

2,000 - 15,120 SF Office/Medical Suites

7251 Wales Ave, NW Canton OH 44720



FOR LEASE

HIGHLIGHTS:

- Brand new construction / build to suit
- Suites are in shell condition and are ready to be built out to tenants specific needs
- Lease includes a build out allowing users to customize everything from floor coverings to light fixtures
- Opportunities for larger and smaller sized users (2,000 SF 15,120 SF)
- Located in a quiet setting yet close to Canton and Akron
- Ample on site parking
- Zoning: JAC B3 (Commercial Zoning)

LEASE RATE: \$18.00/SF Modified Gross



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| TOTAL POPULATION: | 3,537 | 25,398 | 85,442 |
| TOTAL HOUSEHOLDS: | 1,346 | 9,783 | 35,400 |
| MEDIAN HH INCOME: | \$84,685 | \$88,189 | \$70,679 |

Josh Zeiger | Cell: 330-417-7744 | jzeiger@deweesreg.com | Tyler Light | Cell: 330-327-8309 | tlight@deweesreg.com Office: 330-991-8080 X 101 | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.