

**0.73 AC
FOR LEASE**



LAND AVAILABLE FOR GROUND LEASE

6365 Strip Ave NW, Canton, OH 44720

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PROPERTY OVERVIEW

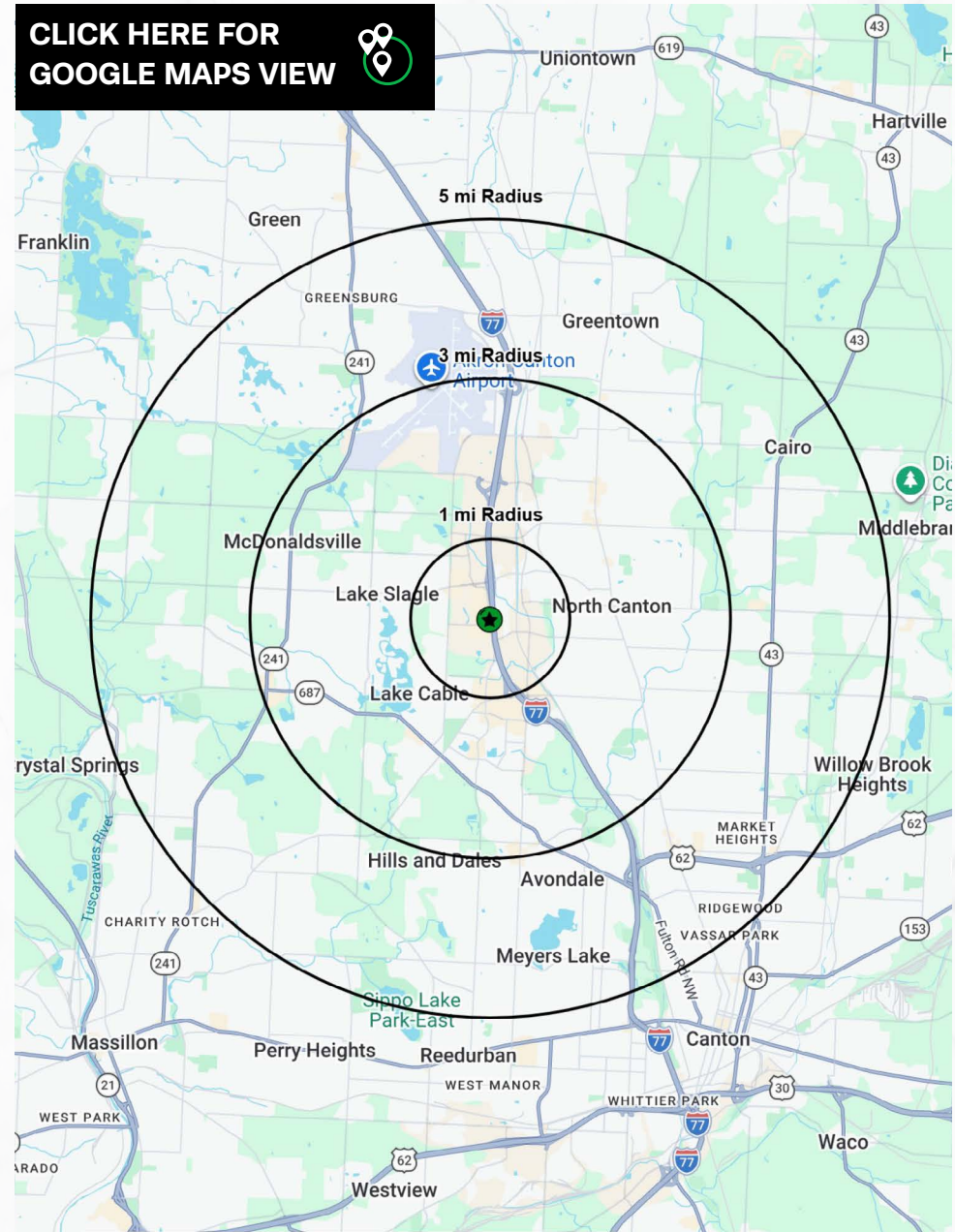
PROPERTY SUMMARY

- **0.73 acres zoned for retail**; well-suited for QSR, fast casual, medical/dental, financial, or specialty retail concepts.
- Prime Position at The Strip – Outparcel immediately north of Outback Steakhouse at Canton's dominant 787,000 SF regional retail destination.
- One of the highest traffic corridors in the Canton MSA, with direct Portage Road access off the interstate.
- Walmart, Lowe's, Giant Eagle, Best Buy, Marshalls, Cinemark Tinseltown, and more driving consistent regional foot traffic.
- Adjacent to Outback, Bonefish Grill, LongHorn, BJ's, Red Robin, Panera, and Starbucks – proven demand for additional food, beverage, and retail uses.

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	3,476	43,790	124,943
HOUSEHOLDS	1,580	19,761	54,416
AVERAGE HH INCOME	\$102,000	\$121,902	\$113,928
MEDIAN HH INCOME	\$72,526	\$82,566	\$82,761
DAYTIME POPULATION	5,341	47,667	91,322

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GOOGLE MAPS VIEW



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PARCEL MAP



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MACRO AERIAL

