

# North Canton Land for Sale

8362 CLEVELAND AVENUE NW, CANTON, OH 44720



## Overview

3.06 acres of land on commercially zoned corner in North Canton, OH. Property is located 2 miles from the Akron/Canton Regional Airport. Occupied single family home currently sits on property.

## Highlights

- Great Development Site
- Corner Lot
- Near Airport and Expressway
- High Traffic Count Location
- Near High-Density Retail Area

## Property Details

-  **Sales Price**  
\$950,000
-  **Lot Size**  
3.06 Acres
-  **Zoning**  
C-2 Commercial

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## DEMOGRAPHICS



33,550  
Population



43.8  
Median Age



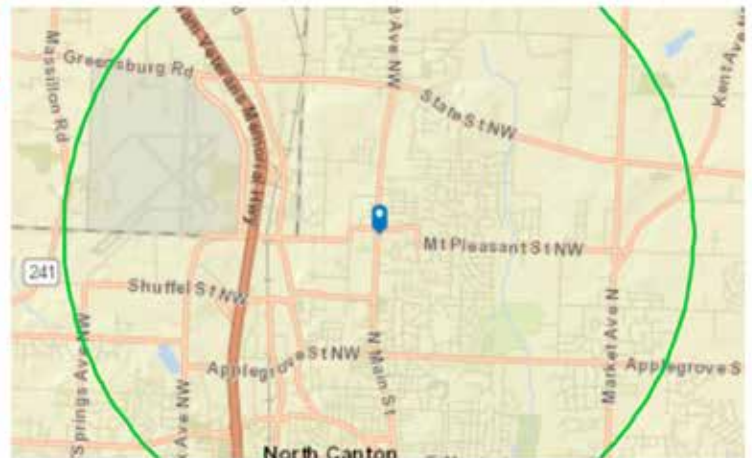
2.3  
Average  
Household Size



\$80,883  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Whitewood St NW	15,700	0.1
Willow Creek Apartment	21,298	0.3
Burkey Rd NW	9,442	0.4
Duplain St NW	1,900	0.5
Bretton St NW	18,186	0.6



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## Traffic Count Profile

8362 Cleveland Ave NW, North Canton, Ohio, 44720  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.90729  
Longitude: -81.40538

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	Cleveland Ave NW	Whitewood St NW (0.1 miles S)	2013	15,700
0.29	Cleveland Avenue Northwest	Willow Creek Apartment (0.02 miles S)	2019	21,298
0.43	Mount Pleasant Street Northwest	Burkey Rd NW (0.09 miles E)	2021	9,442
0.46	Burkey Rd NW	Duplain St NW (0.02 miles N)	2014	1,900
0.56	Cleveland Avenue Northwest	Bretton St NW (0.12 miles N)	2021	18,186
0.56	Mount Pleasant St NW	Woodrush Dr NW (0.02 miles E)	2007	4,400
0.62	Pleasantwood Ave NW	Beech Hill Rd NW (0.14 miles S)	2014	1,400
0.63	Orion Road Northeast	Orion Rd NW (0.07 miles W)	2021	2,990
0.63	Orion Rd NW	Orion Rd NE (0.1 miles E)	2001	3,400
0.70	Cleveland Avenue Northwest	Cleveland Ave NW (0.4 miles N)	2021	10,619
0.73	Highland Park St	Akcan Cir (0.02 miles W)	2014	1,900
0.76	Orion Road Northwest	Hearthstone Ave NW (0.05 miles W)	2021	7,527
0.92	N Main St	Stratavon St NW (0.03 miles N)	2018	17,200
0.95	Highland Park St	Aultman Rd (0.12 miles W)	2014	1,500
0.95	Pittsburg Avenue Northwest	Mount Pleasant Rd (0.21 miles N)	2021	8,697
0.95	Mayfair Road	Brookline Rd (0.04 miles S)	2021	6,523
1.00	Mount Pleasant St NW	Spencer Ave NW (0.09 miles W)	2015	4,100
1.03	MOUNT PLEASANT ST	Pittsburg Ave NW (0.07 miles E)	2020	13,478
1.11	Mount Pleasant Rd	I- 77 (0.09 miles W)	2019	14,942
1.13	Shuffel Street Northwest	Pittsburg Ave NW (0.06 miles SE)	2021	15,730
1.14	Pittsburg Ave NW	Daventry St NW (0.04 miles S)	2015	11,500
1.16	RAMP FROM IR77 NB TO AIRPORT RD Mayfair Rd (0.0 miles )		2021	2,930
1.16	RAMP FROM IR77 NB TO AIRPORT RD Mayfair Rd (0.15 miles E)		2020	2,576
1.18	Applegrove Street Northwest	Ellesmere Ave NW (0.05 miles W)	2021	20,868
1.19	Applegrove St NE	Chatham Ave NE (0.05 miles E)	2007	14,700
1.20	I 77	Mount Pleasant Rd (0.17 miles S)	2021	88,117
1.22	Applegrove Street Northeast	Wilbur Dr NE (0.04 miles E)	2021	18,554
1.24		(0.0 miles )	2019	3,920
1.24	Pittsburg Avenue Northwest	Liberty Ln NW (0.08 miles S)	2021	11,555
1.24	RAMP FROM AIRPORT RD TO IR77 SB Mount Pleasant Rd (0.5 miles S)		2021	3,952

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### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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