

# Mixed-Use Building for Lease

205 3RD ST NW CANTON, OHIO 44702



## Overview

205 3rd Street NW presents a unique opportunity to lease a highly visible mixed-use commercial building in the heart of Downtown Canton. Formerly occupied by the long-standing Gasser Jewelers, the property offers a combination of retail, office, and storage space suitable for a variety of users.

The first-floor features approximately 4500 SF of retail/showroom, while the second floor consists of approximately 4500 SF of finished office space with a mix of private offices and open work areas. The property includes a large basement providing ample storage. Located adjacent to Centennial Plaza and within walking distance of Downtown Canton's restaurants, shops, and entertainment venues, the property offers exceptional visibility, accessibility, and walkability in the heart of the city. With B-5 Central Business District zoning, the property is well suited for a wide variety of uses, including retail, restaurant, office, financial services, entertainment, and fitness, among many others.

## Highlights

- Prominent Downtown Canton Corner Location
- Adjacent to Centennial Plaza
- Former Gasser's Jewelers Location
- Retail Showroom on First Floor
- Office Space on 2nd Floor
- Historical Bank with Character Features
- Large Basement Storage Area

## Property Details

**Lease Rate** ■ \$16.00 SF/YR NNN

**Building Size** ■ 9,000 SF

**Space Available** ■ 600 - 9,000 SF

**Zoning** ■ B-5 Central Business District

| Unit:     | Size:    | Lease Rate:       |
|-----------|----------|-------------------|
| 1st Floor | 4,500 SF | \$16.00 SF/YR NNN |
| 2nd Floor | 4,500 SF | \$16.00 SF/YR NNN |

Rev: July 16, 2026

### 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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View of Centennial



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Photo Render



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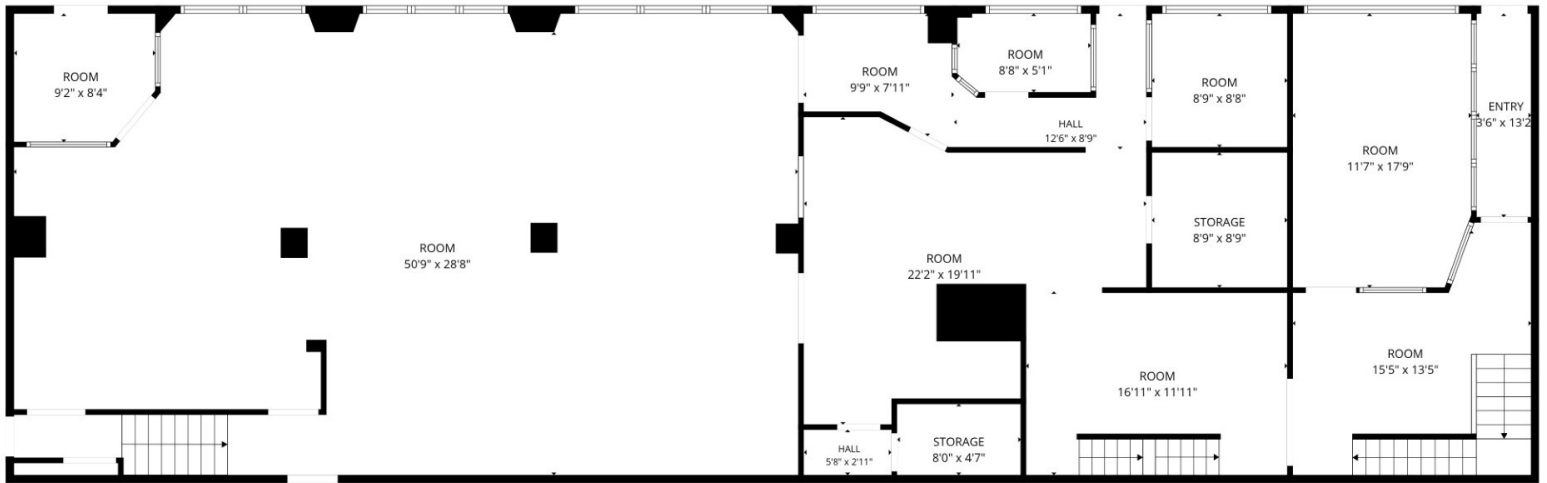
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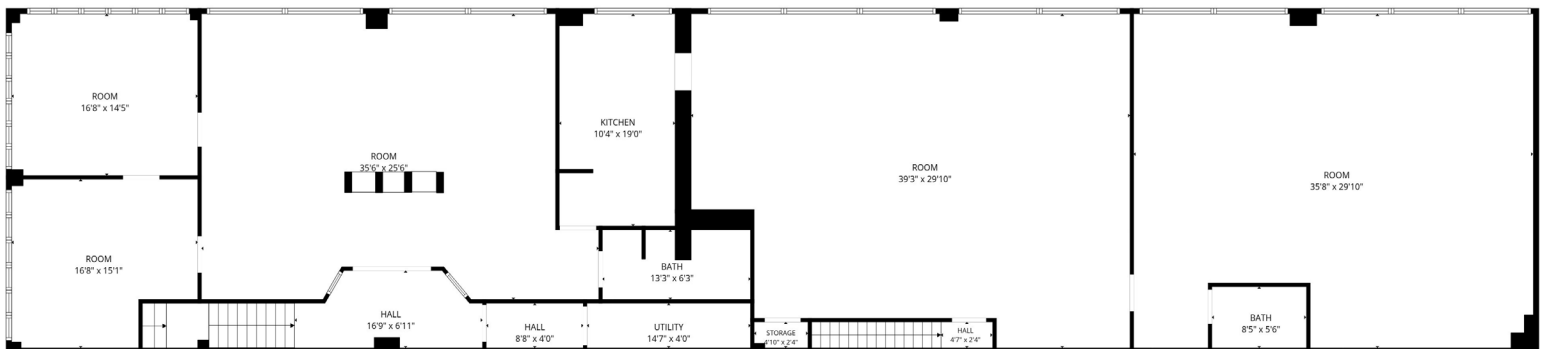
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## 1st Floor



## 2nd Floor



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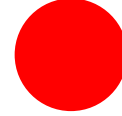
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## DEMOGRAPHICS



75,862

Population



38.8

Median Age



2.3

Average  
Household Size

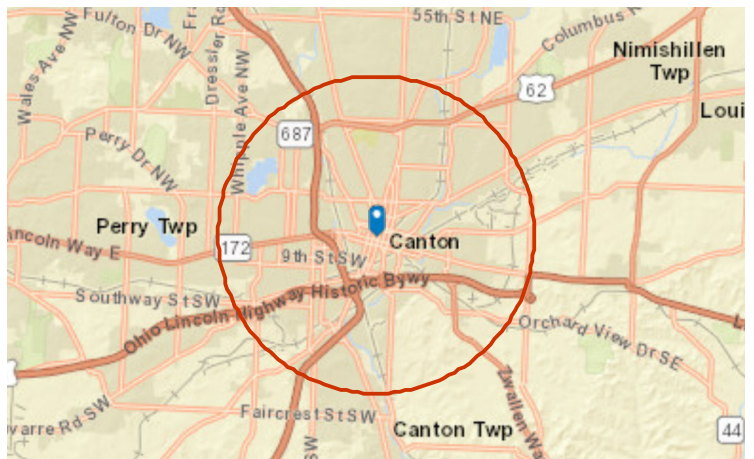


\$49,465

Median Household  
Income

## TRAFFIC COUNT

| Nearest Cross Street | VPD   | Distance (mi) |
|----------------------|-------|---------------|
| 3rd St NW            | 2,977 | 0.0           |
| Cleveland Ave NW     | 1,300 | 0.0           |
| 3rd St NW            | 5,060 | 0.0           |
| Ct Ave NW            | 960   | 0.0           |
| 3rd St NW            | 6,000 | 0.0           |



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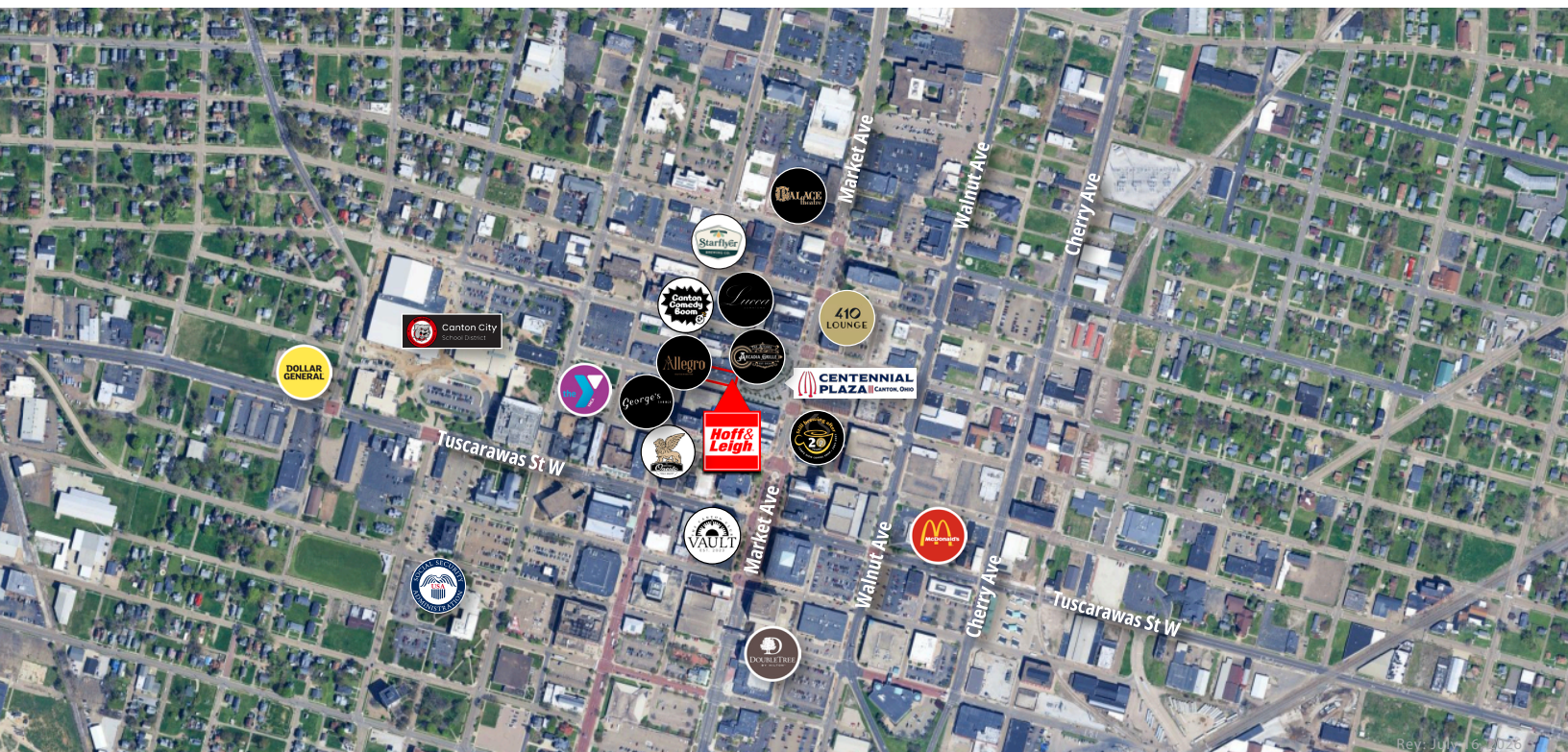
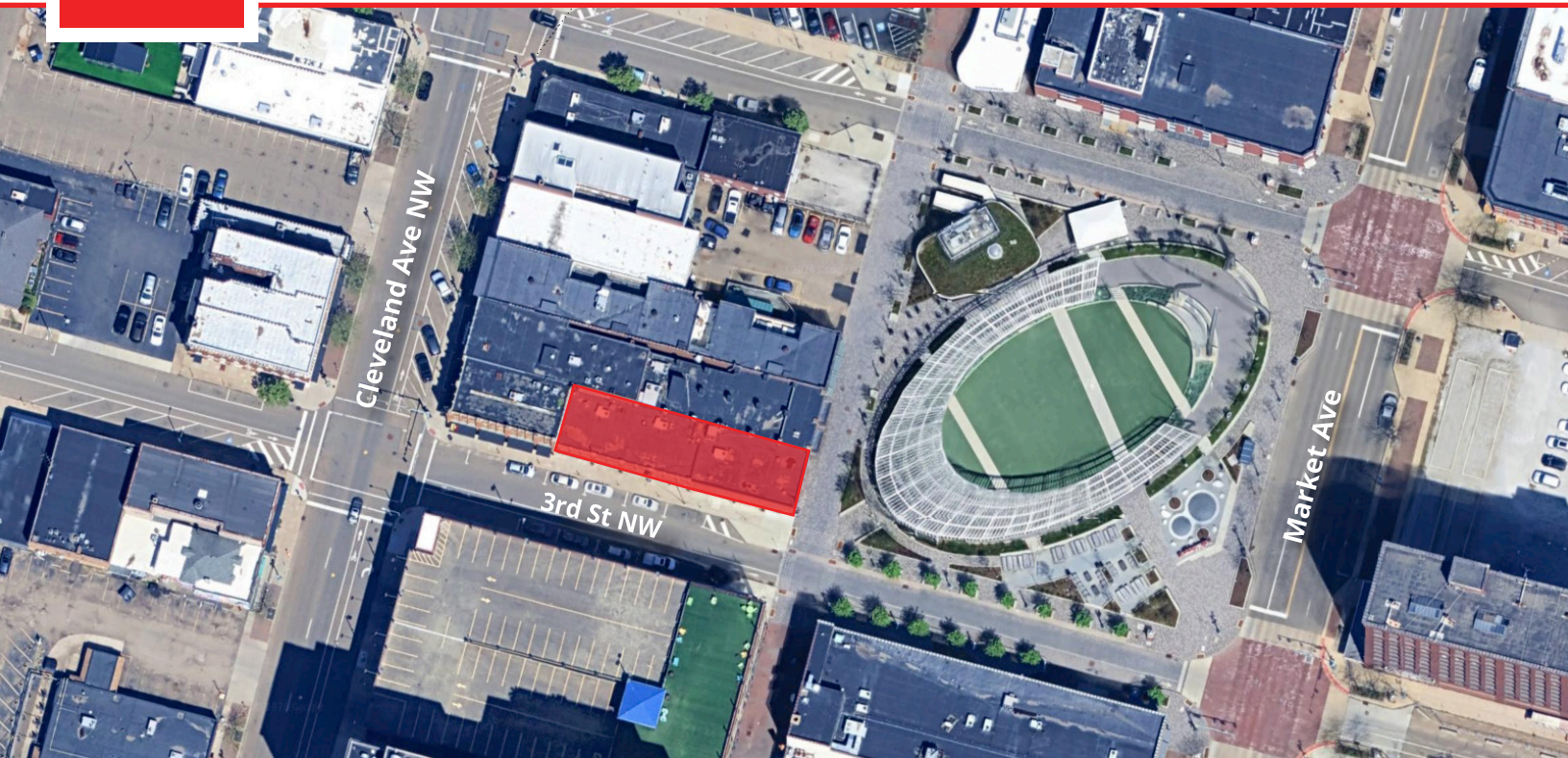
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