



LEASE

Brewery Building

715 2ND STREET SOUTHEAST

Canton, OH 44707

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5 SF/yr (NNN)
BUILDING SIZE:	18,624 SF
AVAILABLE SF:	18,624 SF
YEAR BUILT:	1915
ZONING:	Warehouse
APN:	242252

PROPERTY OVERVIEW

Single user, 2-story warehouse space available for lease. Located in downtown Canton. Equipped with one 12' x 12' overhead door, one 10' x 9' overhead door, removable interior docks and a 20 ton crane. 26' clear height, 14' clear under hook on the upper levels & the basement level has 11' clear height. 2nd floor is ideal for office space & the freight elevator services all levels of the building.

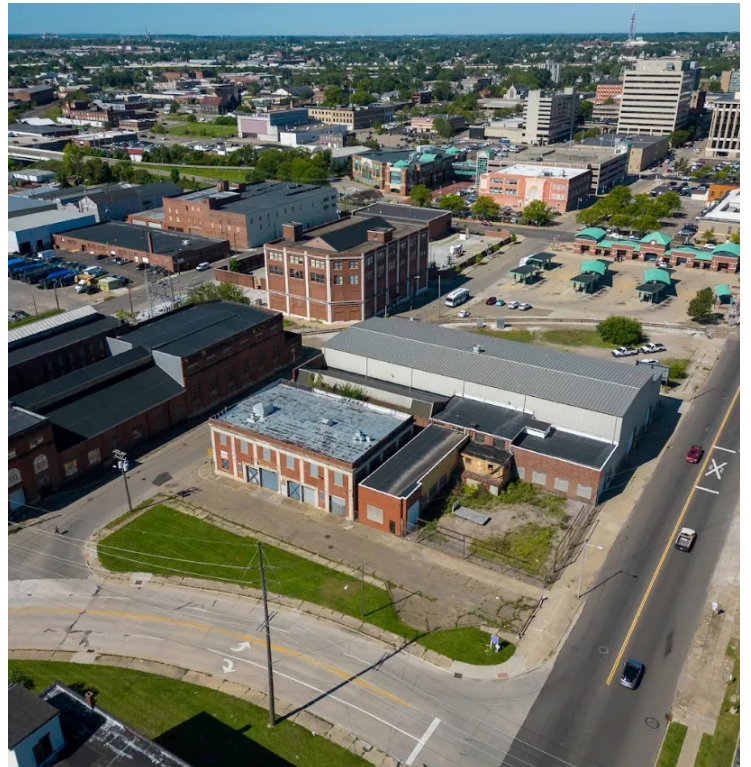
PROPERTY HIGHLIGHTS

- Neighboring lot can be utilized for parking.
- 2 overhead doors
- Huge, functional 20 ton crane
- Great highway access (I-77, SR-30)
- Rail access
- Removable interior docks

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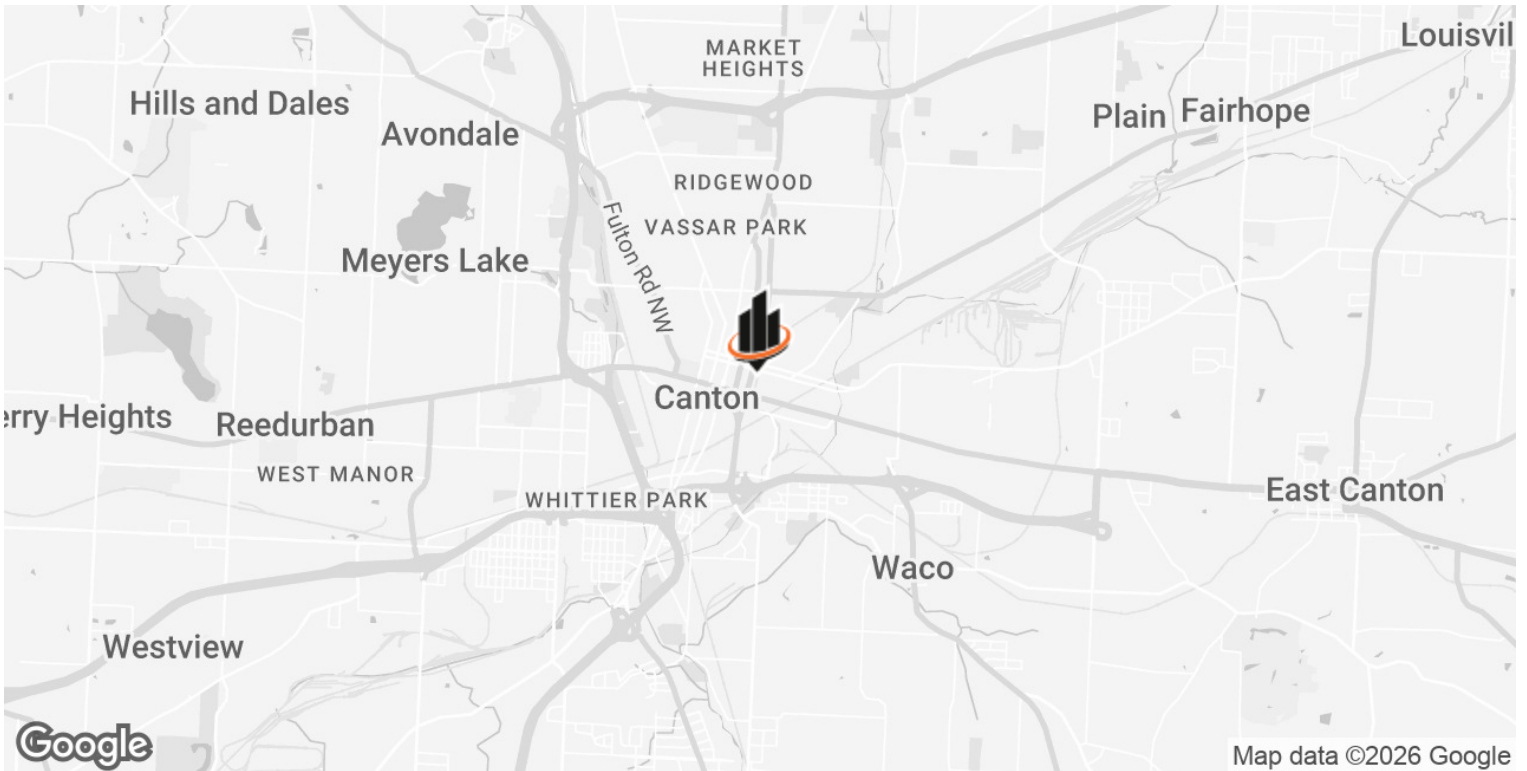
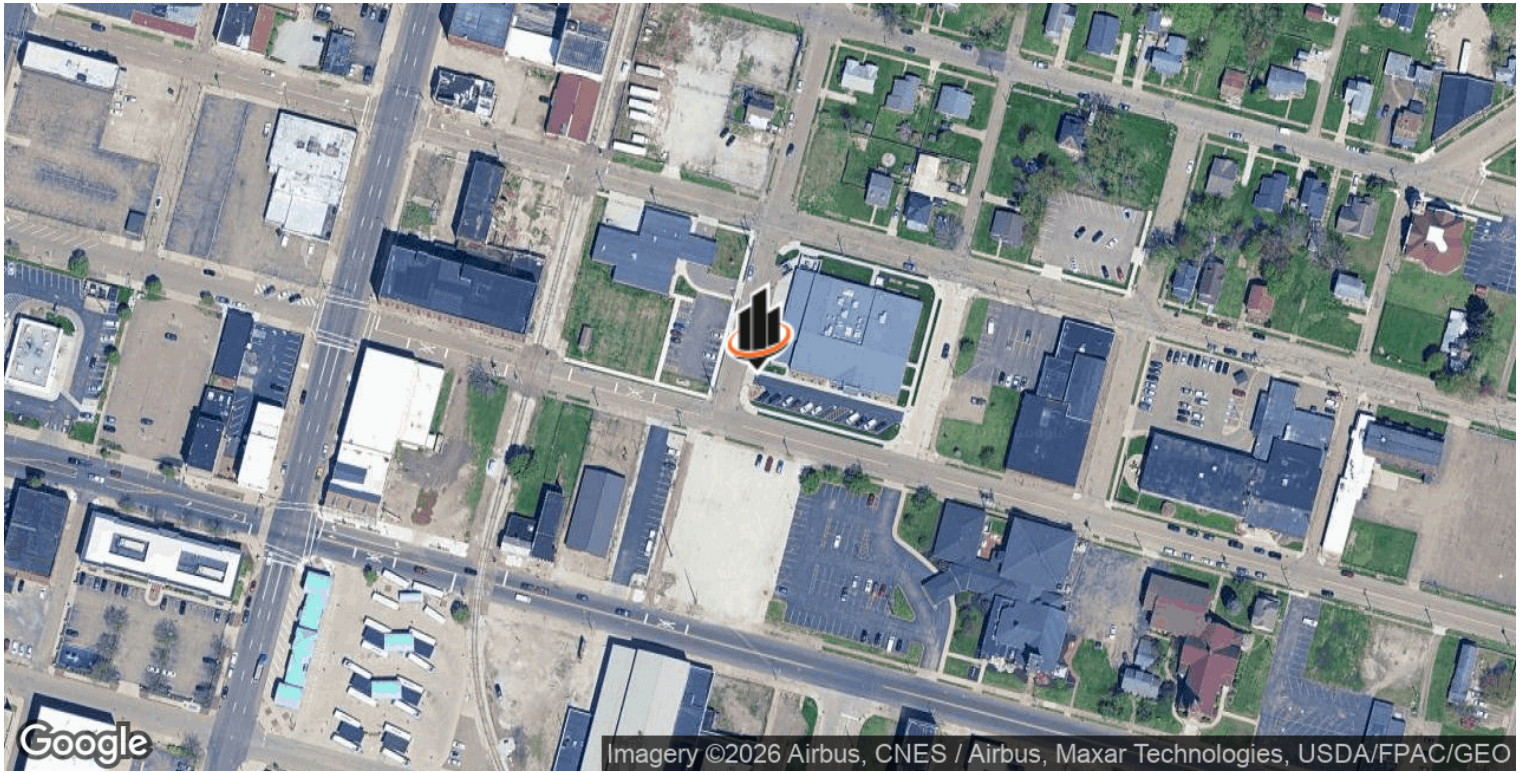
ADDITIONAL PHOTOS



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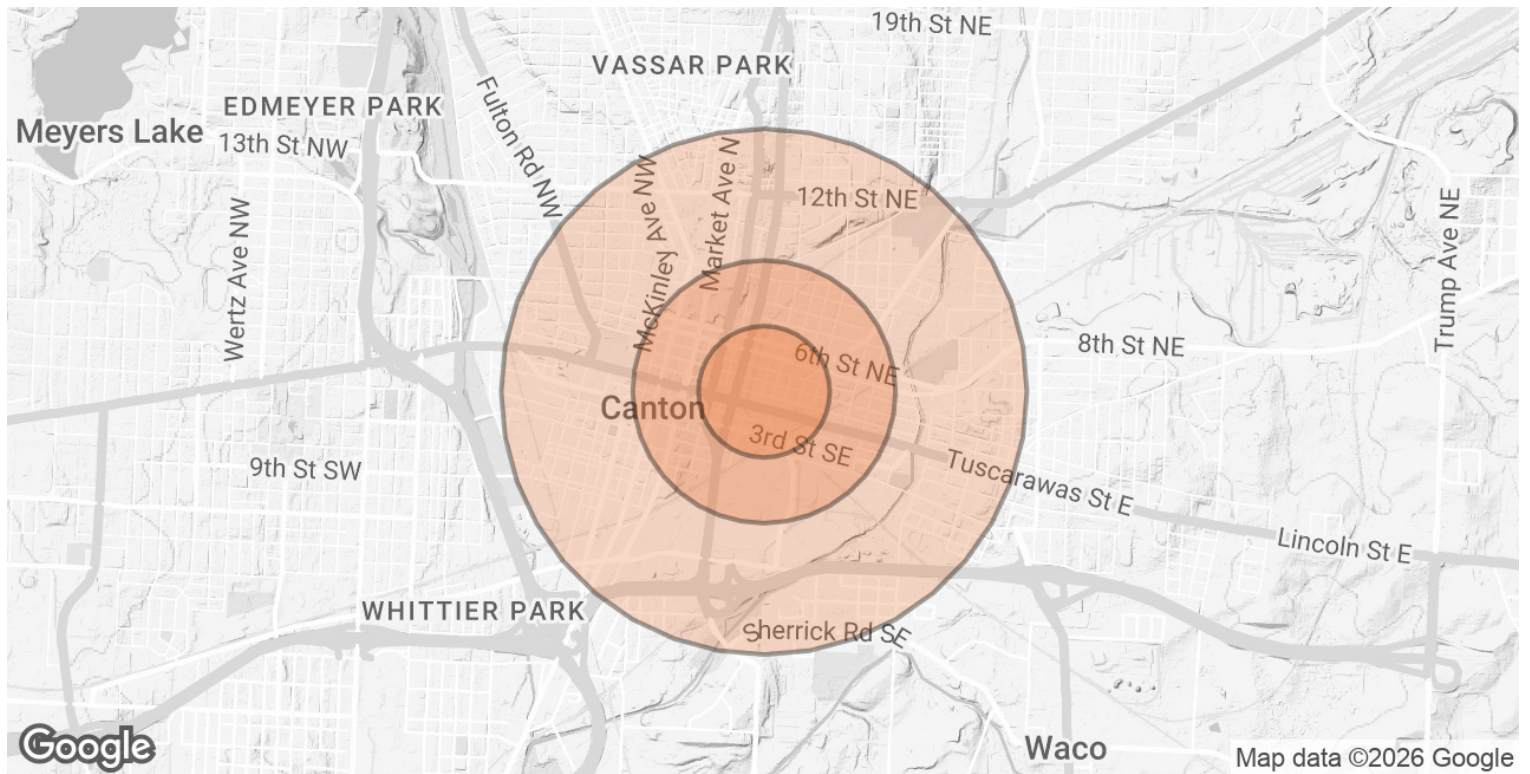
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	415	1,794	8,885
AVERAGE AGE	50.5	46.0	36.0
AVERAGE AGE (MALE)	53.5	44.6	32.5
AVERAGE AGE (FEMALE)	45.7	45.1	37.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	303	1,177	5,072
# OF PERSONS PER HH	1.4	1.5	1.8
AVERAGE HH INCOME	\$15,547	\$20,023	\$25,694
AVERAGE HOUSE VALUE	\$39,438	\$36,502	\$36,772

2020 American Community Survey (ACS)

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