

**10,750 SF  
RETAIL SPACE  
FOR LEASE**



**HANNA**  
COMMERCIAL REAL ESTATE

**RETAIL/FULL SERVICE RESTAURANT/GROCERY/  
C-STORE/COFFEE SHOP FOR LEASE**

**126 CENTRAL PLAZA N, CANTON, OH 44702**

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# 10,750 SF AVAILABLE FOR LEASE

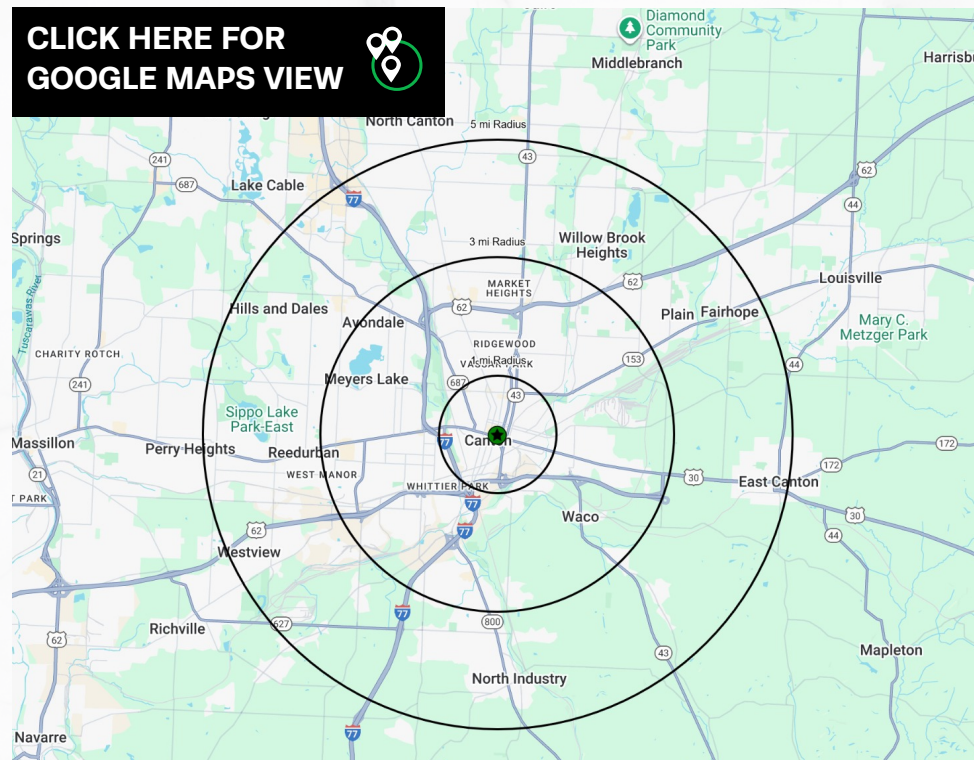
126 Central Plaza N, Canton, OH 44702

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- **Luxury Condo Redevelopment – 28 Luxury Condos on 13 Floors (Substantial Completion Date 6/1/26)**
- Opportunity for Boutique Retail/Casual Dining/C-Store/Health & Fitness
- Beautiful Historic KeyBank Facade and Lobby – Circa 1922
- Bank Vault for Private Dining or Conference Room
- Situated in the Heart of Centennial Plaza in Downtown Canton
- Tenant Improvements: Ownership willing to discuss TI allowance
- Multiple tax & financing incentives through local government
- Opportunity for partnership with developer/City of Canton
- B-5 Central Business District
- **Contact brokers and visit: <http://www.hannacre.com/johnlubinski> for more info**

CLICK HERE FOR  
GOOGLE MAPS VIEW



### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	10,299	75,720	131,560
HOUSEHOLDS	4,541	32,704	57,185
AVERAGE HH INCOME	\$40,503	\$60,680	\$75,082
MEDIAN HH INCOME	\$30,439	\$46,740	\$56,728
DAYTIME POPULATION	15,194	63,597	107,150

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## MARKET OVERVIEW

### CANTON, OH

Canton is centrally located in Stark County, OH, just 60 miles south of Cleveland and 20 miles south of Akron in Northeast Ohio. Home to the Pro Football Hall of Fame, the museum draws annual visitors from all 50 states as well as 70 foreign countries. Additionally, Canton and Stark County offer a variety of museums, entertainment, shopping, and restaurants for visitors.

The city has been experiencing a surge of development, especially Downtown Canton. Several historic buildings have been renovated into upscale lofts drawing a new population of downtown residents.



EMPLOYER	NUMBER OF EMPLOYEES
Aultman Health Foundation	7,000
DLH Bowles	3,000
Mercy Medical Center	2,800
Metallus Inc.	1,700
Shearer's Foods LLC	1,200
Walmart	1,200
The Kenan Advantage Group Inc.	1,000
The Timken Company	750
US Acute Care Solutions	575
Danbury Senior Living	471

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## MARKET OVERVIEW

### HIGHER EDUCATION



#### WALSH UNIVERSITY

- Private Catholic Institution, founded by the Brothers of Christian Instruction
- 1,691 full-time students



#### THE UNIVERSITY OF AKRON

- Ranked 1st of 1,236 for Polymer Science and Plastics engineering by EduRank, 2023
- 11,290 full-time students



#### UNIVERSITY OF MOUNT UNION

- Mission to prepare students for fulfilling lives, meaningful work, and responsible citizenship
- 2,200+ undergraduate and graduate students



#### MALONE UNIVERSITY

- Ranked 5th for Best RN Programs in Ohio for 2023 by RegisteredNursing.org
- 863 full-time students



#### AULTMAN COLLEGE

- Focused on educating future leaders in the healthcare field
- 350 full/part-time students

### HOSPITAL SYSTEMS



#### AULTMAN HOSPITAL

- 808 beds
- Largest hospital in Stark County



#### CLEVELAND CLINIC - MERCY HOSPITAL

- 476 beds

A Catholic hospital sponsored by The Sisters of Charity of St. Augustine



#### AKRON CHILDREN'S HOSPITAL

- 2 hospitals in NEO and over 50 urgent, primary, and specialty care locations



#### SUMMA HEALTH SYSTEM

- Over 30 locations in the Akron/Canton area



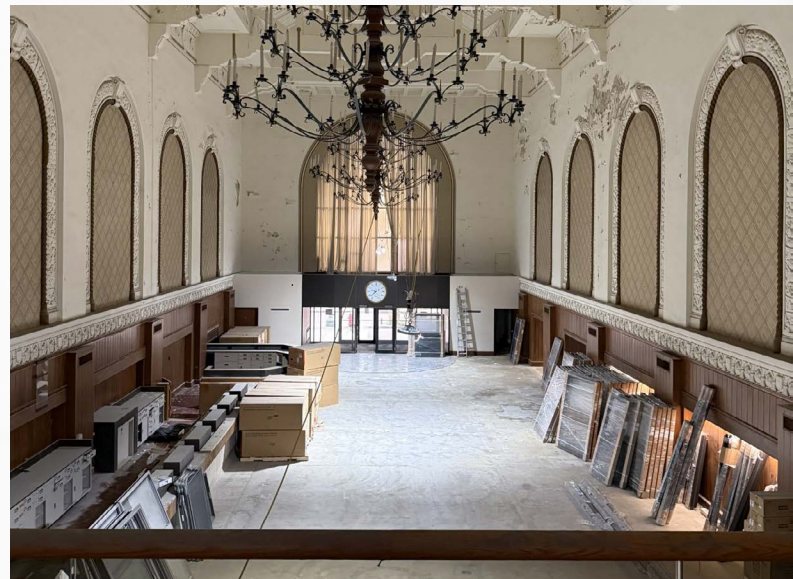
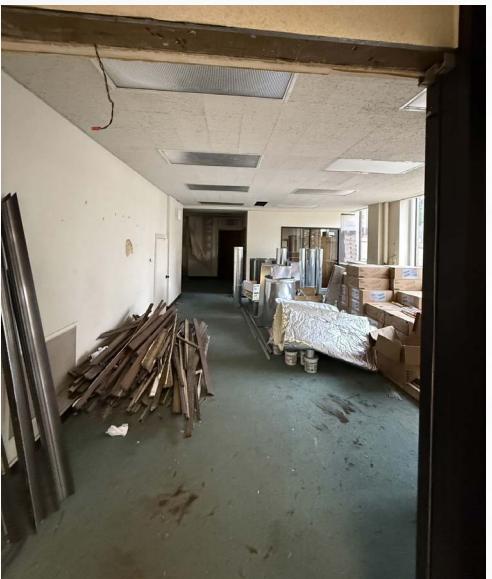
#### UNIVERSITY HOSPITALS

- 21 hospitals (including five joint ventures), more than 50 health centers and outpatient facilities, and over 200 physician offices in 16 counties throughout northern Ohio

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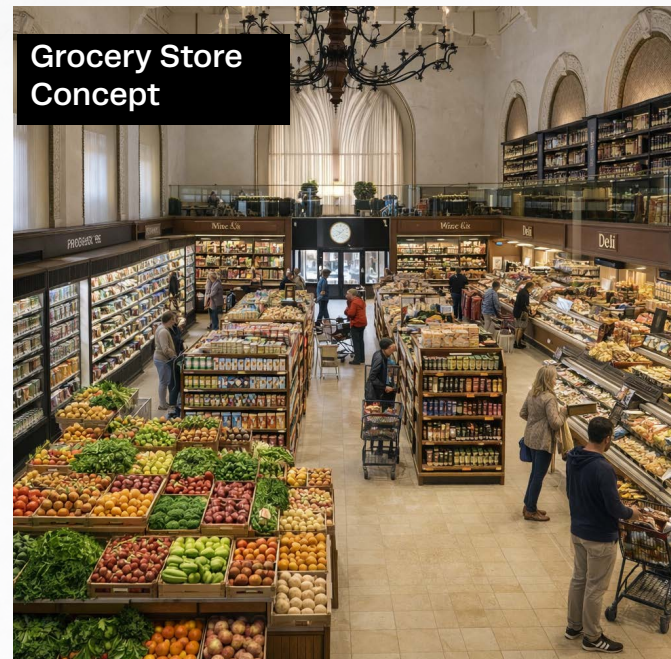
PICTURES



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## CONCEPT PICTURES



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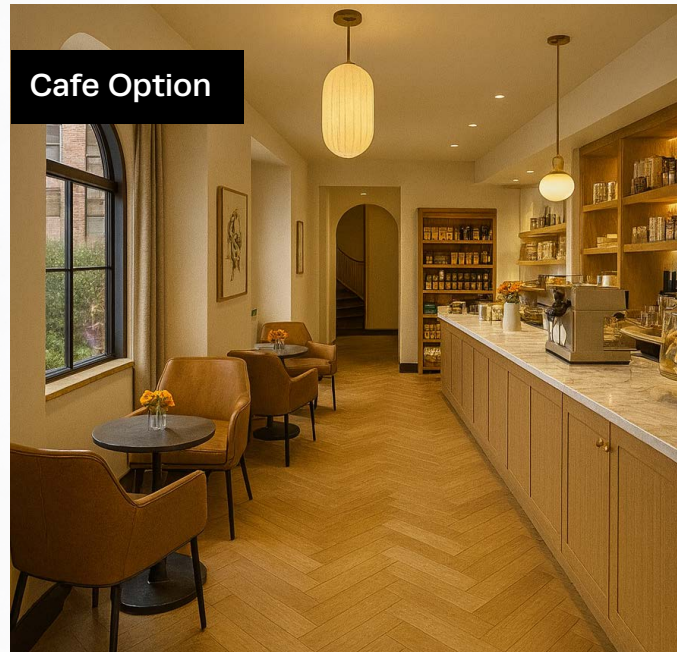
Before



After



Cafe Option



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MICRO AERIAL



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MACRO AERIAL

