

2.27 ACRES OF INDUSTRIAL LAND @ RT. 30 & 43 SOUTH

BELDEN AVENUE SOUTHEAST, CANTON, OH 44707



PROPERTY DESCRIPTION

2.27 Acres zoned industrial with public water and sewer. State Route 43 exit off State Route 30 in Canton, Ohio, one mile east of I-77. Waynesburg Dr SE exit leads to Lake Mohawk. Idea for truck stop, convenience store, warehouse and distribution and mini warehouses, etc.

PROPERTY HIGHLIGHTS

- The price reflects \$150,000 per acre.
- Zoned Canton Township I-1 Industrial District. This district allows modern industrial & administrative facility, light industrial uses in the field of repair, storage, retailing, wholesaling and distribution. Plus all uses under business zoning: car wash, c-store, fueling, etc.
- Broker interest

LOCATION DESCRIPTION

I-77 to Rt. 30 E - Exit 43 S/Waynesburg, right turn on Ed Stein Drive

OFFERING SUMMARY

Sale Price:	\$340,500
Lot Size:	2.27 Acres
2025 Annual Taxes:	\$1,583.12
Parcel Number:	1312817

Saylor Putman

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330.495.8292
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Spencer Hartung

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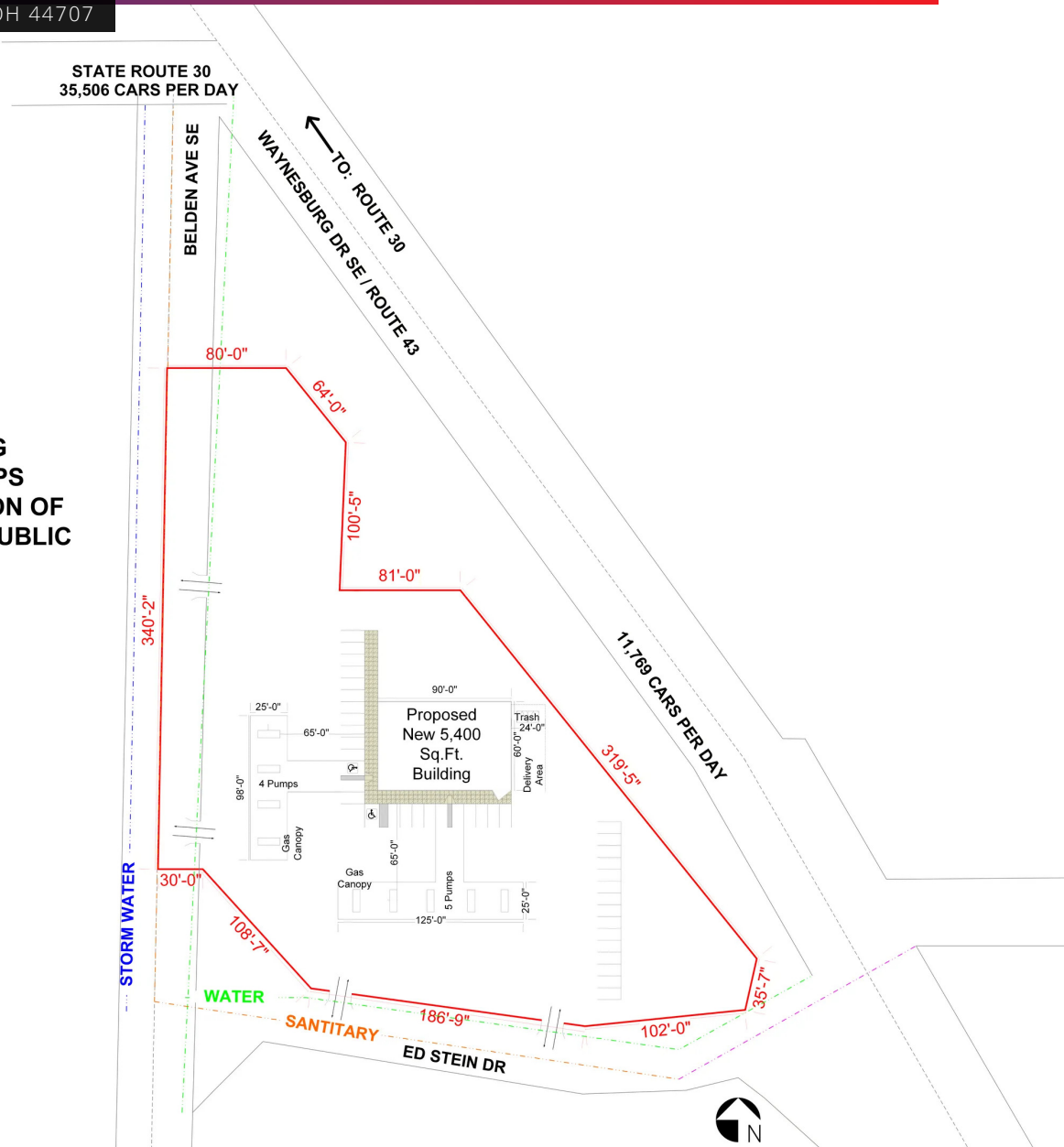
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2.27 ACRES OF INDUSTRIAL LAND @ RT. 30 & 43 SOUT

FOR SALE

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**PROPOSED
5,400 SQ.FT.
NEW BUILDING
WITH GAS PUMPS
SHOWING LOCATION OF
CITY WATER AND PUBLIC
SANITARY**



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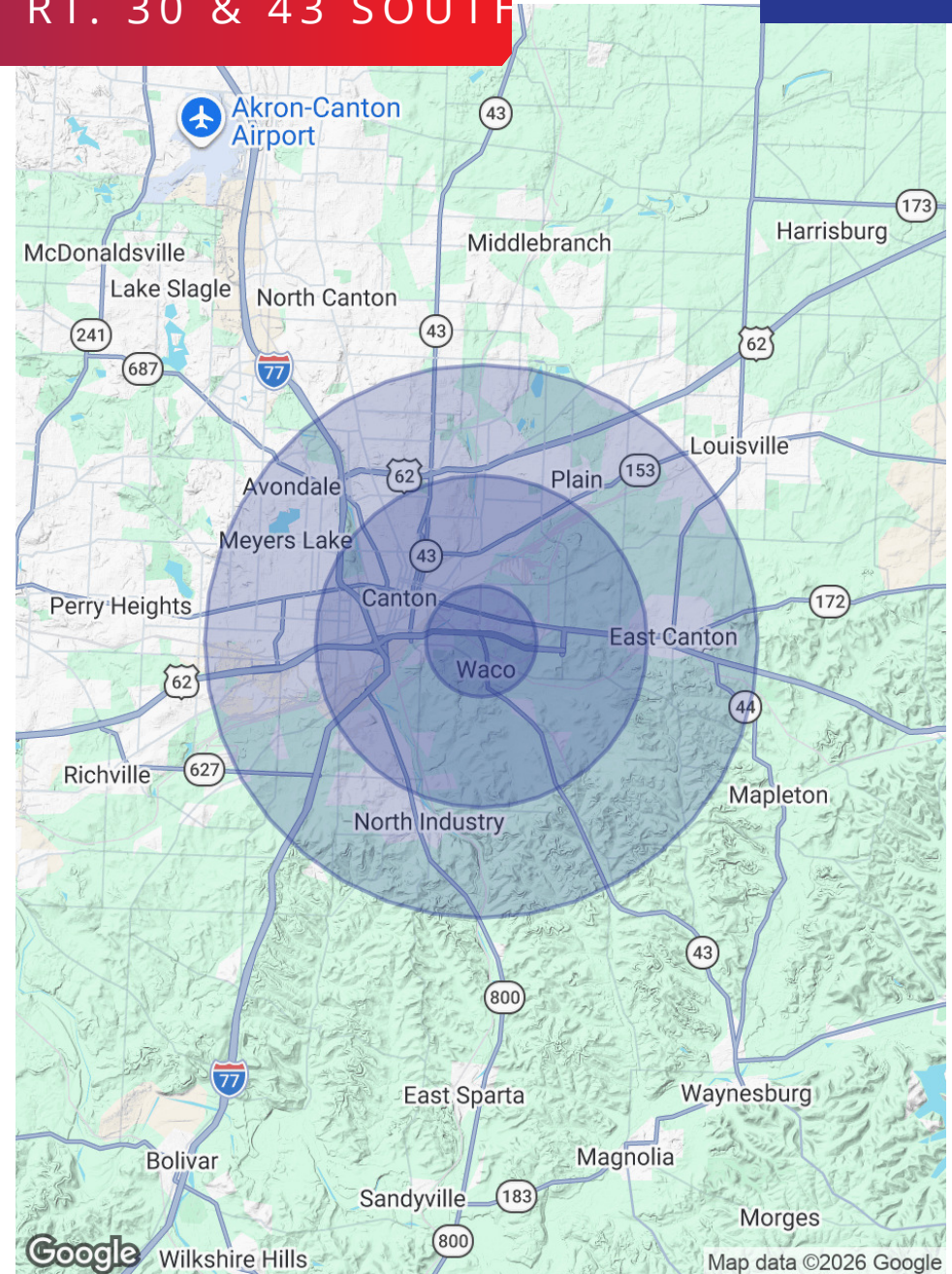
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,373	46,698	109,387
Average Age	34.4	35.1	39.3
Average Age (Male)	31.7	34.6	38.4
Average Age (Female)	37.7	35.8	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,694	19,795	46,967
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$48,369	\$47,754	\$60,851
Average House Value	\$77,307	\$85,358	\$134,320

2023 American Community Survey (ACS)



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