



Office For LEASE

832 McKinley Ave, Canton OH

Premium Two-Story Office Space



PROPERTY SUMMARY

Two Story standalone office space located near the heart of Downtown Canton.

Well-maintained site that offers potential to a multitude of office or medical office concepts. Close to a variety of restaurant, retail, and business amenities.

PROPERTY HIGHLIGHTS

- ADA Compliant
- Elevator in building
- Building equipped with Alarm System
- Ample Parking
- Close proximity to I-77 and SR-172
- Intersection location provides great visibility
- Close to a wide variety of Downtown Canton attractions
- Furniture, Fixtures, and Equipment (FF&E) can be included

Lease Rate	\$9.00 - \$12.00 SF/yr (Gross)	Zoning	B5
Available SF	5,000 SF	County	Stark
Building Size	21,440 SF	Stories	2
		Elevator	Yes



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Additional Photos

832 McKinley Ave NW

832 McKinley Ave NW, Canton, OH 44703



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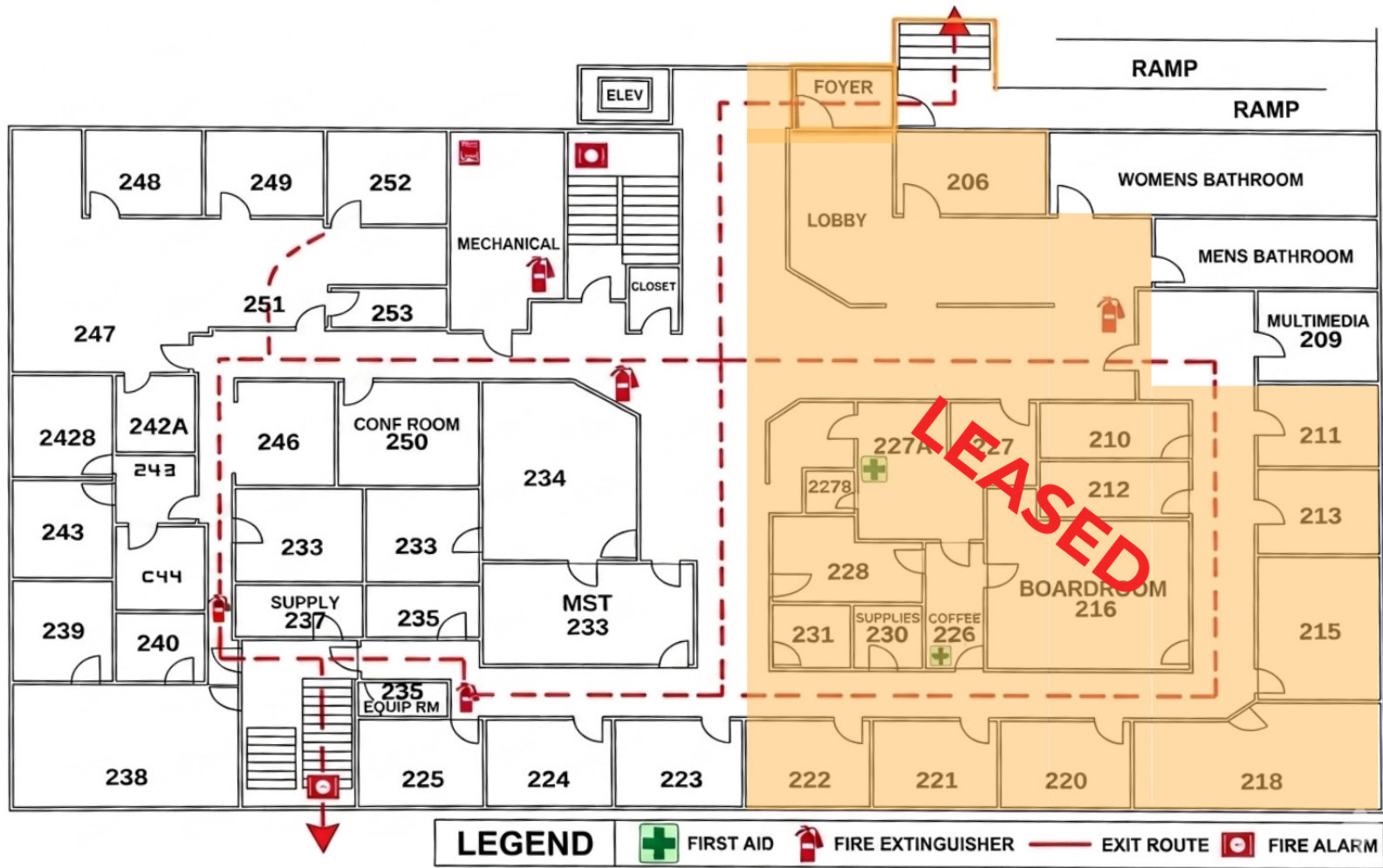


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Main Level Floorplan

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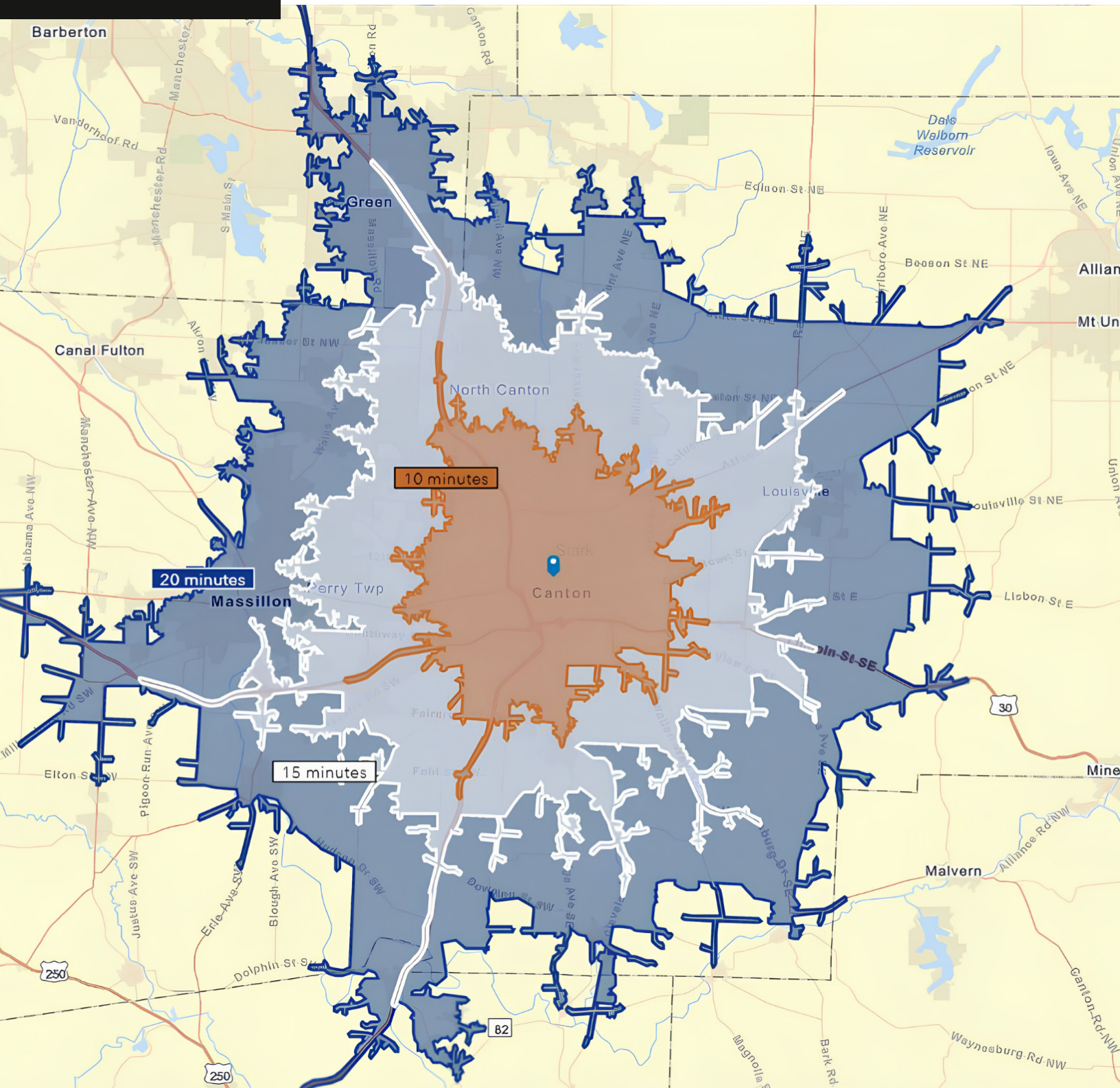
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Drive Time 10, 15, 20 Minutes

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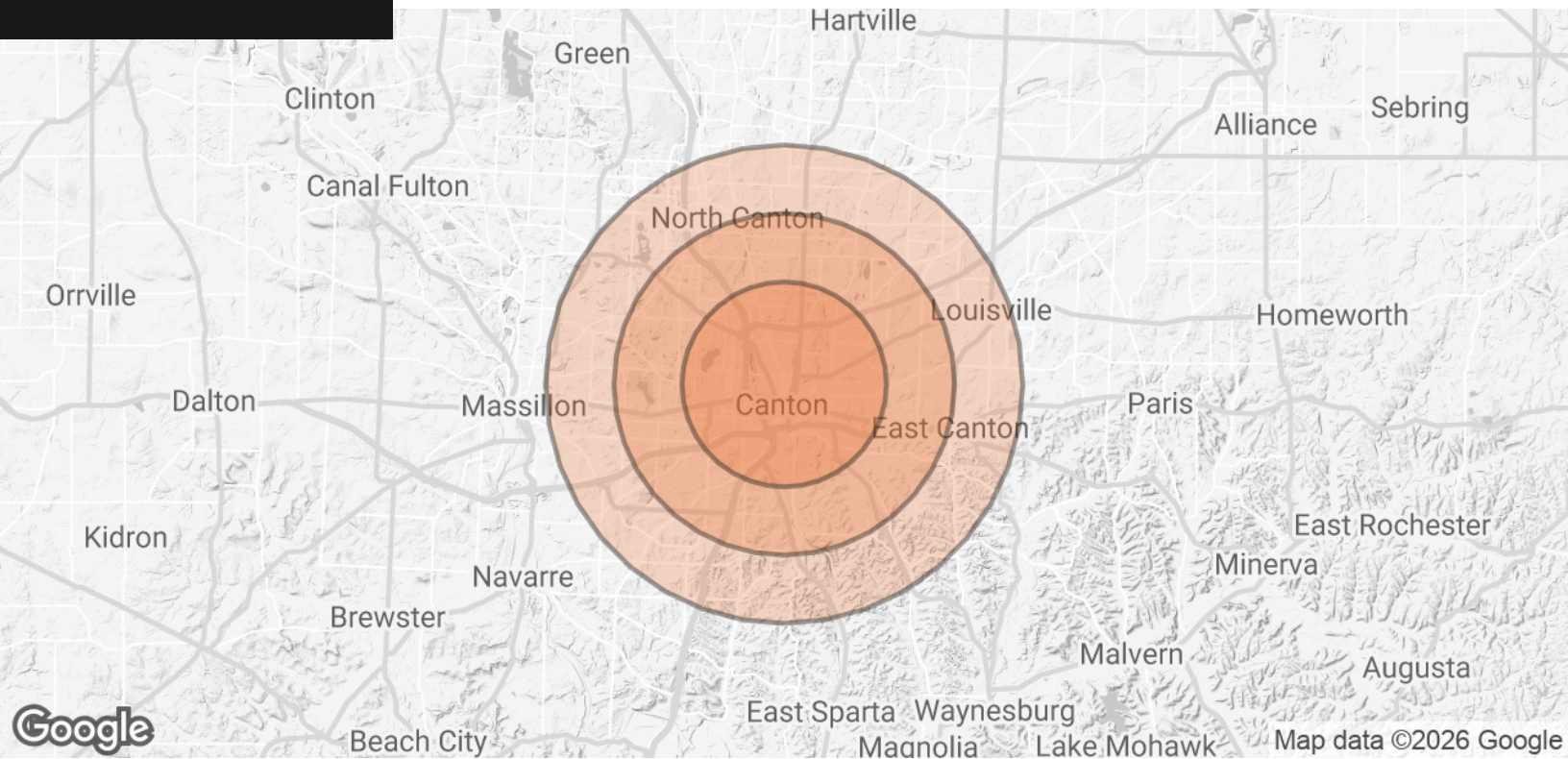
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Demographics Map & Report

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POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	79,499	135,072	210,923
AVERAGE AGE	38.1	40.4	41.4
AVERAGE AGE (MALE)	36.9	39.2	40.0
AVERAGE AGE (FEMALE)	39.2	41.8	43.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	34,316	58,158	90,544
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$55,787	\$68,455	\$78,770
AVERAGE HOUSE VALUE	\$115,353	\$155,523	\$184,445

2023 American Community Survey (ACS)



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