

For Sale

Offers Due June 1: | Prime Historic Retail/Office Opportunity On Canton Square



PROPERTY DESCRIPTION

AUCTION — Call for Offers: All offers due by May 15, 2025

A rare opportunity to acquire a two-story historic commercial building on the iconic Canton Courthouse Square. The property is being offered through an auction-style sale process, with a call for offers deadline of May 15th.

Built circa 1890, 119 North Union Street features classic red brick architecture and offers versatile space ideal for retail, office, gallery, or food and beverage use.

The ground floor is well-suited for customer-facing retail or dining concepts, while the second floor provides flexible space for office or studio use. Located within the Canton Courthouse Square Historic District, the property may qualify for state and federal historic tax incentives.

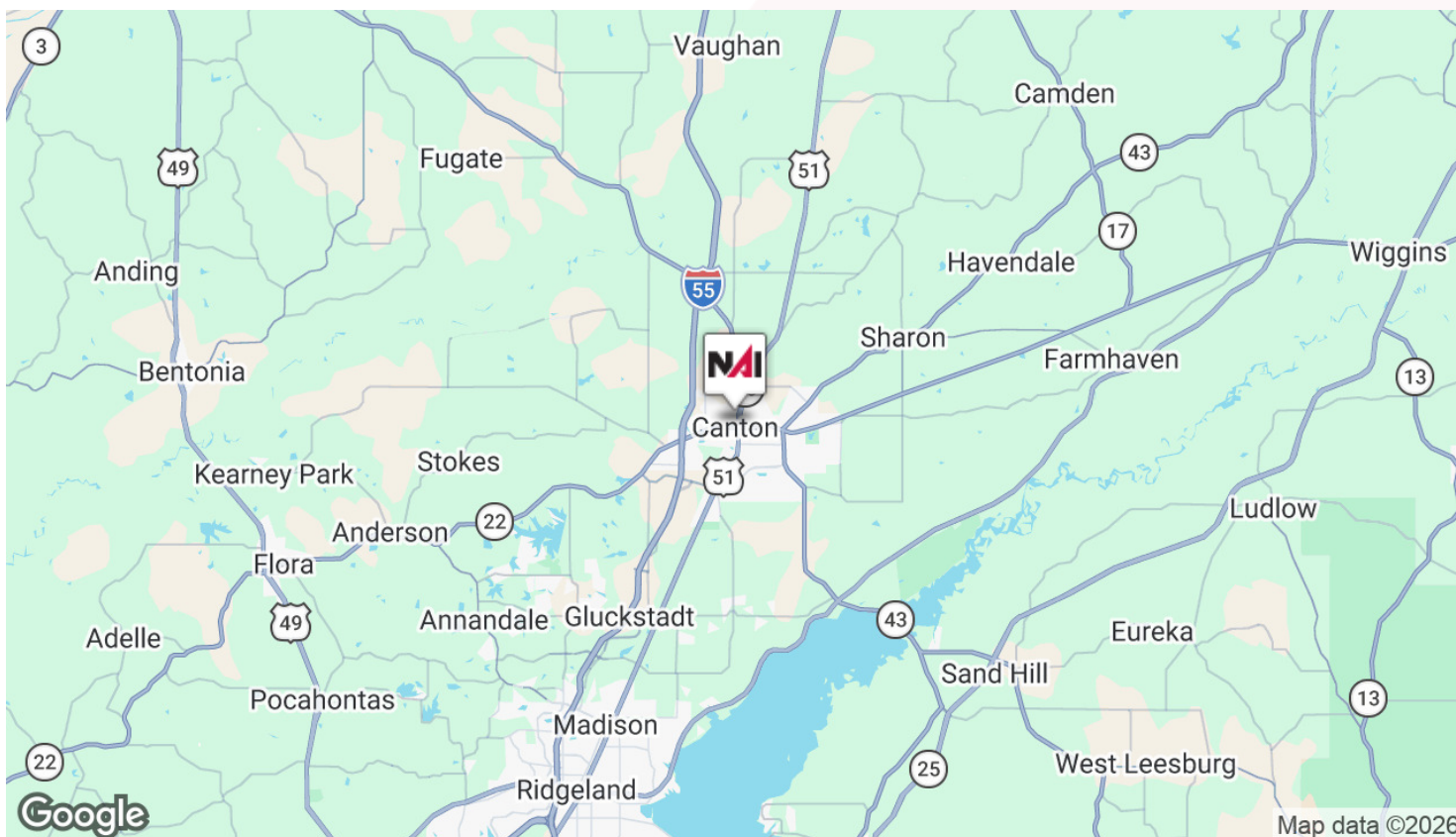
Canton is experiencing strong economic growth driven by the expansion of Amazon Web Services' data center campus, bringing new jobs and increasing demand for retail and services. The property also benefits from consistent foot traffic generated by surrounding local businesses and the nationally recognized Canton Flea Market that draws up to 100,000 visitors twice a year.

OFFERING SUMMARY

Sale Price:	Call for Offers: May 15th
Lot Size:	4,268 SF
Building Size:	2,905 SF

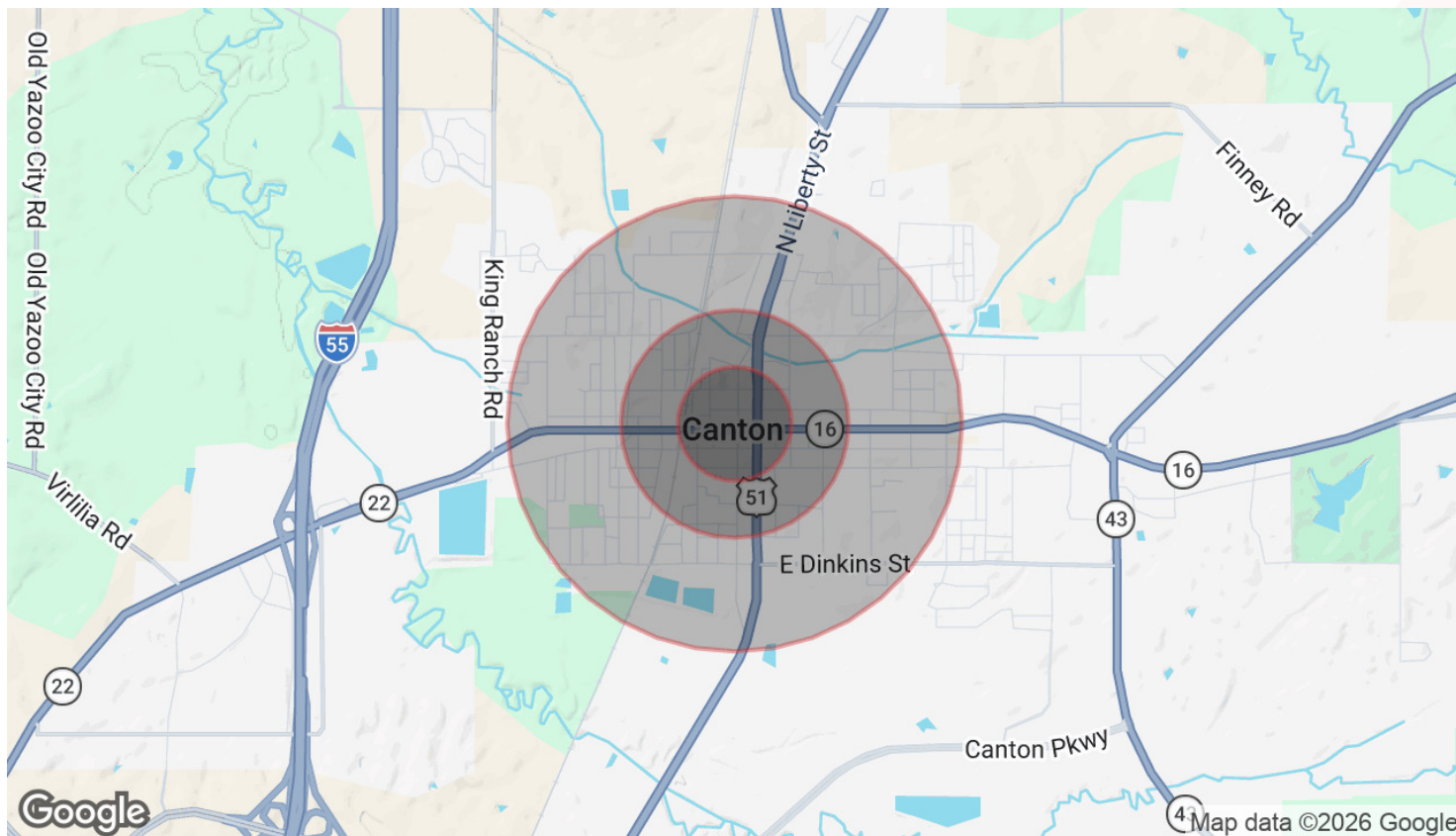
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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

0.25 MILES

0.5 MILES

1 MILE

168

1,079

4,209

35.9

37.3

36.5

39.7

43.0

38.1

34.0

34.7

36.6

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

0.25 MILES

0.5 MILES

1 MILE

65

429

1,665

2.6

2.5

2.5

\$55,886

\$47,727

\$43,440

\$218,719

\$148,840

\$145,690

2023 American Community Survey (ACS)