

4,379 SQ.FT. CITIZENS BANK

2495 EASTON STREET NORTHEAST, CANTON, OH 44721

FOR SALE



PROPERTY DESCRIPTION

Citizens Bank's lease runs through to June 30, 2029

Zoned B1; Neighborhood Retail Business

OFFERING SUMMARY

Sale Price:	\$720,000
Number of Units:	1
Lot Size:	0.88 Acres
Building Size:	4,379 SF
NOI:	\$61,660.00
Cap Rate:	8.56%

Saylor Putman

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Spencer Hartung

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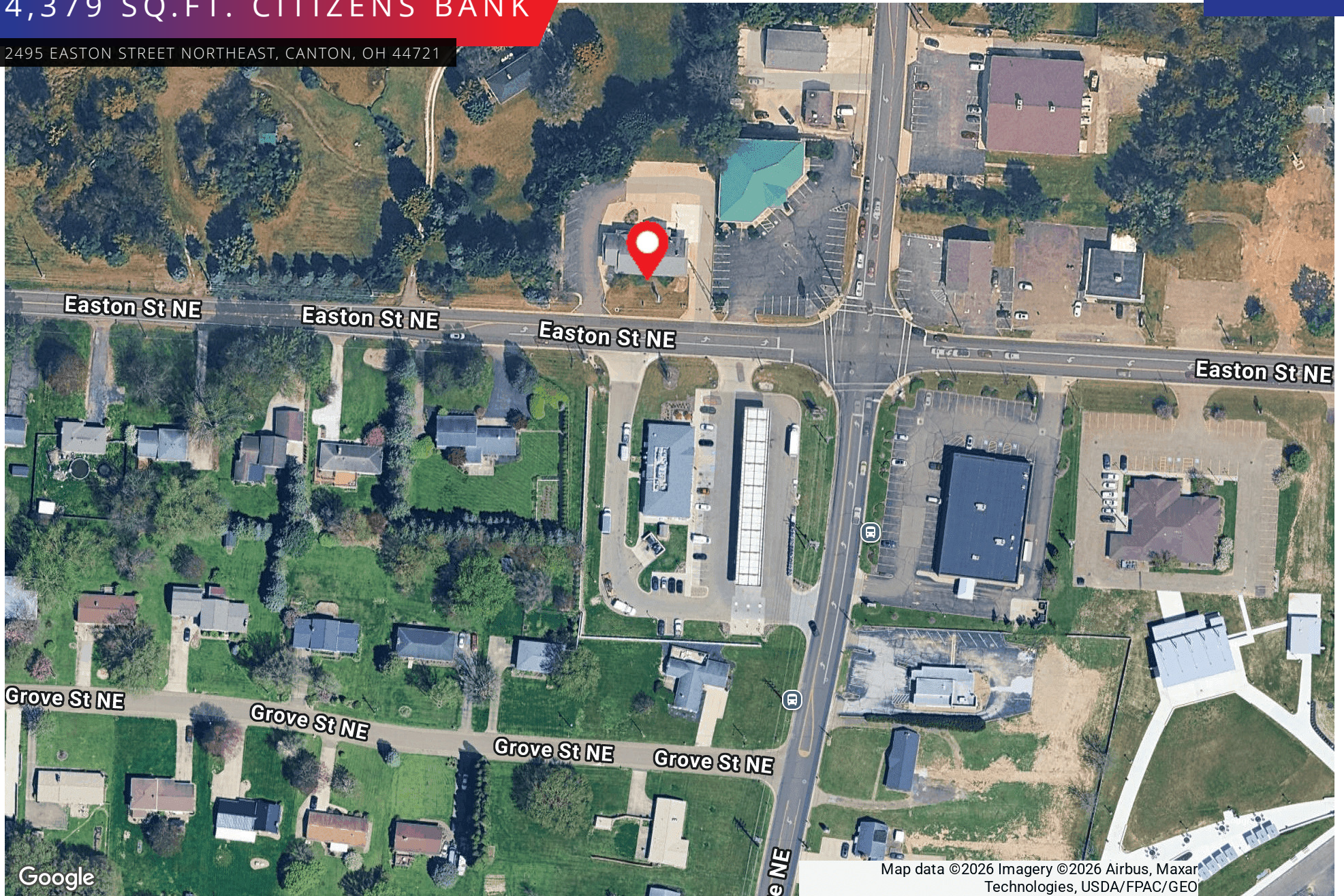


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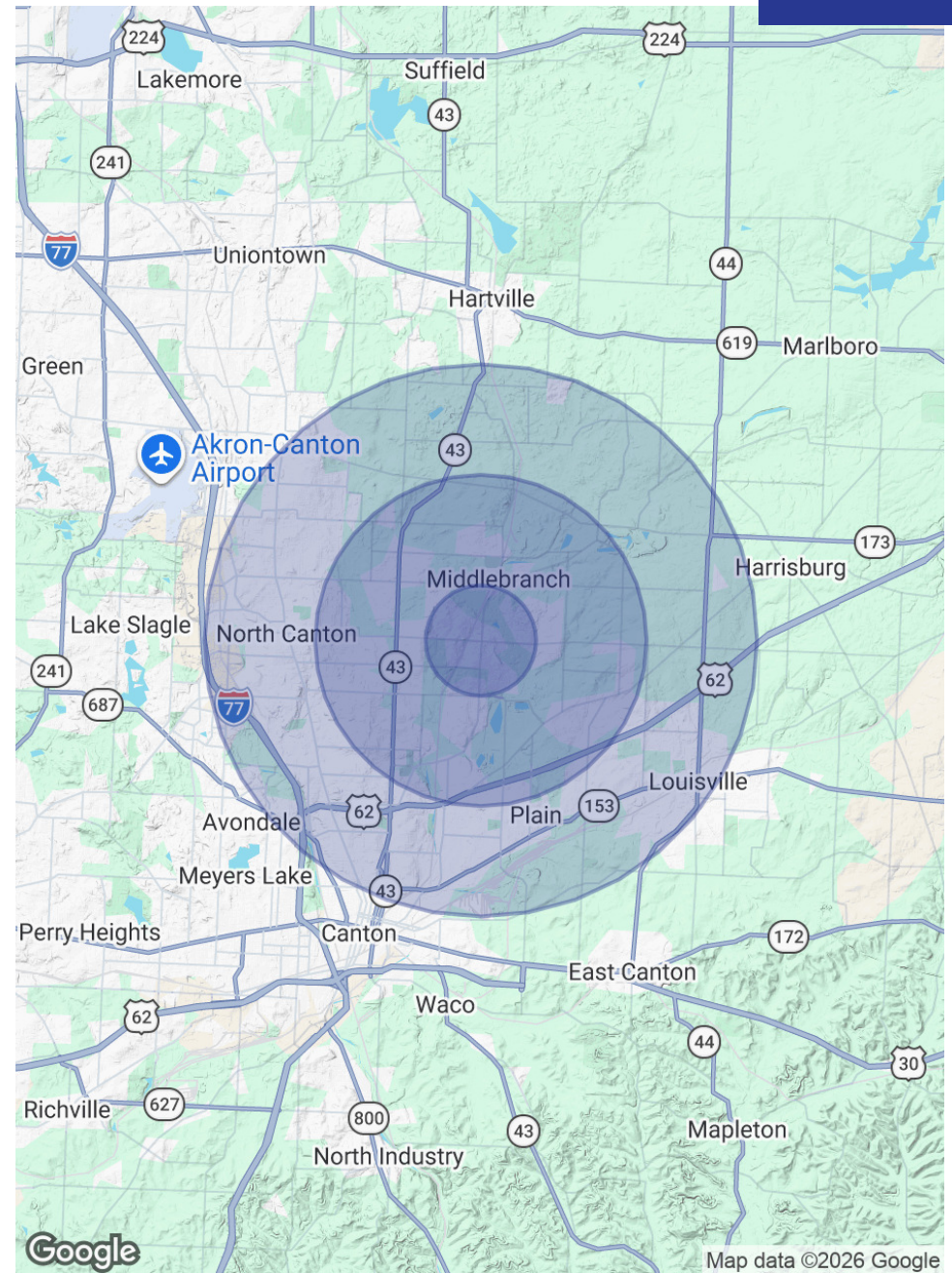
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,092	36,134	109,229
Average Age	43.0	42.6	40.7
Average Age (Male)	38.3	40.5	39.4
Average Age (Female)	46.8	45.3	42.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,584	14,032	45,629
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$112,546	\$99,715	\$84,411
Average House Value	\$248,311	\$236,005	\$193,904

2023 American Community Survey (ACS)



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