

CANTON CENTRE MALL

AVAILABLE FOR LEASE

4328 TUSCARAWAS ST W B-3, CANTON, OH 44708



PJ WILLIAMS

SENIOR ASSOCIATE

614.313.3565

pwilliams@passovgroup.com

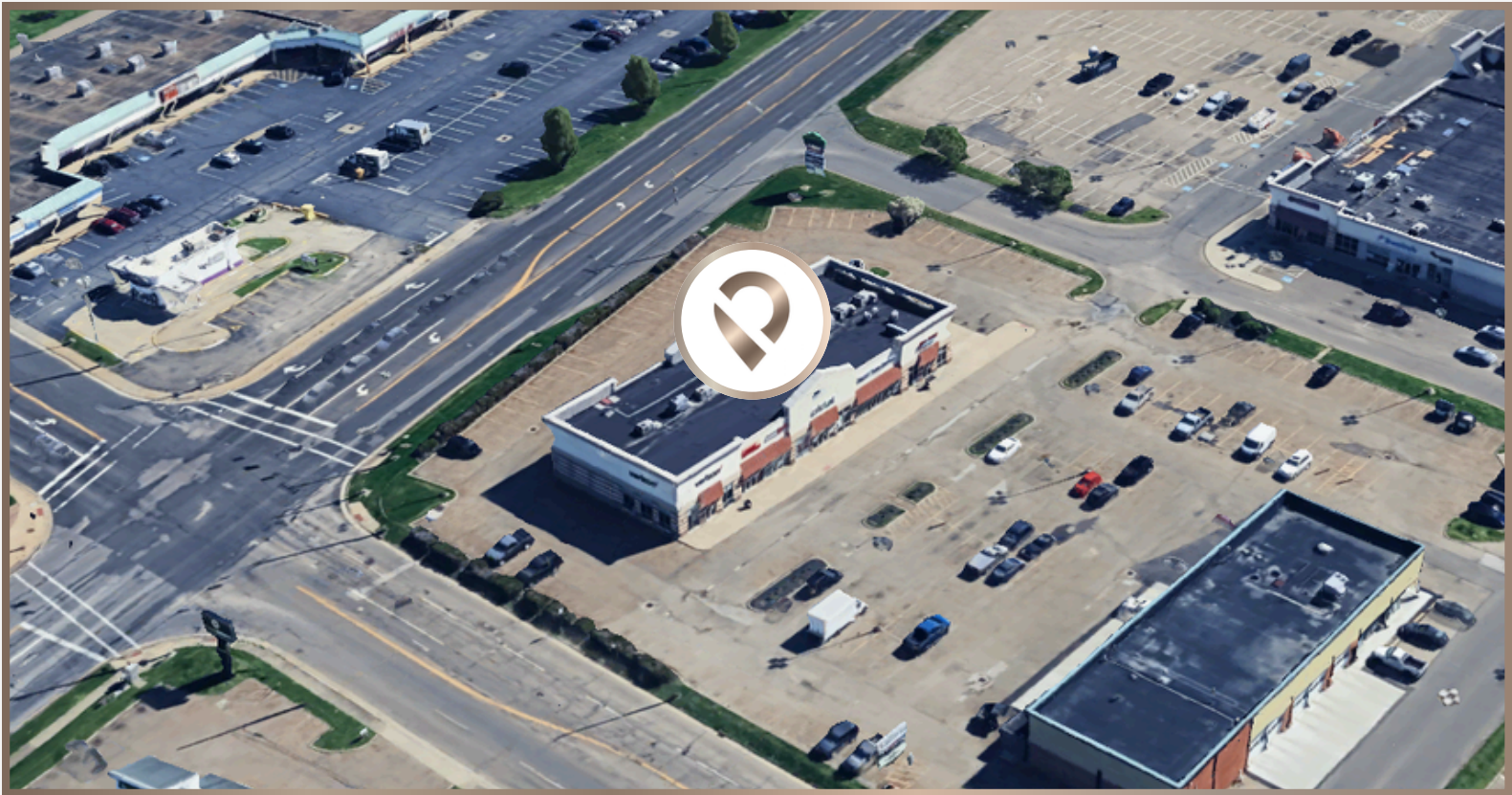


PASSOV GROUP
COMMERCIAL BROKERAGE

4328 TUSCARAWAS ST W B-3, CANTON, OH 44708

KEY HIGHLIGHTS / PROPERTY OVERVIEW

- Located within Canton Centre, a well-established community shopping center along Tuscarawas St W (SR-172), a primary east-west retail corridor
- High-visibility retail corridor with strong daily traffic counts and established consumer patterns
- Positioned in a multi-tenant retail strip with strong co-tenancy and repeat local traffic
- Ample surface parking with convenient storefront access
- Located in a mature retail trade area with stable occupancy and long-term tenant retention trends



PROPERTY INFORMATION

Address	4328 Tuscarawas St W B-3, Canton, OH 44708
GLA	10,046 SF
Acerage	1.79 AC
Parking Spaces	128
Availability (Existing)	1,509 SF
Primary St	Tuscarawas St
Secondary St	Whipple Ave
Primary Frontage	295'
Secondary Frontage	158'
Ingress/Egress	Full Access on Tuscarawas St and Whipple Ave
Primary Traffic	18,468 VPD
Secondary Traffic	8,973 VPD
Year Built	2007
PPN	10014135

AVAILABILITY

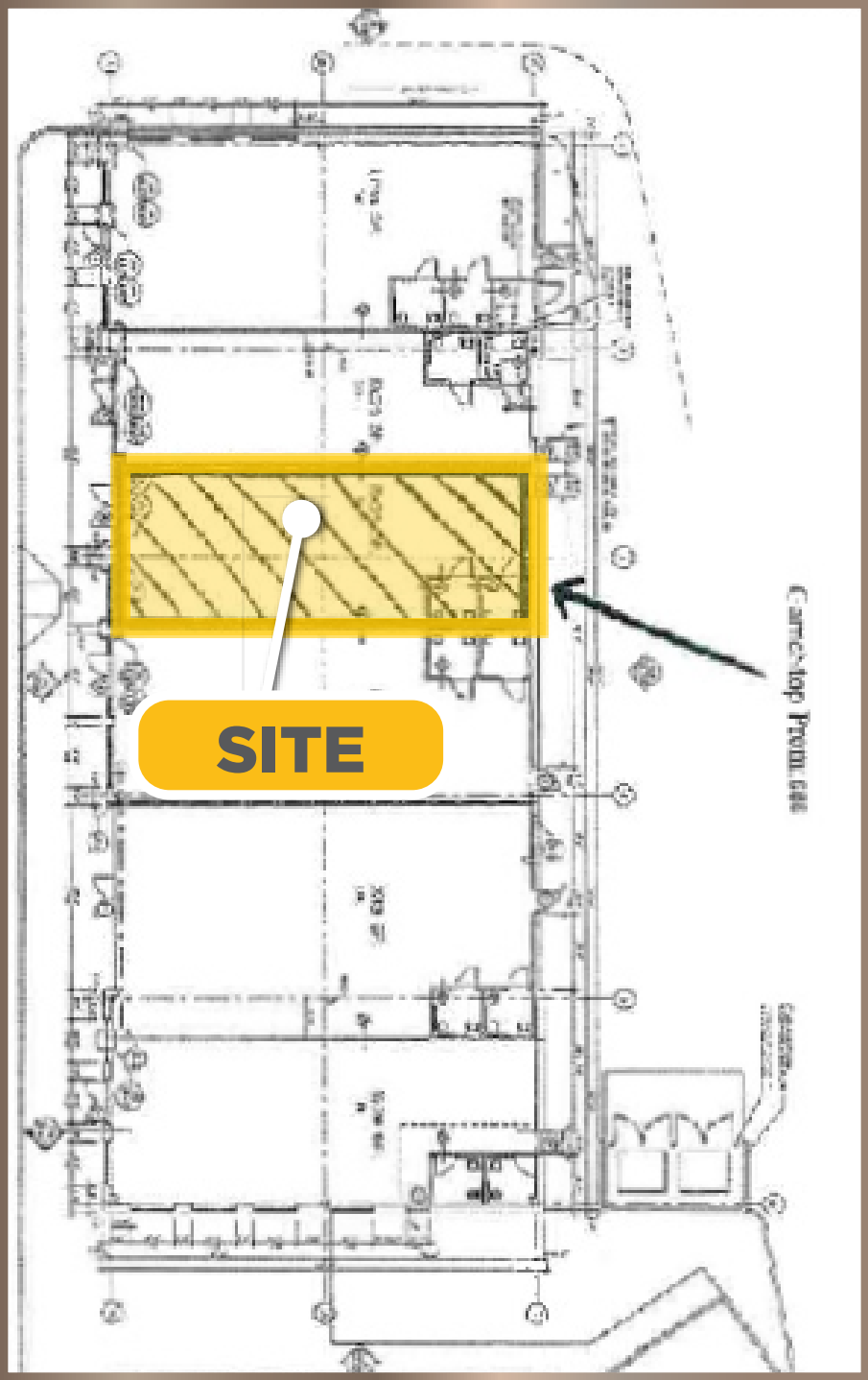
SIZE

PRICING

Space Available	1,509 SF	\$29/SF - NNN
-----------------	----------	---------------

SITE PLAN

CANTON CENTRE MALL
CANTON, OH 44708





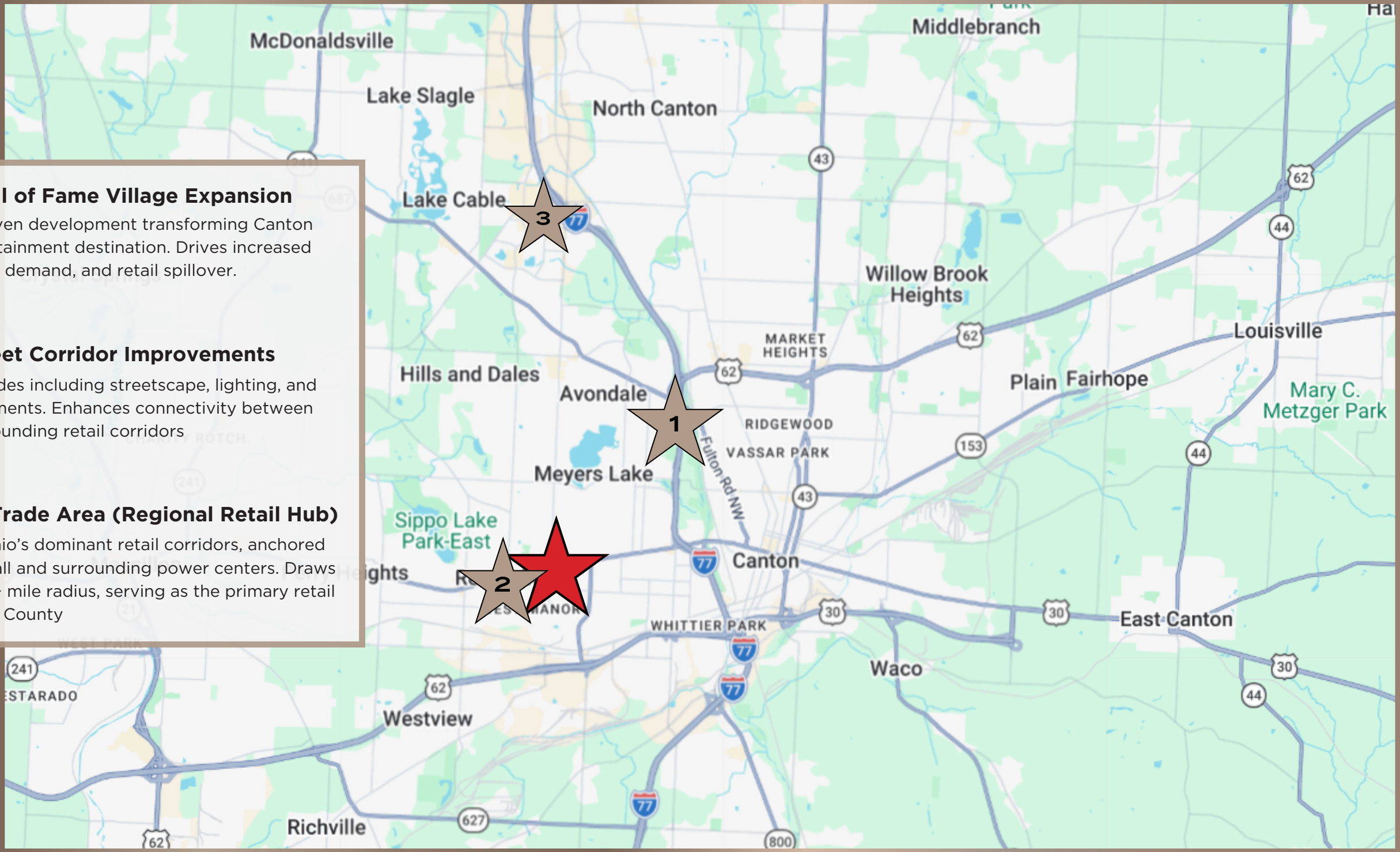
NOTABLE DEVELOPMENTS

- 1

Pro Football Hall of Fame Village Expansion
~\$900M tourism-driven development transforming Canton into a regional entertainment destination. Drives increased visitation, hospitality demand, and retail spillover.
- 2

Tuscarawas Street Corridor Improvements
Infrastructure upgrades including streetscape, lighting, and pedestrian enhancements. Enhances connectivity between downtown and surrounding retail corridors
- 3

Belden Village Trade Area (Regional Retail Hub)
One of Northeast Ohio’s dominant retail corridors, anchored by Belden Village Mall and surrounding power centers. Draws shoppers from a 30+ mile radius, serving as the primary retail destination for Stark County



LOCATION OVERVIEW

Canton, Ohio, is a historic and vibrant city located in northeastern Ohio, approximately 60 miles south of Cleveland and 20 miles south of Akron. Known as the birthplace of the National Football League and home to the Pro Football Hall of Fame, Canton offers a rich blend of cultural, historical, and recreational amenities. With a population of around 70,000, Canton is part of the larger Canton-Massillon metropolitan area, which serves as a regional hub for business, healthcare, and education. Canton’s economy is diverse, with strong foundations in manufacturing, healthcare, and education. The city is home to major employers such as TimkenSteel, Aultman Hospital, and Malone University. Its central location within the region, coupled with access to Interstate 77 and nearby Akron- Canton Airport, makes it an attractive location for logistics, distribution, and business operations.

The commercial real estate market in Canton offers numerous opportunities, ranging from industrial spaces to downtown redevelopment projects. The city’s historic downtown is undergoing revitalization, with mixed-use developments, office spaces, and boutique retail attracting businesses and investors. Areas like Belden Village near I-77 are prime spots for retail and office developments, while the Hall of Fame Village, a mixed-use destination centered around the Pro Football Hall of Fame, provides unique opportunities for entertainment, hospitality, and retail investments. Canton’s affordability, proactive economic development initiatives, and position as a regional destination make it an appealing location for businesses and commercial real estate investors seeking growth in northeastern Ohio.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,067	66,848	291,733
Total Employees	3,650	33,055	110,952
Average Household Income	\$71,522	\$71,963	\$93,141
Median Household Income	\$53,609	\$54,110	\$68,780
Consumer Spending	\$259M	\$1.4B	\$3.6B

CONTACT

4328 TUSCARAWAS ST W B-3, CANTON, OH 44708



PJ WILLIAMS

SENIOR ASSOCIATE

614.313.3565

pwilliams@passovgroup.com



PASSOV GROUP
COMMERCIAL BROKERAGE