

**+/- 0.72 ACRES
FOR LEASE**



HANNA
COMMERCIAL REAL ESTATE

PREMIER ±0.72-ACRE HARD CORNER FOR LEASE

8050 Freedom Ave NW, North Canton, OH 44720

CONTACT:

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PROPERTY OVERVIEW

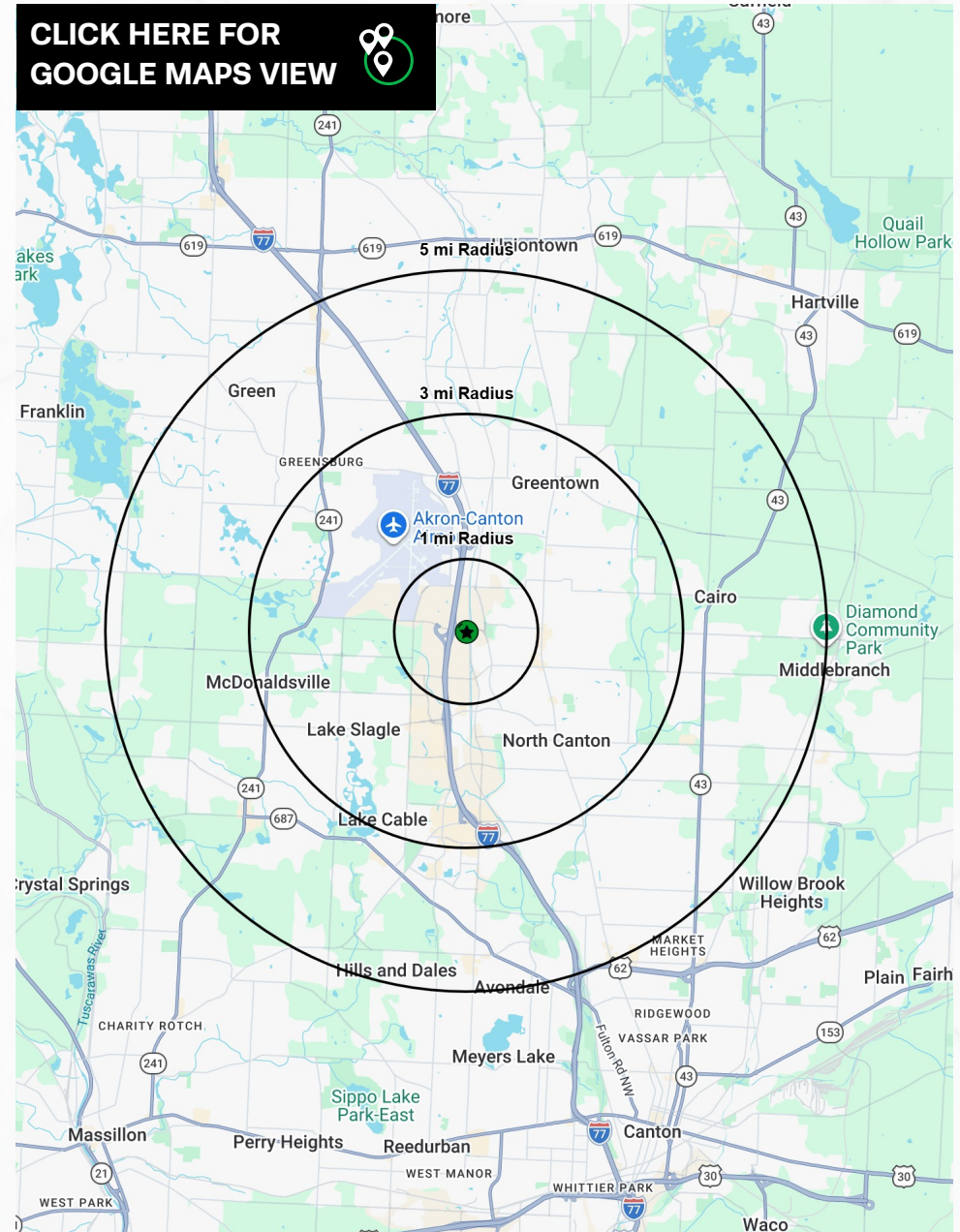
PROPERTY SUMMARY

- Premier ±0.72-acre hard corner padsite at the signalized SE corner of Shuffel St NW and Freedom Ave NW
- Excellent frontage and visibility on both Freedom Ave NW and Shuffel St NW, with strong pylon/monument signage potential
- Less than 500 ft. to I-77 (Exit 109 / Everhard Rd and Exit 111 / Portage St) – 100,000+ VPD
- Ideal footprint for QSR with drive-thru, coffee, fast-casual, auto-related, medical/dental, urgent care, financial services, or small-shop retail

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,674	36,106	97,139
HOUSEHOLDS	1,223	15,729	41,673
AVERAGE HH INCOME	\$121,574	\$124,559	\$124,539
MEDIAN HH INCOME	\$83,985	\$87,251	\$89,629
DAYTIME POPULATION	4,780	32,076	80,558

CLICK HERE FOR
GOOGLE MAPS VIEW



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PARCEL MAP



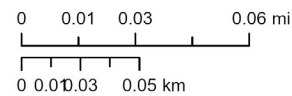
Stark County Parcels Roads and Addresses

Stark County Parcels

Road Type

- Ramp
- Township

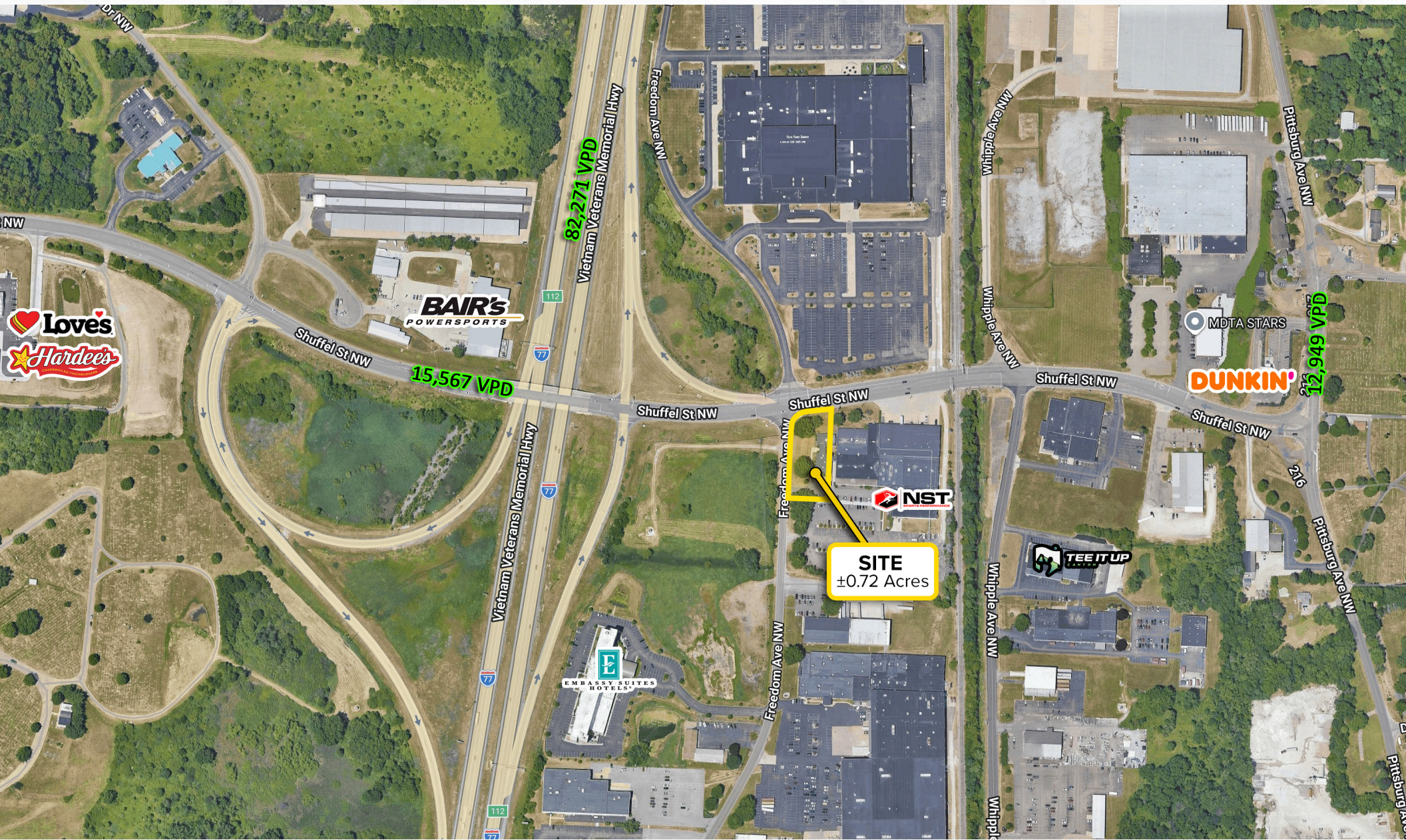
- Private
- County
- Interstate
- Addresses



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MICRO AERIAL



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