

# LEASE

## GET IT DONE AT SOUTHGATE COMMONS

3001-3049 Cleveland Ave. SW Canton, OH 44707



### PROPERTY DESCRIPTION

This service-oriented neighborhood shopping center pulls from a wide radius of south Canton communities. The diverse co-tenants provide a one-stop destination for a variety of needs. Offering competitive rates at a well maintained property. Located prominently on Cleveland Ave SW. with terrific access to I-77. Just 9 miles south of Belden Village, it serves communities south to New Philadelphia. Located within one mile of NEW Canton South High School serving 856 students. Major Employers include: Aultman, The Timken Co., Mercy Medical Center, Fisher Foods, General Electric, Die Bold, Chesapeake Energy Headquarters.

### PROPERTY HIGHLIGHTS

- New Tenants Include: RE/MAX, Stark County Library, Stark County Title, and Lilly's Pad Daycare!
- NEW RATES starting as low as \$1,470/mo Gross!
- Main shopping center for Canton South neighborhoods
- Small Office Suites with flexible lease terms
- 900 - 7,500 SF Available for retail and service
- Ingress and egress at lighted intersection
- NEW Redwood Apartment Neighborhood development at Faircrest and I-77 | 92 Units

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	34,628	97,586	160,600
Average Household Income	\$56,787	\$53,902	\$69,272
Total Businesses	1,631	3,187	9,247
Total Employees	25,666	48,630	129,880

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SUITE	TENANT	SIZE (SF)
■ 1	Your Olde Time Hardware	9,500 SF
■ 2	Family Dollar	13,884 SF
■ 3	Available	1,500 SF
■ 4	Available	2,730 SF
■ 5	Available	2,000 SF
■ 6	Available	7,500 SF
■ 7	Available	2,290 SF
■ 8	CSC Business Center II	3,000 SF
■ 9	License Bureau	2,400 SF
■ 10	Stark County Title Office	2,880 SF
■ 11	Stark County Library	4,800 SF
■ 12	El Campero Mexican Restaurant	4,800 SF
■ 13	Available	1,275 SF
■ 14 A	Available	1,350 SF
■ 14 B	Available	1,400 SF
■ 15	Under the Sun	2,880 SF
■ 16	People Helping People	3,600 SF
■ 17 & 18	Wildcat Laundry	3,300 SF
■ 19	Cost Cutters	1,800 SF
■ 20	O'Reilly Auto Parts	24,632 SF
■ 21	CS Nutrition	650 SF
■ 22	Available	1,100 SF
■ 23	RE/MAX	1,200 SF
■ 24	Available	1,200 SF
■ 25	Available	900 SF
■ 26	Lilly's Pad Childcare Center	3,180 SF
■ 27	Canton Discount Tire	5,985 SF

SUITE	TENANT	SIZE (SF)
■ 28	McDonald's	5,186 SF
■ 29	Key Bank	2,240 SF
■ 30	Available	2,239 SF
■ 31 A	Gionino's Pizza	2,000 SF
■ 31 B	Available	1,600 SF

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