

Tip Top Plaza

30th St. NE
Canton OH 44714



HIGHLIGHTS:

- » Asking price: \$2,075,000
- » Well established neighborhood shopping center conveniently located at the corner of 30th St. NW and Martindale Rd. in Plain Township in Canton.
- » Surrounded by residential housing to support retail applications.
- » The adjacent 1.46 acre lot is included with purchase.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	11,505	78,126	149,327
2023 Average HH Income	\$69,299	\$66,076	\$74,051

For More Information, Contact:

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PROPERTY SUMMARY

Number of Tenants	9
GLA (SF)	44,635
% Vacant	50
Land Acres	5.63
Year Built	1955
# of parcels	3
Zoning Type	B-1
Building Class	C
Topography	Level
Location Class	B
Parking	Ample
Corner Location	Yes
Traffic Counts	High
Number of Ingresses	Multiple
Number of Egresses	Multiple

INVESTMENT SUMMARY

Price	\$2,075,000
Price PSF	\$46.49
Occupancy	100 %
NOI (Jan. - Dec. '22)	\$149,032
CAP RATE (Jan. - Dec. '22)	7.18 %
CAP RATE (Pro Forma)	11.74 %

INCOME	JAN. - DEC. '22		PRO FORMA	
Gross Scheduled Rent	\$195,037	75.2 %	\$285,434	70.8 %
CAM Revenue	\$64,152	24.8 %	\$117,534	29.2 %
Gross Potential Income	\$259,189		\$402,968	
General Vacancy			-\$14,272	5.0 %
Effective Gross Income	\$259,189		\$388,696	
Less Expenses	\$110,157	42.50 %	\$145,134	37.33 %
Net Operating Income	\$149,032		\$243,562	

EXPENSES	JAN. - DEC. '22		PRO FORMA	
Real Estate Taxes	\$31,723		\$31,723	
Insurance	\$10,319		\$10,319	
Repairs & Maintenance	\$38,955		\$58,304	
Water / Sewer	\$27,906		\$43,534	
Utilities	\$1,254		\$1,254	
Total Operating Expense	\$110,157		\$145,134	
Expense / SF	\$2.47		\$3.25	
% of EGI	42.50 %		37.33 %	



