

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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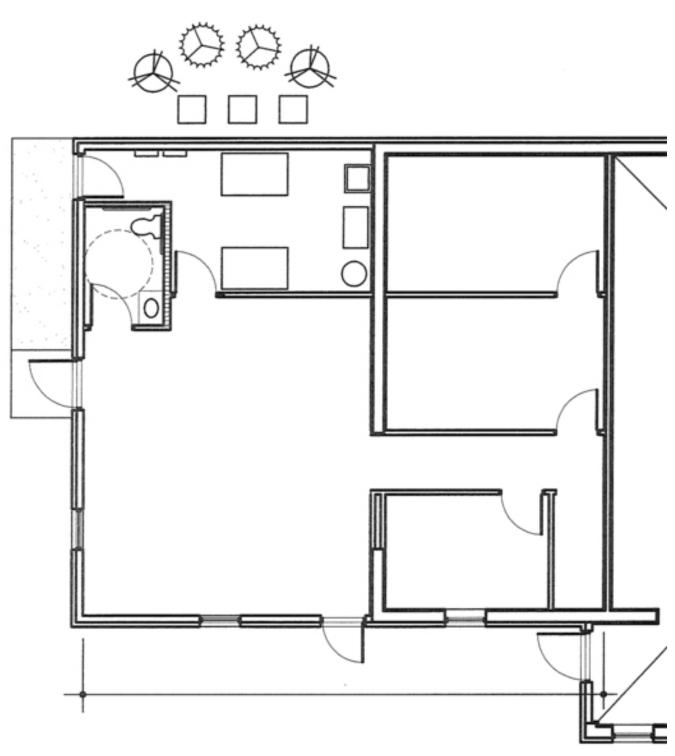
COLDWELL BANKER COMMERCIAL EMMCO REALTY GROUP 3681 S. Green Road, Suite 201, Beachwood, OH 44122 216.292.3700



EASE

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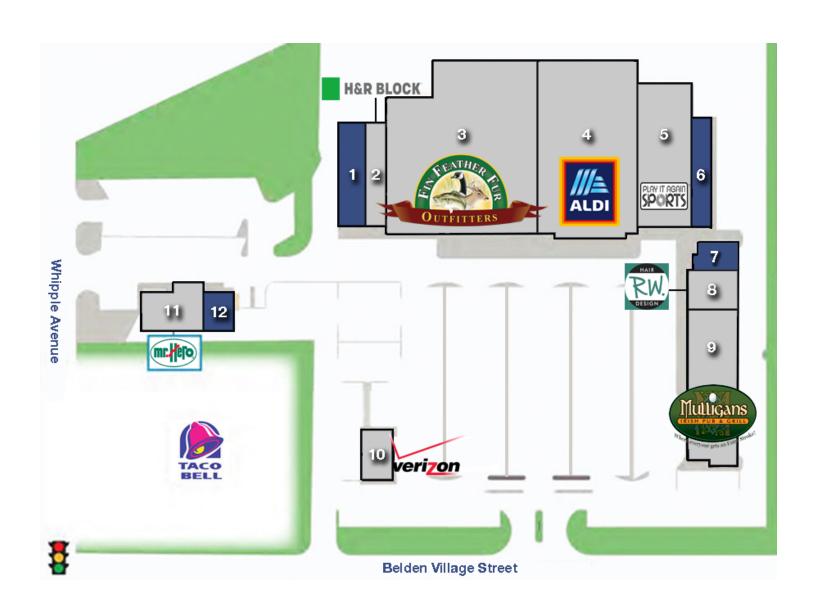






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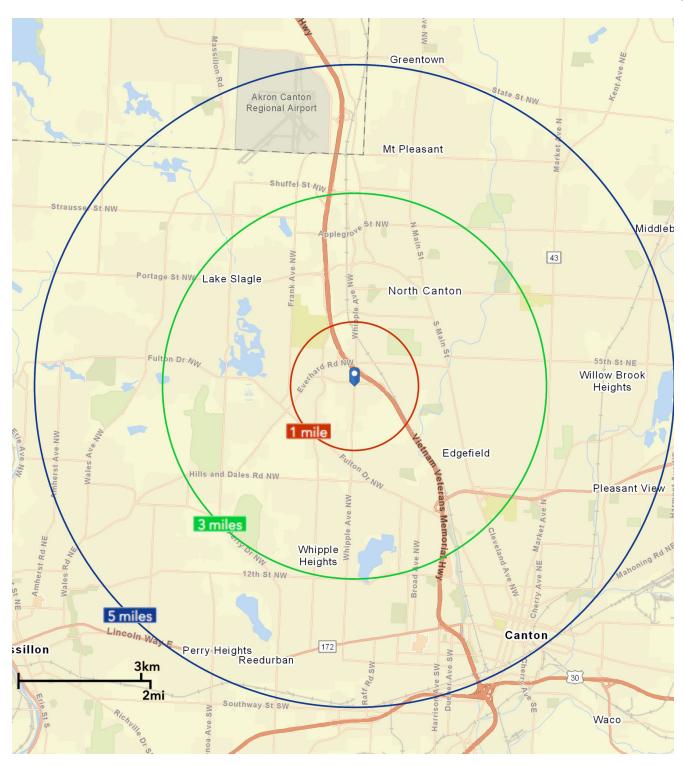
SUITE	TENANT	SIZE (SF)	LEASE TYPE
1	Available	2,873 SF	NNN
2	H&R Block	2,093 SF	NNN
3	Goschinski's Fin Feather Fur	24,675 SF	NNN
4	Aldi's	17,760 SF	NNN
5	Play It Again Sports	6,270 SF	NNN
6	Available	3,740 SF	NNN
7	Available	560 SF	NNN
8	Roger W. Hair Design	1,884 SF	NNN
9	Mulligan's Pub	8,200 SF	NNN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





DEMOGRAPHICS: RADIUS 1, 3, 5 MILES

5021 B Whipple Ave., Canton, OH 44718







DEMOGRAPHICS: 5 MILES

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KEY FACTS		EDUCATION				
162,004 Population 2.3 Average Household Size		43.2 Median Age \$51,253 Median Household Income	8% No High School Diploma	32% High School Graduate	31% Some College	29% Bachelor's/Grad/Pr Degree
BUSINESS		EMPLOYMENT				
			White Collar		64%	4.3%
6,255 Total Businesses		99,109 Total Employees	Blue Collar Services		16%	Unemployment Rate
INCOME		Households By Inc The largest group: \$5 The smallest group: \$	0,000 - \$74,999 (1 200,000+ (3.5%)	7.9%) Difference		
•			Indicator <\$15,000	Value 12.4%	+0.4%	
			\$15,000 - \$24,999	11.1%	+0.6%	
			\$25,000 - \$34,999	11.9%	+0.5%	
			\$35,000 - \$49,999	13.3%	-0.7%	
			\$50,000 - \$74,999	17.9%	-0.8%	
			\$75,000 - \$99,999	11.6%	-0.9%	
\$51,253	\$30,190	\$83,919	\$100,000 - \$149,99		-0.7%	
Ψυ 1,200	\$50,170	ΨΟΟ, / 17	\$150,000 - \$199,99		+0.7%	
Median Household	Per Capita Income	Median Net Worth	\$200,000+	3.5%	+0.9%	Bars show deviation fr
						dars snow deviation fr

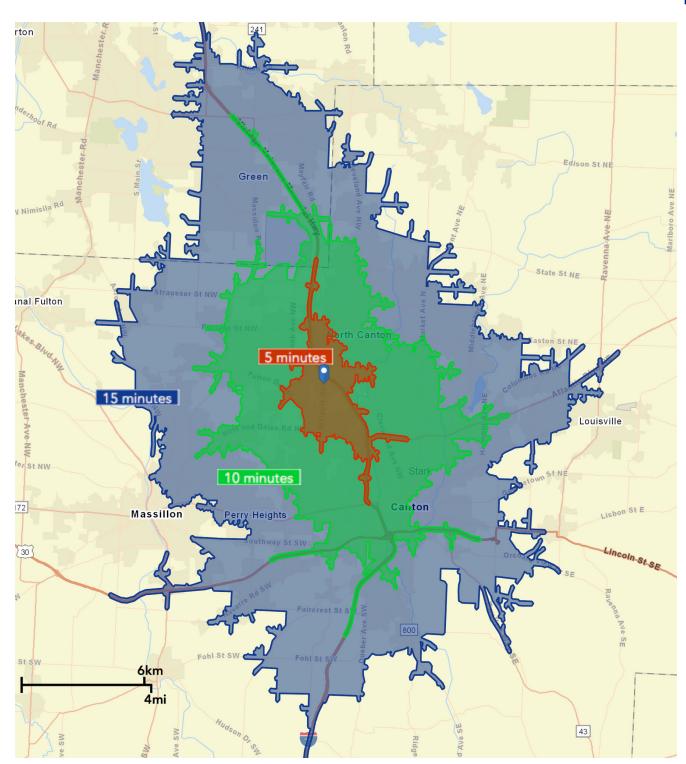






DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

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DEMOGRAPHICS: 10 MINUTES

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KEY FACTS		EDUCATION				
115,525 Population 2.2 Average Household Size		41.9 Median Age \$45,483 Median Household Income	9% No High School Diploma	33% High School Graduate	32% Some College	26% Bachelor's/Grad/ Degree
BUSINESS				EMP	LOYMENT	
441			White Collar		61%	
			ė ė ė		21%	5.0%
5,356 Total Businesses		83,973 Total Employees	Blue Collar A Services		17%	Unemploymer Rate
INCOME		Households By Inc The largest group: \$5	0,000 - \$74,999 (1	7.7%)		
			Indicator	Value	Difference	
_			<\$15,000	14.5%	+2.5%	
			\$15,000 - \$24,999 \$25,000 - \$34,999	12.0%	+1.5%	
			\$25,000 - \$34,999	13.0%	+1.6%	
			\$50,000 - \$74,999	17.7%	-1.0%	
			\$75,000 - \$99,999	10.8%	-1.7%	
¢4E 400	¢20 171	¢ = 0,000	\$100,000 - \$149,99		-2.7%	
\$45,483	\$28,171	\$58,083	\$150,000 - \$199,99		-0.5%	
NA 15 - 17 1- 1.1	D 0 :- 1	NA - 12 NI - 1 NA 1	\$200,000+	3.1%	+0.5%	
Median Household Income	Per Capita Income	Median Net Worth				Bars show deviation Stark Co





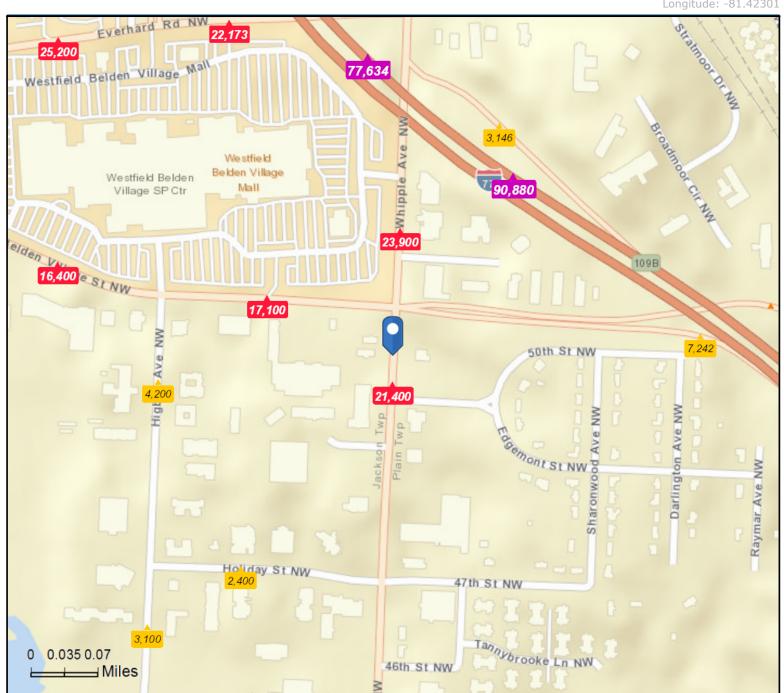


Traffic Count Map - Close Up

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

Prepared by Esri

Latitude: 40.85437 Longitude: -81.42301





Source: ©2019 Kalibrate Technologies (Q2 2019).

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



October 15, 2019

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