

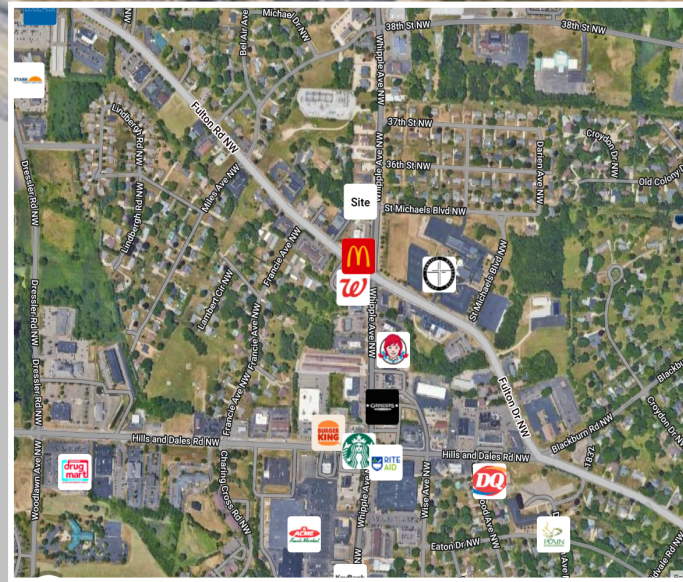
# Vacant Land for Lease - .539 Acres

3445 Whipple Ave. NW  
Canton OH 44718



## HIGHLIGHTS:

- » Lease Rate: \$1,500.00 per month
- » Land area: .539 acres
- » Zoning: B-3 - Commercial Business
- » 15,040 VPD | 451,200 per month | 5,489,600 per year
- » Located near the corner of Whipple Ave. & Fulton Rd. next to McDonald's



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	4,371	66,415	173,668
2022 Average HH Income	\$92,409	\$83,329	\$83,714

For More Information, Contact:

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## Additional Information:

- B-3 zoning allows for retail and other commercial uses.
- Frontage-----98'
- Depth-----311'
- APN-----1700223
- R.E. taxes-----\$1,454.88 per year

## Location Information:

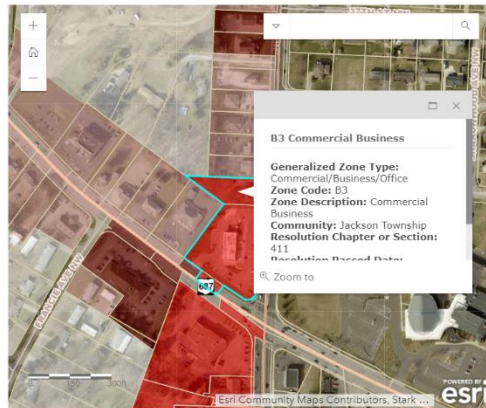
- Terrific Whipple Avenue location in Jackson Township.
- Minutes from multiple retail centers, including: The Greens at Belden (Meijer Development), Springbrook Plaza, and Belden Village Mall.
- Easy highway access.

## Utility Information:

- Gas-----Dominion
- Electric-----AEP
- Water-----Aqua Ohio
- Sewer-----Stark County

## Zoning Map:

Zoning Maps



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