

# Surgery Center & Medical Office Space

OFFERING MEMORANDUM

3120 Parkway St. NW  
Canton, OH 44708

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## OFFERING SUMMARY

ADDRESS	3120 Parkway St. NW Canton OH 44708
COUNTY	Stark
MARKET	Medical Office
BUILDING SF	23,801 SF
LAND ACRES	4.40
YEAR BUILT	1930
YEAR RENOVATED	2011
APN	1480024 & 283460

## FINANCIAL SUMMARY

OFFERING PRICE	\$4,400,000
PRICE PSF	\$184.87

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population	11,145	79,805	160,865
2022 Median HH Income	\$51,204	\$45,045	\$51,772
2022 Average HH Income	\$69,571	\$64,101	\$74,595

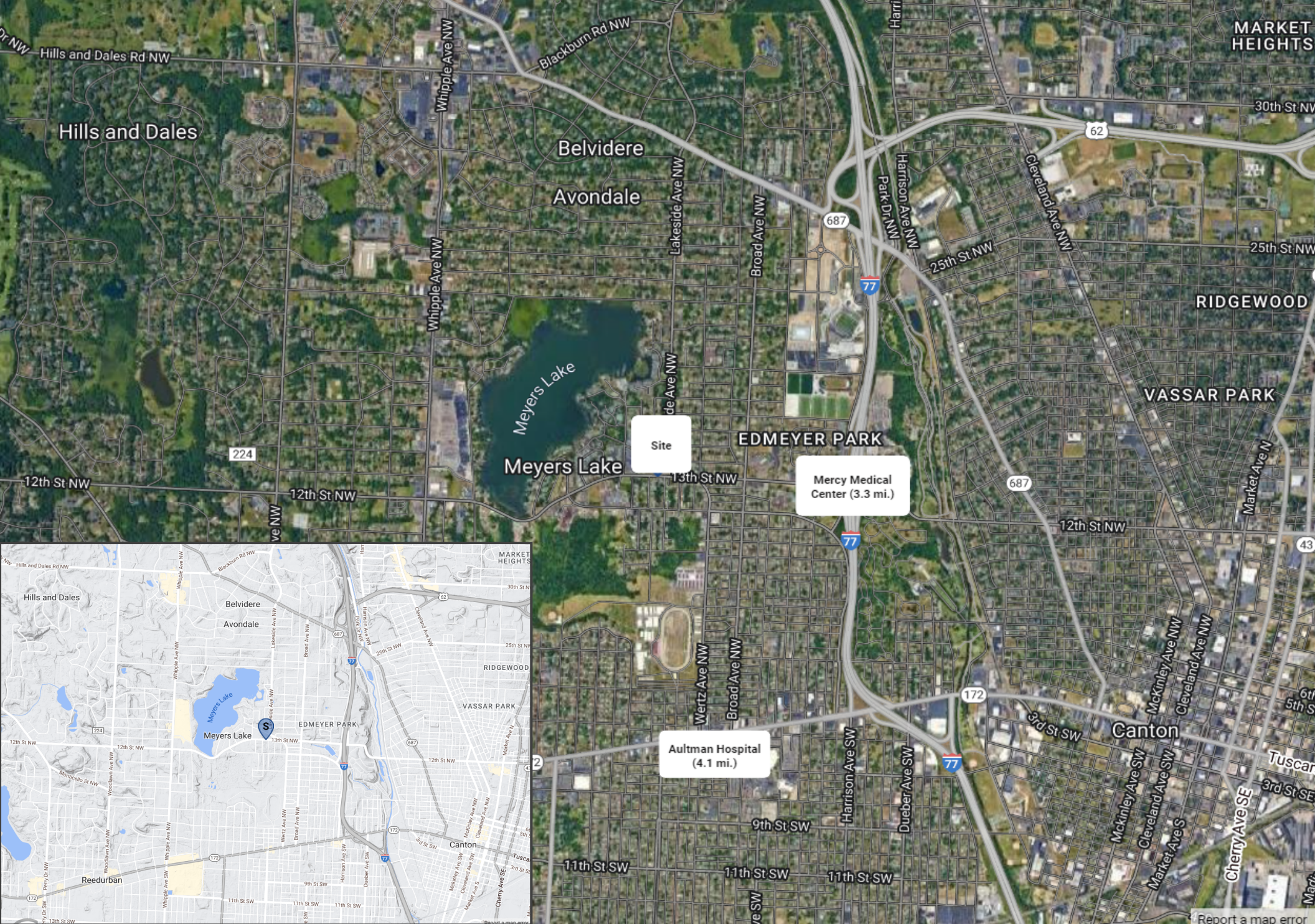
## Building Details

- This medical office building was formerly a United States armory building. Purchased in 2010, the owner has done approximately \$3 million dollars worth of improvements. The construction is above average and has been very well maintained.
- It is located in Canton, Ohio, and is close to local thoroughfares and Interstate 77. There are three (3) operating rooms, eighteen (18) exam rooms, labs, and doctors' private offices. In addition, the staff break area has a full kitchen, nap area, and employee locker areas. There is an elevator and a mezzanine level area for storage as well.



- The building also has an energy efficient lighting and HVAC system, including automated and zoned heating and cooling systems. It also has sound-masking systems, lockers, showers, oxygen/gas/vacuum and bed warming systems.
- A separate 3,920 SF garage/ storage building is also included with the purchase.
- The building is modern with excellent finishes. The surgery center has barely been used. The exterior is solid construction and has a well maintained landscape. Lastly, there are three points of ingress and egress to the property.







## PROPERTY FEATURES

BUILDING SF	23,801
LAND ACRES	4.40
YEAR BUILT	1930
YEAR RENOVATED	2011
# OF PARCELS	2
BUILDING CLASS	B
LOCATION CLASS	B
TOPOGRAPHY	Level
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
LOT DIMENSION	Regular
PARKING	Ample parking available
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3
ADA COMPLIANT	Yes
ELEVATOR	Yes

## SURROUNDING HOSPITALS

NORTH	Cleveland Clinic (59 mi.)
SOUTH	Aultman Hospital (4.1 mi.)
EAST	Mercy Medical Center (3.3 mi.)

## MECHANICAL

HVAC	Great condition
FIRE SPRINKLERS	Yes
LIGHTING	Ample



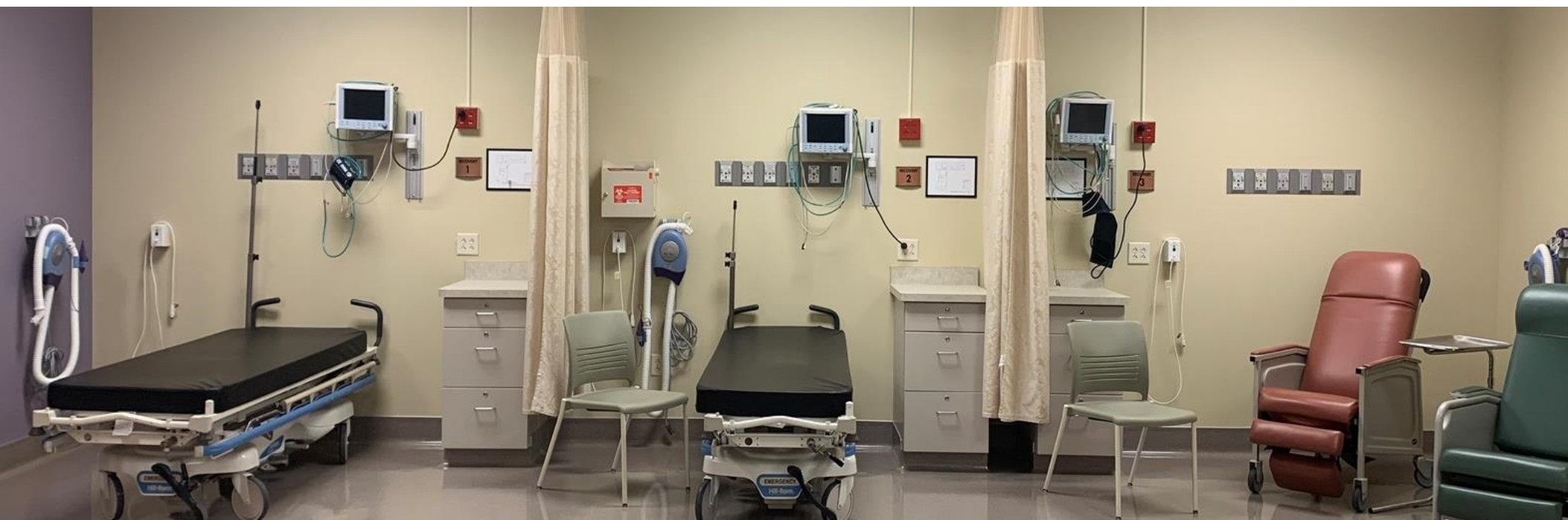




Nurse's station

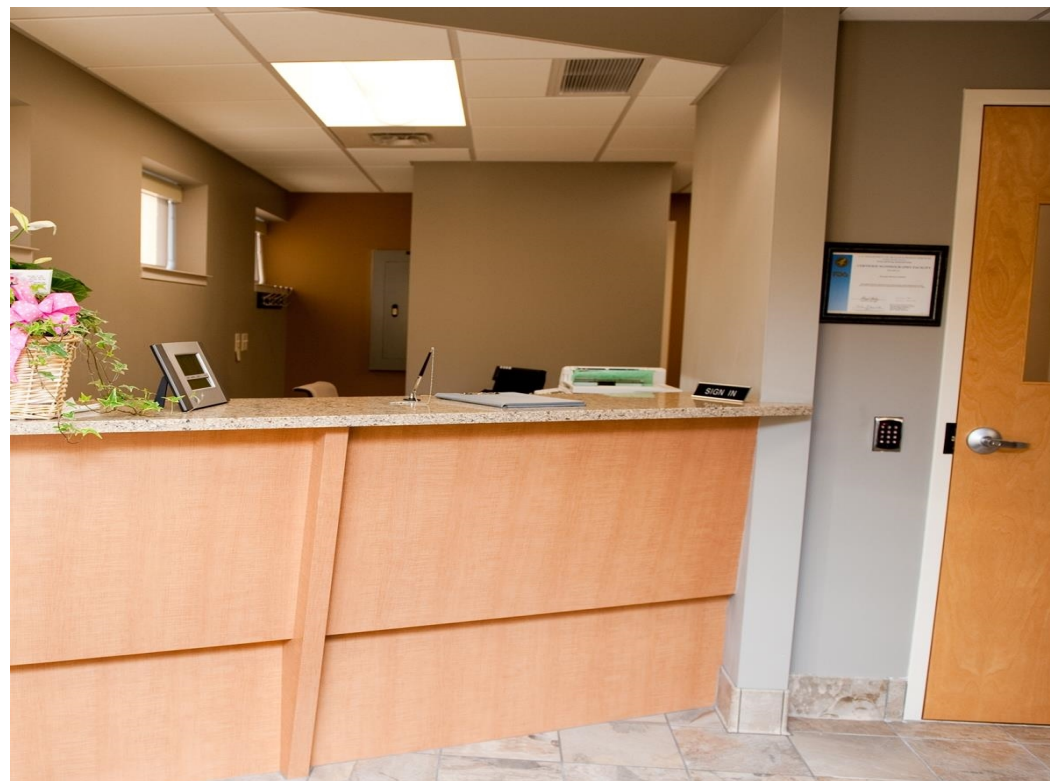
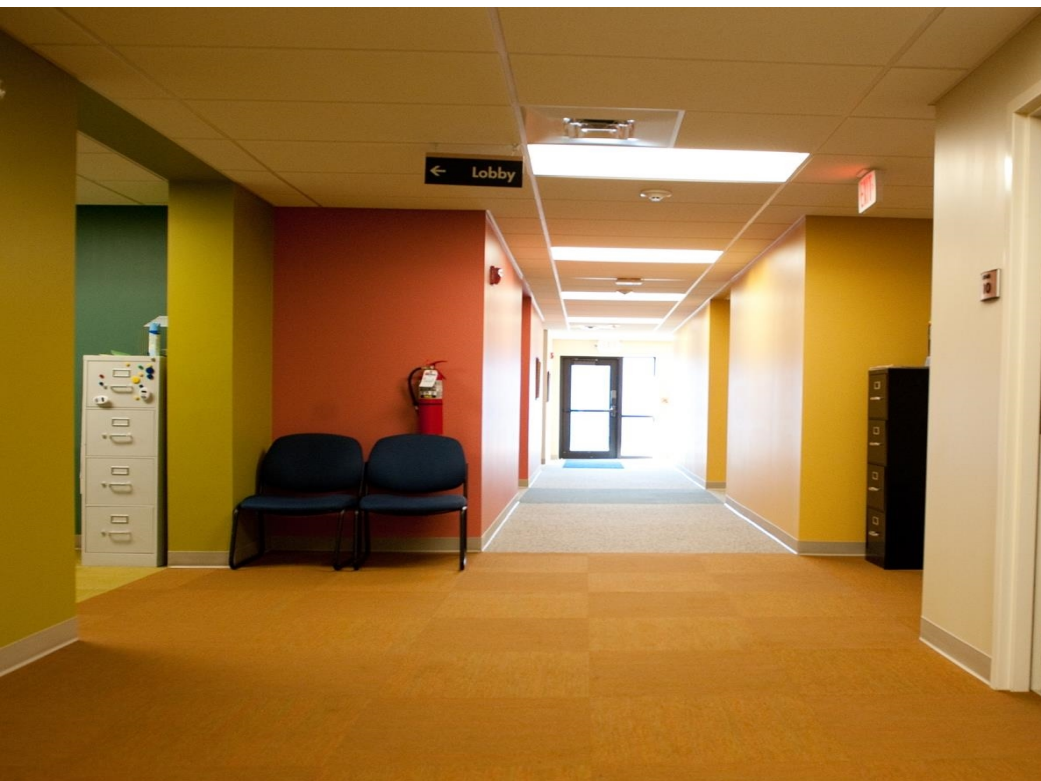


Operating room



Post-op area











POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,842	89,499	172,429
2010 Population	11,178	81,887	163,489
2022 Population	11,145	79,805	160,865
2027 Population	11,040	78,580	158,899
2022 African American	1,592	13,765	22,609
2022 American Indian	36	410	702
2022 Asian	61	484	1,586
2022 Hispanic	518	3,617	6,508
2022 Other Race	242	1,615	2,702
2022 White	8,186	56,282	120,294
2022 Multiracial	1,003	7,194	12,903
2022-2027: Population: Growth Rate	-0.95 %	-1.55 %	-1.25 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	359	4,549	7,655
\$15,000-\$24,999	491	4,091	6,897
\$25,000-\$34,999	646	4,928	8,840
\$35,000-\$49,999	819	5,585	10,246
\$50,000-\$74,999	1,030	6,383	12,356
\$75,000-\$99,999	568	4,420	9,264
\$100,000-\$149,999	598	3,425	8,239
\$150,000-\$199,999	160	1,256	3,906
\$200,000 or greater	113	735	2,423
Median HH Income	\$51,204	\$45,045	\$51,772
Average HH Income	\$69,571	\$64,101	\$74,595

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,402	40,879	75,544
2010 Total Households	4,806	35,200	68,623
2022 Total Households	4,785	35,373	69,827
2027 Total Households	4,793	35,271	69,848
2022 Average Household Size	2.28	2.20	2.25
2000 Owner Occupied Housing	3,456	23,662	47,411
2000 Renter Occupied Housing	1,678	14,194	23,333
2022 Owner Occupied Housing	3,020	19,181	42,389
2022 Renter Occupied Housing	1,765	16,192	27,438
2022 Vacant Housing	394	3,638	5,892
2022 Total Housing	5,179	39,011	75,719
2027 Owner Occupied Housing	3,050	19,386	42,866
2027 Renter Occupied Housing	1,742	15,885	26,983
2027 Vacant Housing	394	3,708	5,721
2027 Total Housing	5,187	38,979	75,569
2022-2027: Households: Growth Rate	0.15 %	-0.30 %	0.05 %



Source: esri



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	736	5,013	10,028
2022 Population Age 35-39	757	5,095	9,953
2022 Population Age 40-44	671	4,774	9,392
2022 Population Age 45-49	620	4,324	8,697
2022 Population Age 50-54	650	4,755	9,554
2022 Population Age 55-59	760	5,144	10,443
2022 Population Age 60-64	812	5,510	11,694
2022 Population Age 65-69	723	5,123	10,757
2022 Population Age 70-74	574	4,146	9,142
2022 Population Age 75-79	430	2,972	6,501
2022 Population Age 80-84	304	2,111	4,376
2022 Population Age 85+	352	2,629	4,929
2022 Population Age 18+	8,833	63,221	128,309
2022 Median Age	42	42	43

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,842	\$48,320	\$53,079
Average Household Income 25-34	\$65,256	\$61,796	\$69,765
Median Household Income 35-44	\$58,278	\$56,213	\$66,255
Average Household Income 35-44	\$76,715	\$74,006	\$86,516
Median Household Income 45-54	\$61,969	\$56,366	\$67,056
Average Household Income 45-54	\$83,755	\$76,363	\$90,805
Median Household Income 55-64	\$55,305	\$49,415	\$57,375
Average Household Income 55-64	\$73,141	\$67,994	\$83,597
Median Household Income 65-74	\$49,343	\$40,810	\$48,093
Average Household Income 65-74	\$67,889	\$59,097	\$69,270
Average Household Income 75+	\$53,121	\$50,844	\$53,777

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	670	4,608	9,203
2027 Population Age 35-39	675	4,722	9,856
2027 Population Age 40-44	731	4,848	9,790
2027 Population Age 45-49	658	4,718	9,361
2027 Population Age 50-54	617	4,274	8,678
2027 Population Age 55-59	644	4,682	9,419
2027 Population Age 60-64	740	4,769	9,821
2027 Population Age 65-69	751	5,093	10,833
2027 Population Age 70-74	645	4,522	9,636
2027 Population Age 75-79	474	3,504	7,782
2027 Population Age 80-84	345	2,488	5,336
2027 Population Age 85+	377	2,766	5,252
2027 Population Age 18+	8,720	62,261	126,779
2027 Median Age	43	42	43

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,504	\$53,814	\$59,219
Average Household Income 25-34	\$73,595	\$69,731	\$79,350
Median Household Income 35-44	\$64,022	\$63,276	\$77,209
Average Household Income 35-44	\$87,205	\$84,161	\$99,452
Median Household Income 45-54	\$68,909	\$64,106	\$77,486
Average Household Income 45-54	\$94,693	\$87,132	\$103,693
Median Household Income 55-64	\$61,626	\$55,977	\$67,203
Average Household Income 55-64	\$84,457	\$78,856	\$96,223
Median Household Income 65-74	\$54,588	\$46,439	\$54,565
Average Household Income 65-74	\$77,515	\$68,347	\$80,474
Average Household Income 75+	\$63,605	\$59,828	\$64,347





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*For More Information, Contact:*



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