



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR LEASE**

EMMCOREALTYGROUP.COM

## **WELCOME TO SOUTHGATE COMMONS**

3001-3049 Cleveland Ave. SW  
Canton, OH 44707

LEASE RATE  
Negotiable



### **OFFICE**

Kristen Kantounatakis  
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**COLDWELL BANKER COMMERCIAL**  
**EMMCO REALTY GROUP**  
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# WELCOME TO SOUTHGATE COMMONS

3001-3049 Cleveland Ave. SW, Canton, OH 44707

LEASE



## PROPERTY DESCRIPTION

Neighborhood shopping center with diverse co-tenants serving south Canton neighborhoods. Offering competitive rates at a well maintained property. Located on Cleveland Ave., with terrific access to I-77. Just 9 miles south of Belden Village and serves communities south to New Philadelphia. Located within one mile of NEW Canton South High School serving 856 students. Major Employers include: Aultman, The Timken Co., Mercy Medical Center, Fisher Foods, General Electric, Die Bold, Chesapeake Energy Headquarters.

## PROPERTY HIGHLIGHTS

- Max contiguous space: 12,000 SF Available
- Main shopping center for Canton South neighborhoods
- Small Office Suites with flexible lease terms
- 1,275 - 12,000 SF Available for retail and service
- Ingress and egress at lighted intersection
- New facade in 2018

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## SPACES

## SPACE SIZE

3	1,500 SF
5	2,000 SF
6	7,500 SF
8	200 - 2,265 SF
10	2,880 SF
15	2,880 - 6,480 SF
16	3,600 - 6,480 SF
20	2,000 - 12,000 SF
23	1,100 SF
24	1,200 SF
25	1,200 SF

## DEMOGRAPHICS

### 1 MILE

### 5 MILES

### 10 MILES

Total Households	1,024	48,811	128,264
Total Population	2,396	116,866	308,802



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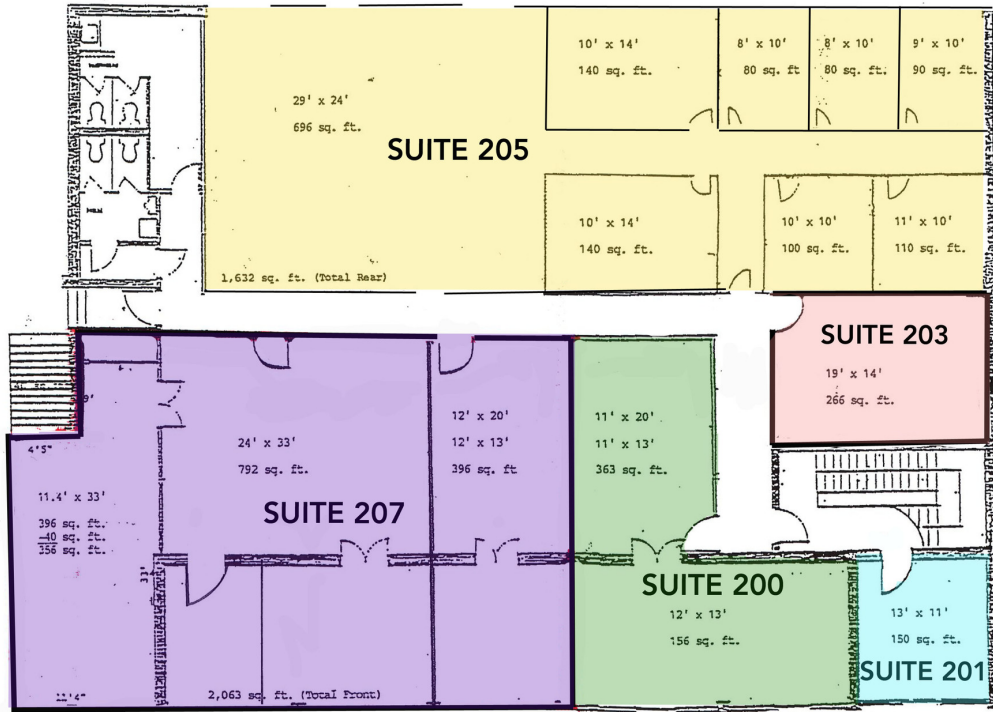
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## 2ND FLOOR OFFICE SUITES



### 2ND FLOOR OFFICE SUITE (OVER SPACE #12)

# 200	519 SQ. FT.	AVAILABLE	# 205	1,436 SQ. FT.	AVAILABLE
# 201	150 SQ. FT.	AVAILABLE	# 207	1,450 SQ. FT.	Beaver Excavating Company
# 203	266 SQ. FT.	AVAILABLE			

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SUITE	TENANT	SIZE (SF)
1	Your Olde Time Hardware	9,500 SF
2	Family Dollar	13,884 SF
3	Available	1,500 SF
4	Landlord Space	2,730 SF
5	Available	2,000 SF
6	Available	7,500 SF
7	People Helping People	1,340 SF
8	Available	200 - 2,265 SF
9	License Bureau	2,400 SF
10	Available	2,880 SF
11	Lucky Junction	4,880 SF

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SUITE	TENANT	SIZE (SF)
12	El Campero Mexican Restaurant	4,880 SF
13	Great Lakes Construction	1,275 SF
14	Canton South Eyecare	2,805 SF
15	Available	2,880 - 6,480 SF
16	Available	3,600 - 6,480 SF
17	GoAuto Insurance	1,500 SF
18	White Rose Laundry	1,800 SF
19	Best Cuts	1,800 SF
20	Available	2,000 - 12,000 SF
21	O'Reilly's Auto Parts	12,000 SF
22	CS Nutrition	650 SF
23	Available	1,100 SF
24	Available	1,200 SF
25	Available	1,200 SF
26	H&R Block	900 SF
27	Angelics: A Quilter's Haven	3,180 SF
28	Canton Discount Tire	5,985 SF
29	McDonald's	2,500 SF
30	Key Bank	2,500 SF
31	Dairy Queen	2,000 SF

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