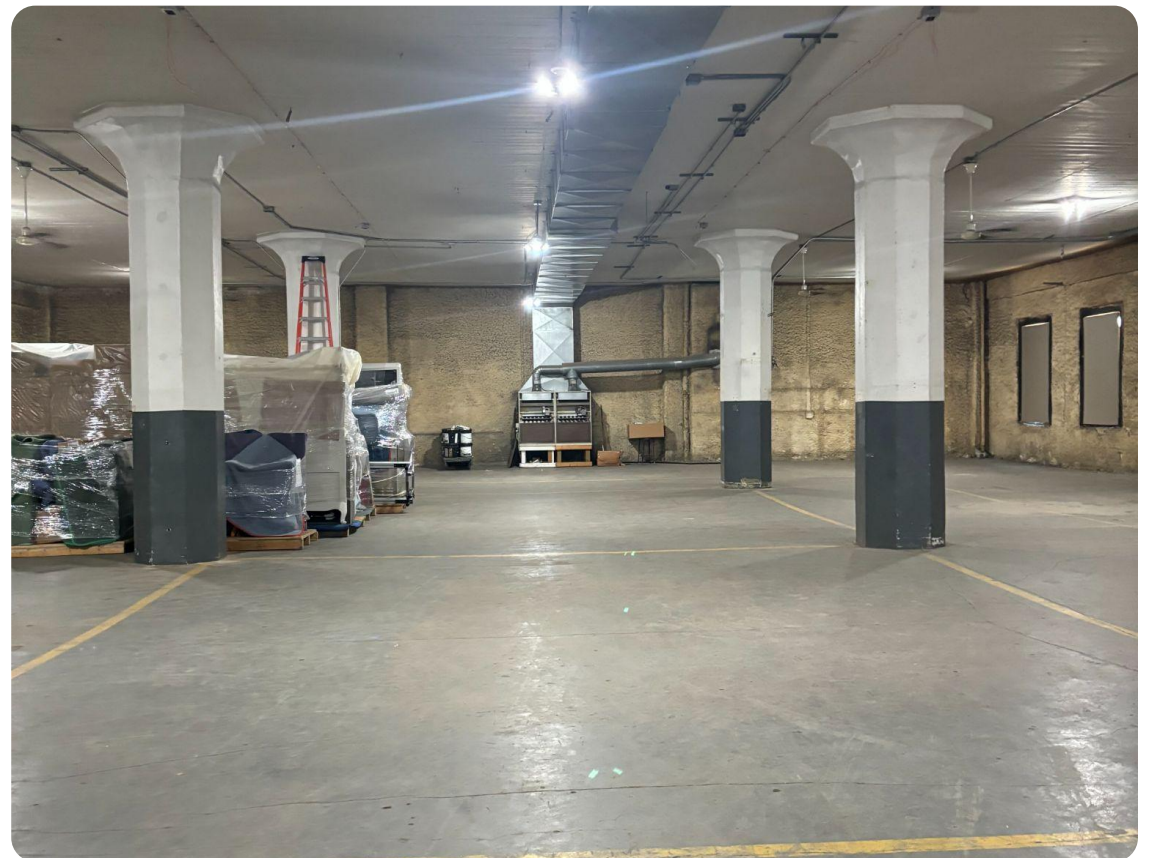
Construction Masonry

Year Built 1918

Elevator 1 (Freight)

Drive In Doors 1

Parking Spaces 7



INVESTMENT HIGHLIGHTS

Property Highlights

- Situated on Cherry Avenue just minutes from downtown Canton, the property features strong visibility, convenient access to major corridors, and proximity to retail, dining, government offices, and employment centers.
- The property's large footprint provides flexibility for a variety of commercial, industrial, mixed-use, or adaptive reuse strategies, appealing to a broad tenant base and future redevelopment opportunities.
- The asset offers convenient access to major transportation routes throughout Stark County and the greater Northeast Ohio region, enhancing tenant demand and operational convenience.
- Continued investment and revitalization efforts in and around downtown Canton position the property to benefit from ongoing economic growth, redevelopment momentum, and increasing investor interest in urban infill assets.





DOLLAR GENERAL



Subject Property



Canton

Cherry Ave SE ± 10,100 VPD

Tuscarawas St E ± 43,000 VPD

Interstate 77 ± 84,270 VPD



± 45,640 VPD
30

CANTON, OH

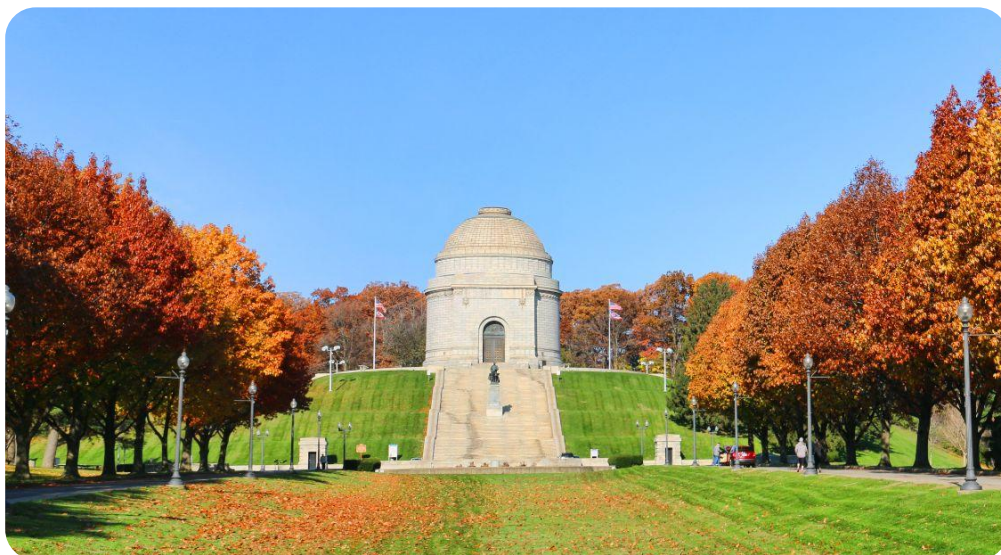
Local Market Overview

Canton, Ohio, is a historic city located in Stark County in Northeast Ohio, roughly 60 miles south of Cleveland and about 20 miles south of Akron. The city is nationally recognized as the home of the Pro Football Hall of Fame, making football culture a major part of its identity and economy. Historically, Canton was also an important manufacturing and industrial center, with roots in steel production, railroads, and heavy industry that helped shape the region throughout the 19th and 20th centuries.

Today, Canton is known for its blend of history, culture, and ongoing redevelopment efforts. The city features a mix of established neighborhoods, local businesses, arts organizations, and healthcare institutions that serve the broader Stark County area. Downtown Canton has seen renewed investment in recent years, with restaurants, entertainment venues, and community events helping revitalize the urban core.

Canton is also home to several educational and cultural institutions, including Malone University and the Canton Museum of Art. The city's central location along Interstate 77 provides convenient access to both Cleveland and Akron, while the nearby Akron–Canton Airport supports regional travel and business connectivity.

The community offers a balance of affordability, historic character, and regional amenities. Residents benefit from local parks, family-oriented neighborhoods, and access to major attractions like the Pro Football Hall of Fame Village development. Canton's combination of sports heritage, industrial history, and continued economic growth has helped maintain its role as one of Northeast Ohio's most recognizable and influential cities.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,763	73,777	126,156
Current Year Estimate	10,852	75,886	130,342
2020 Census	9,679	74,517	129,410
Growth 2020-Current Year	12.12%	1.84%	0.72%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,714	32,128	55,550
Current Year Estimate	4,792	33,065	57,284
2020 Census	4,232	31,869	55,671
Growth 2020-Current Year	13.24%	3.75%	2.90%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$38,946	\$61,629	\$75,094

AKRON, OH MSA

Akron, OH

Akron is the fifth-largest city in the U.S. state of Ohio and is the county seat of Summit County. It is located on the western edge of the Glaciated Allegheny Plateau, approximately 39 miles south of Lake Erie.

High-quality, affordable housing makes Akron an attractive place to live. Akron offers more than 20 distinct neighborhoods and attractions include the Firestone Country Club and three performance halls. The availability of green space provided by 6,600 acres of Metropolitan Parks, just moments from residential areas, makes Akron a pleasing combination of urban convenience and pastoral beauty.

Akron is the home of the National Inventors Hall of Fame and Inventure Place – an interactive museum of invention, the All-American Soap Box Derby, Alcoholics Anonymous, oatmeal, artificial fishing bait, the World Championship - Bridgestone Invitational golf tournament, and Stan Hywet Hall - one of the finest examples of Tudor Revival architecture in America.

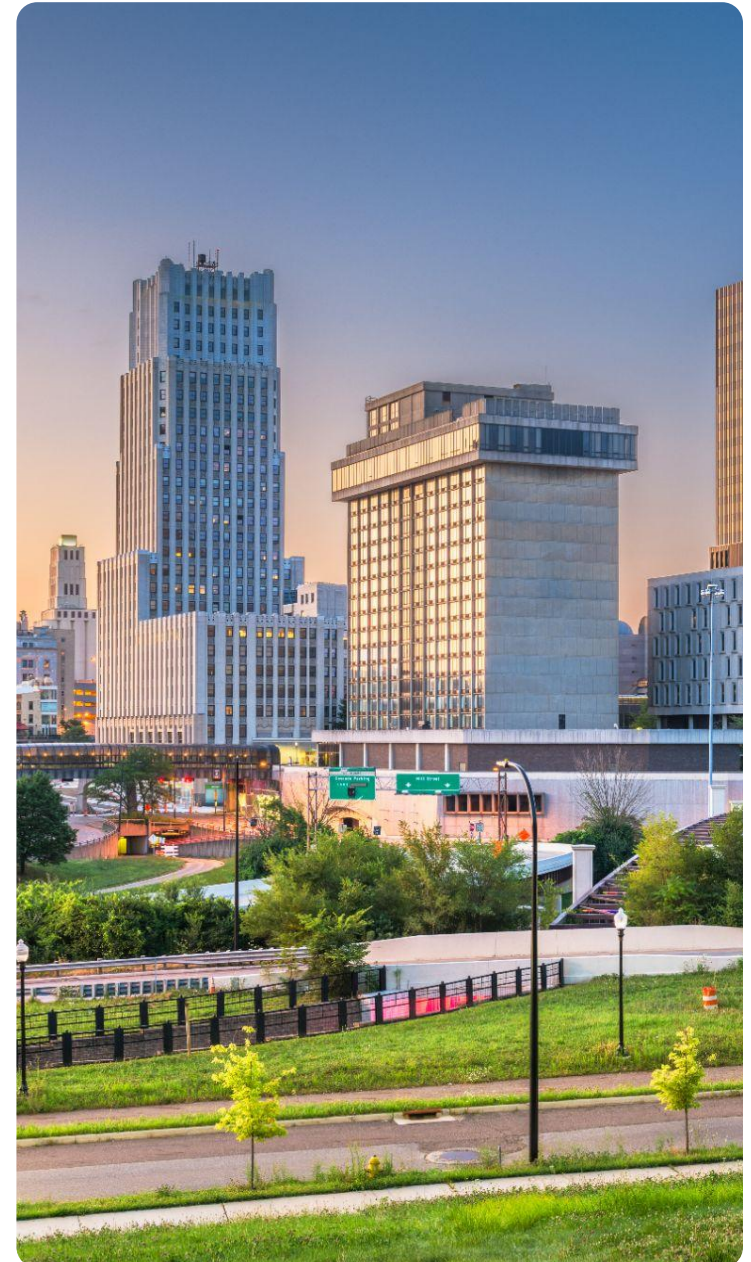
Akron Targeted Industries

Area companies benefit from industry clusters that allow them to take advantage of common technologies, a shared labor pool, and close proximity to suppliers and buyers. Together, they cultivate new technologies critical to the city's economic growth and help ensure that new businesses are given every opportunity to succeed. The City of Akron boasts a wide array of industry clusters, ranging from polymers, biomedical, information technology, and much more.

A diverse group of healthcare, banking, utilities, manufacturers, distribution companies, represent Akron's major employers. Akron is quickly becoming known as a global hub of innovation, attracting international technologies and companies looking for the convergence of higher education, healthcare, and public and private sector organizations and government. All with the willingness to experiment with new models and new alliances.

Goodyear Headquarters

Akron has gained the status of the "Rubber Capital of the World." The 639,000 square foot Global Headquarters building is home to nearly 2,000 corporate and North American Tire associates. The new building is connected to Goodyear's existing Innovation Center and serves as a central campus for the company in Akron. The Innovation Center is currently home to almost 1,000 associates.



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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