



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

NEW OFFICE SPACE IN EXCELLENT LOCATION!

Price upon request.

5021 B Whipple Ave.
Canton, OH 44718

AVAILABLE SPACE
1,414 SF

FEATURES

- Freshly developed office space includes windowed offices, a windowed bullpen, and conference room.
- Terrific Signage!
- Ingress / Egress From Both Belden Village St & Whipple Ave
- Serviced By Two I-77 Interchanges
- A 9 minute drive to Akron-Canton Airport.
- A 6 minute drive to the new, massive Hall of Fame Village development.



OFFICE

Kristen Kantounatakis
216 292 3700 x22
kristen@emmcorealtygroup.com

Jeffrey Soclof, CCIM
216 292 3700
jeffrey@emmcorealtygroup.com

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3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700

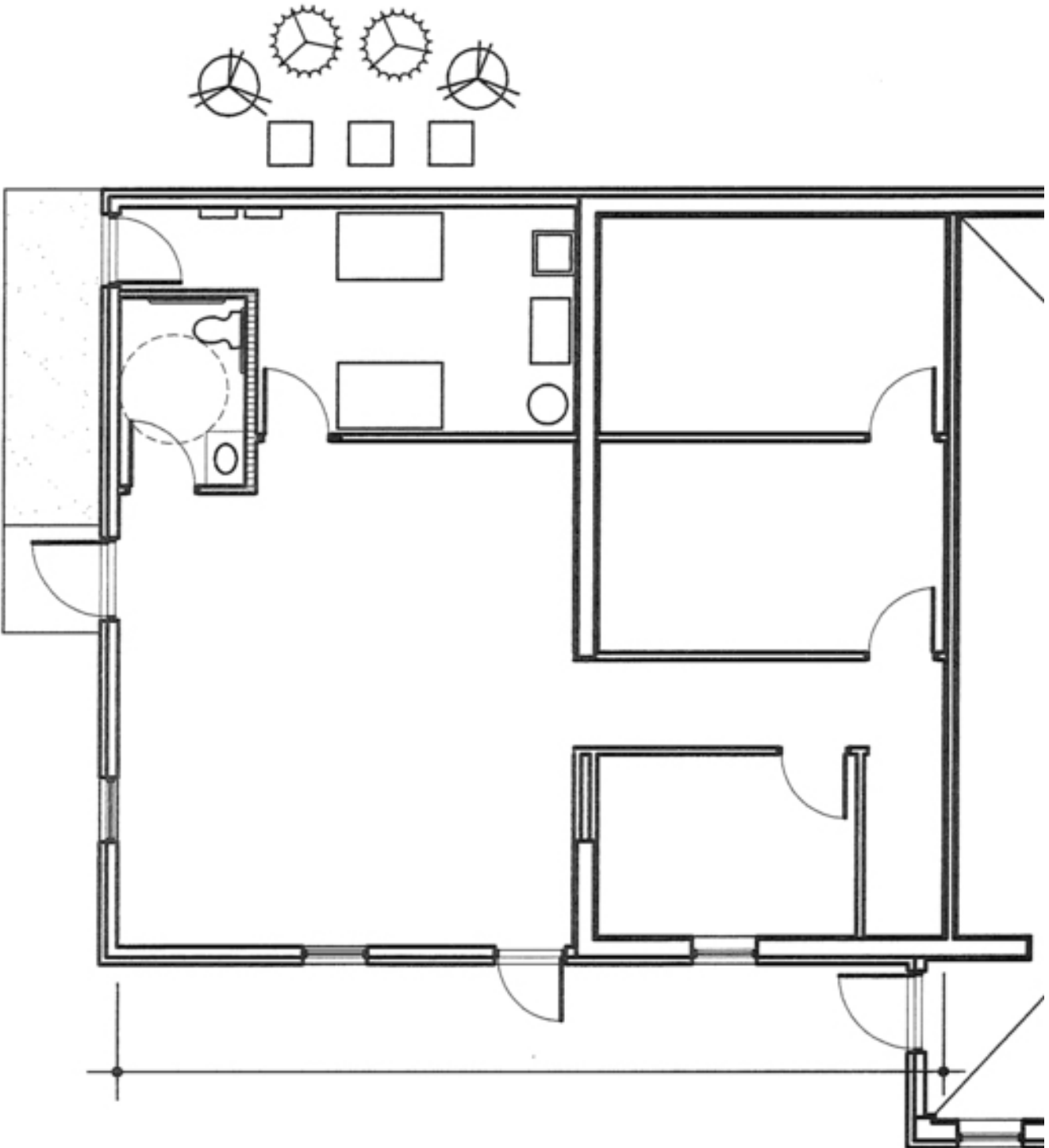
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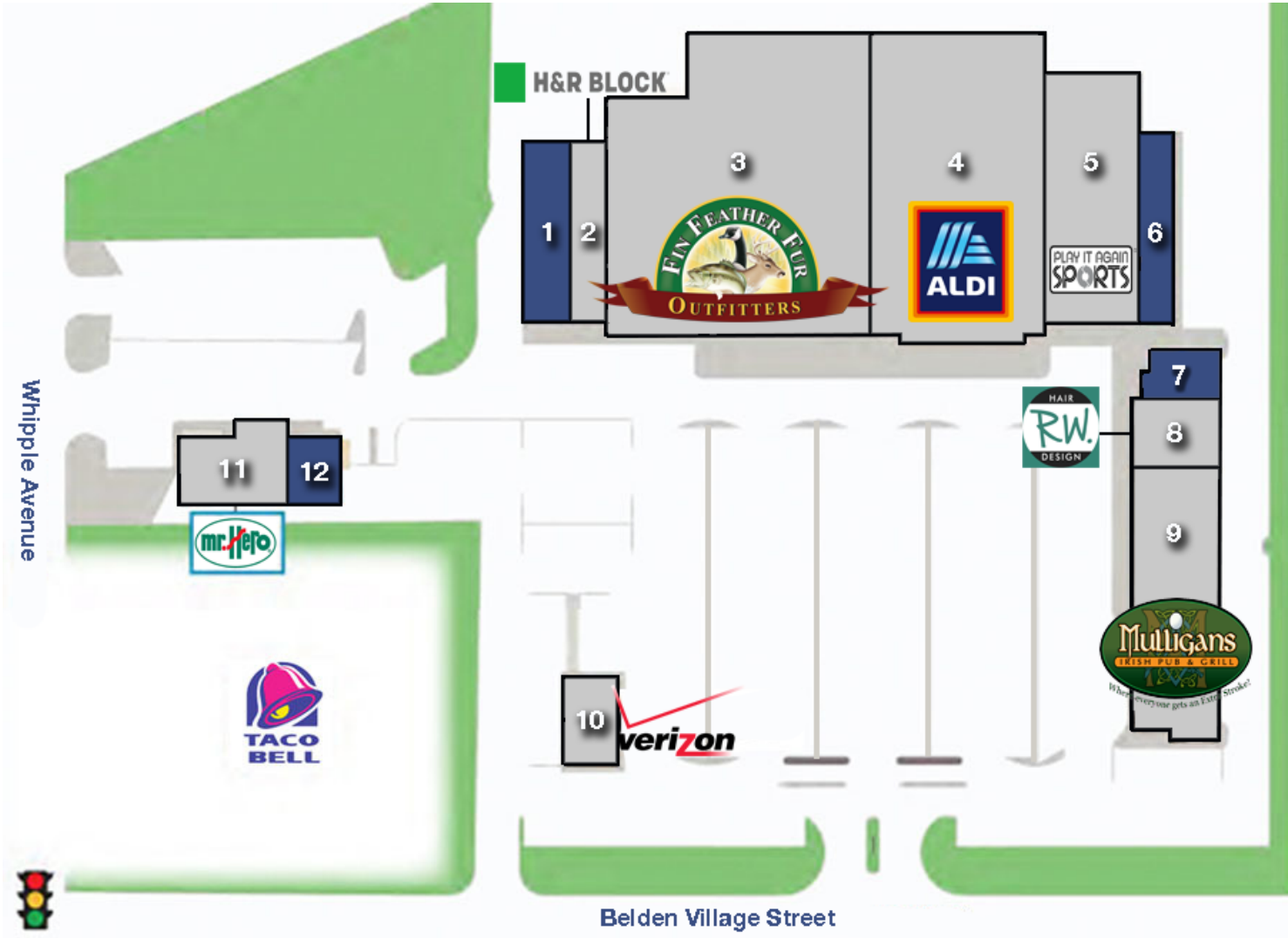
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SUITE	TENANT	SIZE (SF)	LEASE TYPE
1	Available	2,873 SF	NNN
2	H&R Block	2,093 SF	NNN
3	Goschinski's Fin Feather Fur	24,675 SF	NNN
4	Aldi's	17,760 SF	NNN
5	Play It Again Sports	6,270 SF	NNN
6	Available	3,740 SF	NNN
7	Available	560 SF	NNN
8	Roger W. Hair Design	1,884 SF	NNN
9	Mulligan's Pub	8,200 SF	NNN
10	Mr. Hero	2,072 SF	NNN
11	Available	1,414 SF	NNN
12	Verizon Wireless	1,600 SF	NNN

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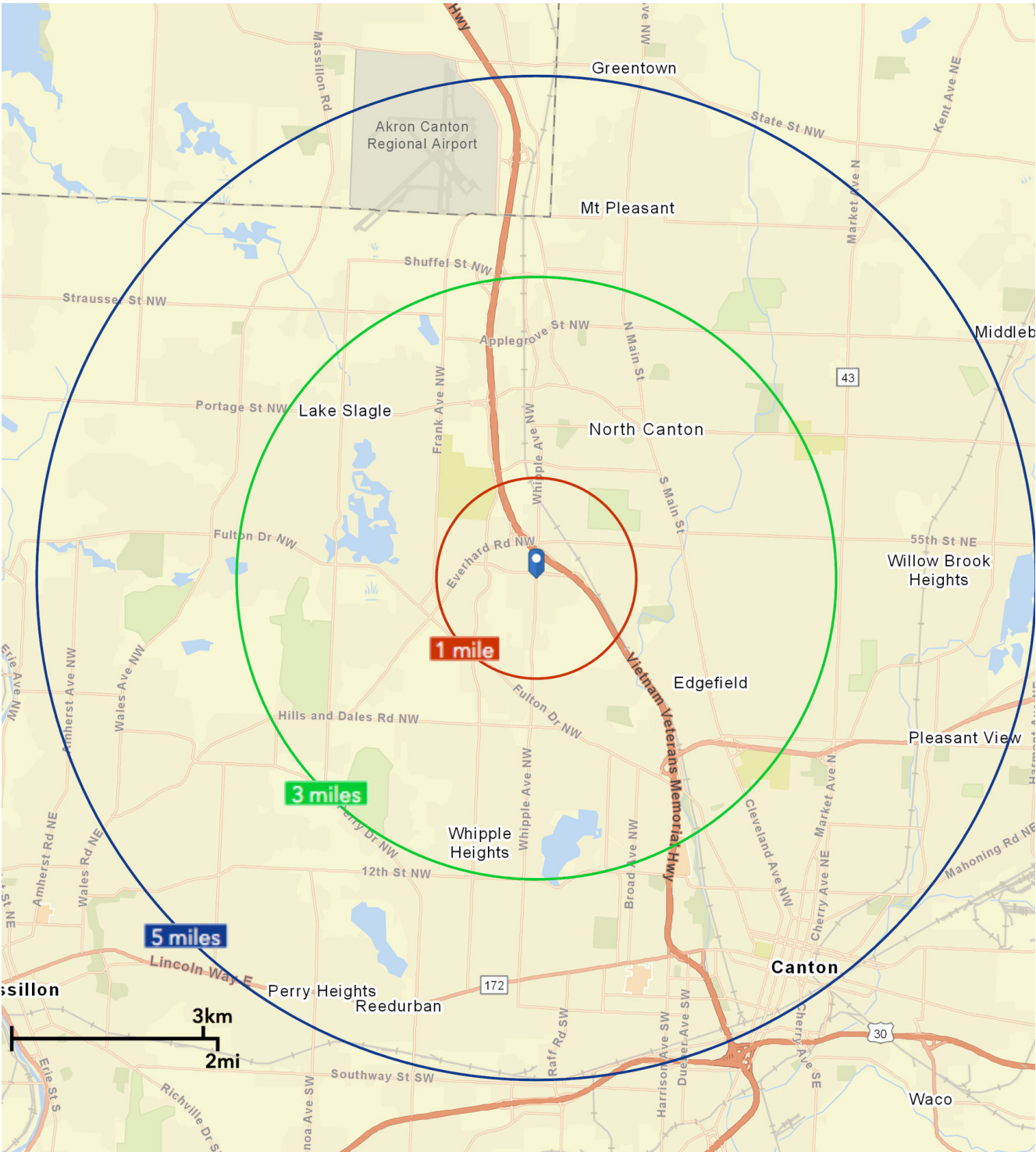
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DEMOGRAPHICS: RADIUS 1, 3, 5 MILES

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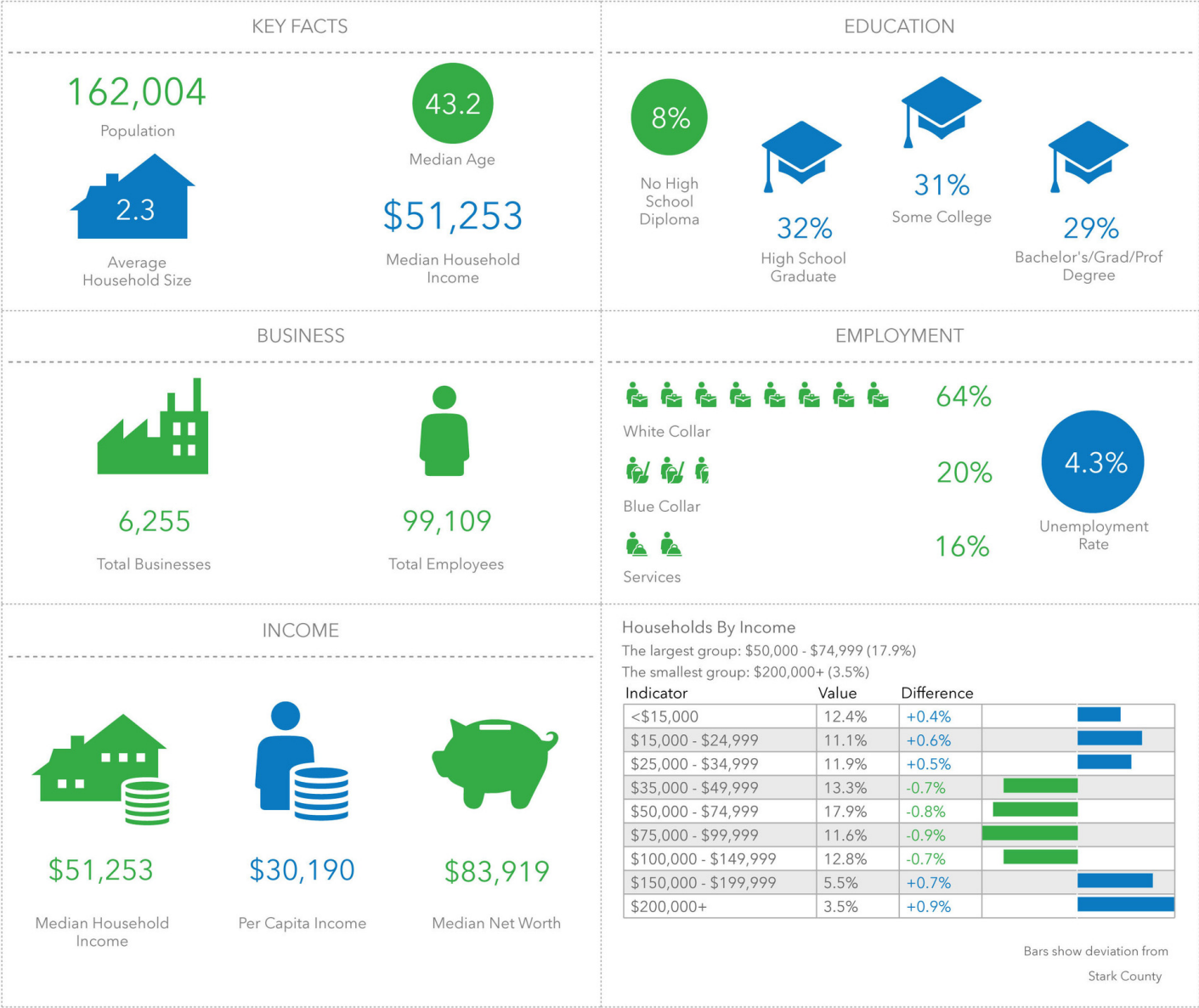
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DEMOGRAPHICS: 5 MILES

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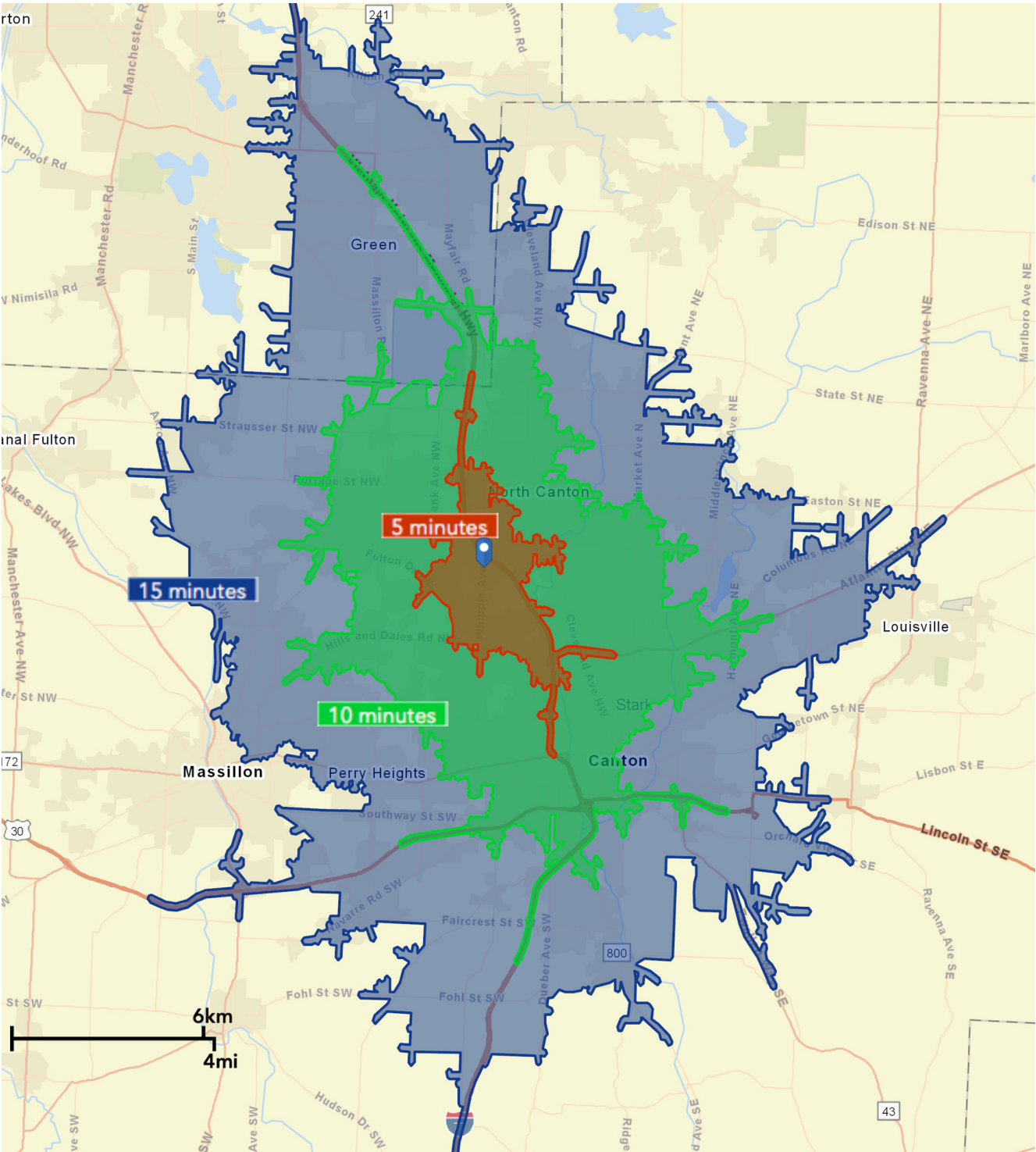
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DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

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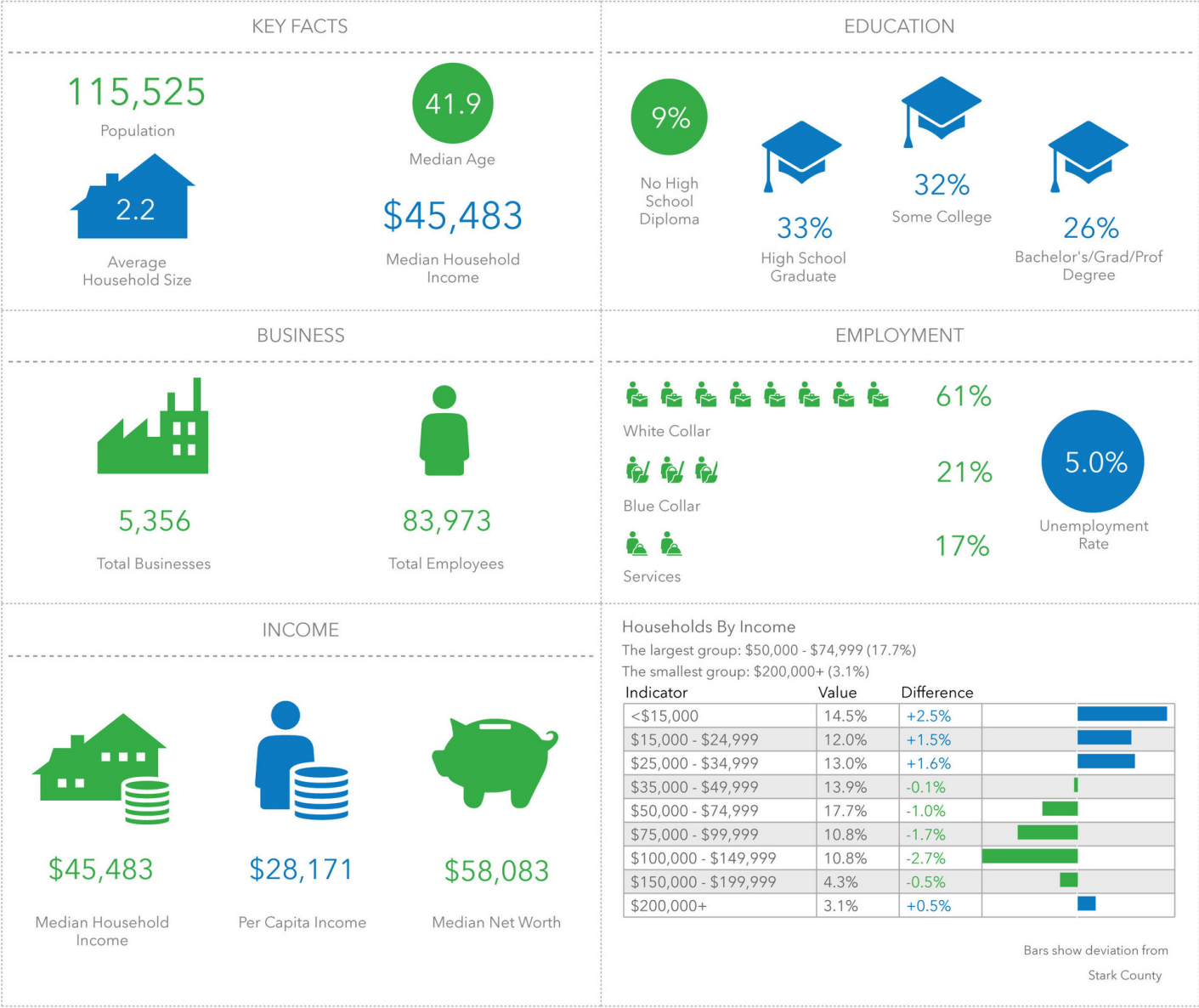
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DEMOGRAPHICS: 10 MINUTES

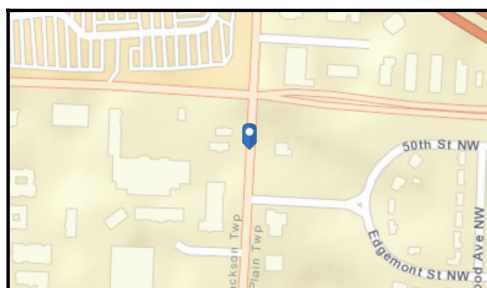
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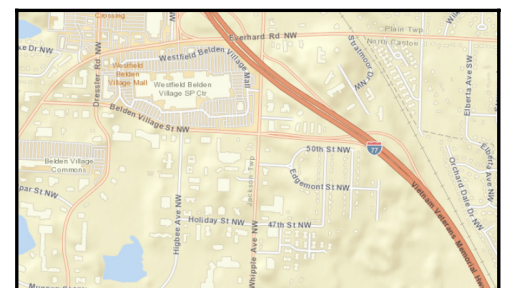
Traffic Count Map - Close Up

5021 Whipple Ave NW, Canton, Ohio, 44718
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.85437
Longitude: -81.42301



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 15, 2019