

GENERAL BACKGROUND INFORMATION

(As available on 8/2014 - subject to change without notice)

Route 62 Plaza

2329-2347 Columbus Road NE

1 Building Gross Square Footage 9,640 +/- SF
Real Property Located in Plain Township, Ohio
Stark County

List Price - \$649,000 **New Price \$549,000**



Materials Presented by:

Ag REAL ESTATE GROUP, INC.

Eric M. Silver, President & Broker
Eric Zimmerman, Vice President

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



We are pleased you have selected *Ag Real Estate Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *Ag Real Estate Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With *Ag* Real Estate Group, Inc.

Ag Real Estate Group, Inc. does represent both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a *Ag* Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a *Ag* Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by *Ag* Real Estate Group, Inc. agents, these agents and *Ag* Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties *Ag* Real Estate Group, Inc. has listed. In that instance, *Ag* Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. *Ag* Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because *Ag* Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and *Ag* Real Estate Group, Inc. will be representing your interests.

When acting as a buyer's agent, *Ag* Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

REGISTRATION

CREPD, LLC
Route 62 Plaza

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the later date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: */ am / am not* represented by a broker or agent.

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

2329-2347 Columbus Road

This property is owned by, CREPD LLC. The existing owner, manager, and broker do not have historical operating data to pass along to potential purchasers.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document specifically and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable; however the accuracy of the information has not been verified by any of the following: The owner, manager, or broker and their agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

THE OWNER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY.

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE BROKER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE BROKER.

GENERAL BACKGROUND INFORMATION

(Included as of 8/2014)

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Market Information

Welcome to Canton!

Located in northeastern Ohio, the City of Canton provides its residents with many benefits of big-city living while maintaining its charm as a medium-sized Midwestern town. Canton is home to many well-known national landmarks like the NFL Pro Football Hall of Fame, the William McKinley Presidential Library/National Monument, and the National First Ladies Library and Research Center.



In addition to being the birthplace of American professional football and many important figures in our nation's history, Canton is also home to a vibrant arts community. The Canton Symphony Orchestra, Canton Ballet, and Canton Museum of Art give residents a place to experience art and culture from around the world, and our growing local artists' community is quickly becoming well-known as a dynamic presence in the region.

World-class hospitals and five area universities provide excellent care and an enriching learning environment while the serenity of our public parks and nature preservations allow Cantonians time away from the hustle and bustle of city living. With the cost of real estate estimated at less than half of the national average, Canton is as affordable as it is enjoyable.

Whether looking for a place to call home, a place to locate your business, or simply a place to visit for the weekend, we welcome you to Canton!

The above content was found on: <http://cantonohio.gov>

Market Information



Here you will find excellence in the breadth and quality of our 300 academic degree programs, and in the highly talented faculty who will help mold you into a critical thinker. Here you will find a metropolitan setting that places you in the heart of a dynamic, regional economy, and in sync with the pulse of business, government and the community. Most important, here you will discover energy, in the high-tech classrooms of our new academic buildings, in our new Student Union and Student Recreation and Wellness Center, and among the 200 student organizations on campus.



Akron Children's brings high quality care to infants, children, teens, burn victims of all ages and adults with congenital, genetic and maternal/fetal conditions. Centered at our hospital campuses in Akron and the Mahoning Valley, our integrated healthcare system has more than 80 locations to serve a multi-state region.

Our dedicated staff of nearly 740 pediatric providers handles more than 600,000 patient visits each year. Akron Children's has been recognized as a Best Children's Hospital by U.S. News & World Report and has earned Magnet Recognition Status for nursing excellence from the American Nurses Credentialing Center.

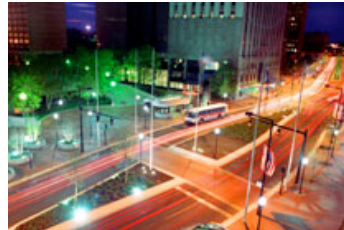
In addition to our primary, critical and specialized care, we offer more than 100 advocacy, education and outreach programs to promote the well-being of children. We are a major teaching affiliate of Northeast Ohio Medical University, helping train a new generation of pediatricians and specialists, and our research institute is dedicated to advancing pediatric medicine and improving standards of patient care.



The Pro Football Hall of Fame is the hall of fame for professional football in the United States with an emphasis on the National Football League. The hall opened in Canton, Ohio, on September 7, 1963, with 17 charter enshrinees.

The above content was found on: www.uakron.edu, www.akronchildrens.org, and en.wikipedia.org

Market Information - Downtown Akron Highlights



The Arts...

The Akron Art Museum, founded in 1922, houses a permanent collection of over 3,800 objects. Particular areas of strength include American painting and sculpture since 1960, 20th-century American and international photography and American impressionist and tonalist paintings. The museum's Martha Stecher Reed Library houses over 10,000 titles supporting the research and teaching goals of the museum. In July 2007, the Akron Art Museum moved in to a new building designed by the Austria-based architecture firm COOP HIMMELB(L)AU. Joined with the museum's existing 19th century building, the new John S. and James L. Knight Building added 64,000 square feet of programming and public space.

Long recognized among the community's cultural landmarks, the **Akron Civic Theatre** has a rich and spectacular history. It has provided the community with a venue for quality entertainment and live performances.

The theater was built in 1929 by Marcus Loew and designed by famed theater architect, John Eberson. The interior structure was fashioned after a Moorish castle featuring Mediterranean decor, including medieval carvings, authentic European antiques and Italian alabaster sculptures. Among facilities of its size, the Civic is one of only five remaining atmospheric theaters in the country where patrons experience a twinkling star-lit sky and intermittent clouds moving across the horizon, all while sitting inside the auditorium.

In June 2001, the Akron Civic Theatre closed its doors for a sixteen month restoration and expansion project. Just over \$19 million was spent bringing the theater up to modern performance and patron standards, and to restore its infrastructure.

Sports...

Northeastern Ohio is home to great baseball. **The Akron Aeros**, Class AA Affiliate of the Cleveland Indians, play in Canal Park Stadium in Downtown Akron.

Family Fun...

The Akron Zoo, located on 50 acres just west of downtown, is one of only 218 accredited world conservation zoos by the Association of Zoos and Aquariums (AZA). As an AZA member, your Akron Zoo participates in breeding programs to save endangered species. When you visit the zoo, you'll come nose-to-nose with more than 700 animals, including endangered Humboldt penguins, snow leopards, Sumatran tigers, jaguars, jellyfish and Komodo dragons.

The above content was found on: www.downtownakron.com

Market Information-Shopping



Summit Mall is anchored by Dillard's and Macy's and boasts more than 120 specialty stores, including Ann Taylor, Banana Republic, Brookstone, Build-A-Bear Workshop, The Body Shop, Cache, The Disney Store, Eddie Bauer, Gymboree, Hot Topic, Victoria's Secret and Williams-Sonoma. Whether you're shopping for others or treating yourself, you're sure to find what you need at Summit Mall where there are more choices. Summit Mall is conveniently located off Interstates 76 & 77 on W. Market Street in Fairlawn, Ohio.



Chapel Hill Mall: Dubbed "The Friendliest Mall of All." Anchor stores include JCPenney, The Gap, Aeropostale, Spencer Gifts, Victoria's Secret and Kaufmann's.



Don Drumm Studios & Gallery: This exceptional two-building gallery complex features works by more than 500 professional artisans including Don Drumm's architectural sculptures and cast aluminum crafts and Lisa Drumm's whimsical soft sculptures and colorful "Knotty Family" dolls. To arrange a group tour, please call gallery manager in advance. No charge. Free parking.

The above content was found on: <http://www.visitakron-summit.org>

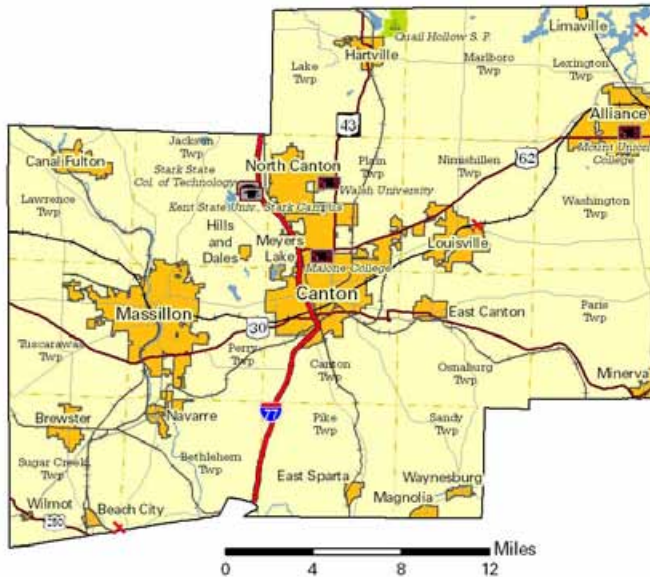
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Stark County

Established: Act - February 13, 1808
2013 Population: 375,432
Land Area: 576.2 square miles
County Seat: Canton City
Named for: General John Stark, Revolutionary War



Taxes

Taxable value of real property	\$6,153,480,430
Residential	\$4,630,061,130
Agriculture	\$234,197,210
Industrial	\$239,565,110
Commercial	\$1,039,409,800
Mineral	\$10,247,180
Ohio income tax liability	\$233,343,855
Average per return	\$1,372.44

Land Use/Land Cover

	Percent
Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	22.46%
Cropland	25.71%
Pasture	10.75%
Forest	38.89%
Open Water	0.84%
Wetlands (Wooded/Herbaceous)	1.11%
Bare/Mines	0.25%

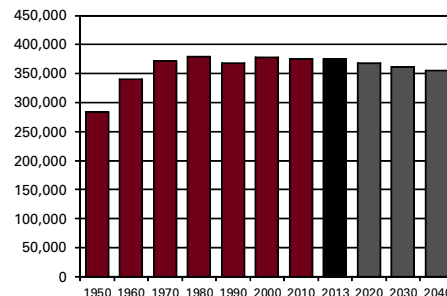
Largest Places

	Est. 2013	Census 2010
Canton city	72,535	73,007
Jackson twp UB	40,366	40,152
Plain twp UB	35,009	34,900
Massillon city	32,183	32,149
Perry twp UB	28,369	28,303
Lake twp UB	27,140	27,017
Alliance city (pt.)	22,174	22,282
North Canton city	17,496	17,488
Canton twp UB	12,677	12,685
Nimishillen twp	9,676	9,652

UB: Unincorporated balance.

Total Population

Census			Estimated
1800		1800	122,987
1810	2,734	1820	177,218
1820	12,406	1830	221,784
1830	26,588	1840	234,887
1840	34,603	1850	283,194
1850	39,878	1860	340,345
1860	42,978	1870	372,210
1870	52,508	1880	378,823
1880	64,031	1890	367,585
1890	84,170	2000	378,098
1900	94,747	2010	375,586
		Projected	
		2020	368,210
		2030	361,130
		2040	355,500



Ohio County Profiles

Stark County

Population by Race	Number	Percent
ACS Total Population	375,593	100.0%
White	333,935	88.9%
African-American	27,292	7.3%
Native American	782	0.2%
Asian	2,880	0.8%
Pacific Islander	30	0.0%
Other	934	0.2%
Two or More Races	9,740	2.6%
Hispanic (may be of any race)	6,030	1.6%
Total Minority	46,069	12.3%

Educational Attainment	Number	Percent
Persons 25 years and over	256,855	100.0%
No high school diploma	28,936	11.3%
High school graduate	101,980	39.7%
Some college, no degree	53,405	20.8%
Associate degree	19,430	7.6%
Bachelor's degree	35,741	13.9%
Master's degree or higher	17,363	6.8%

Family Type by Employment Status	Number	Percent
Total Families	99,656	100.0%
Married couple, husband and wife in labor force	39,639	39.8%
Married couple, husband in labor force, wife not	13,488	13.5%
Married couple, wife in labor force, husband not	6,223	6.2%
Married couple, husband and wife not in labor force	14,683	14.7%
Male householder, in labor force	5,182	5.2%
Male householder, not in labor force	1,502	1.5%
Female householder, in labor force	13,340	13.4%
Female householder, not in labor force	5,599	5.6%

Household Income	Number	Percent
Total Households	150,299	100.0%
Less than \$10,000	11,554	7.7%
\$10,000 to \$19,999	18,136	12.1%
\$20,000 to \$29,999	18,736	12.5%
\$30,000 to \$39,999	17,851	11.9%
\$40,000 to \$49,999	15,765	10.5%
\$50,000 to \$59,999	12,940	8.6%
\$60,000 to \$74,999	15,345	10.2%
\$75,000 to \$99,999	18,207	12.1%
\$100,000 to \$149,999	14,540	9.7%
\$150,000 to \$199,999	3,874	2.6%
\$200,000 or more	3,351	2.2%
Median household income	\$45,689	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	375,593	100.0%
Under 5 years	21,576	5.7%
5 to 17 years	64,168	17.1%
18 to 24 years	32,994	8.8%
25 to 44 years	88,156	23.5%
45 to 64 years	107,518	28.6%
65 years and more	61,181	16.3%
Median Age	41.2	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	99,656	100.0%
Married-couple families with own children	26,219	26.3%
Male householder, no wife present, with own children	3,414	3.4%
Female householder, no husband present, with own children	11,056	11.1%
Families with no own children	58,967	59.2%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	99,656	100.0%
Family income above poverty level	88,820	89.1%
Family income below poverty level	10,836	10.9%
Married couple, with related children	1,897	1.9%
Male householder, no wife present, with related children	975	1.0%
Female householder, no husband present, with related children	5,723	5.7%
Families with no related children	2,241	2.2%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	366,714	100.0%
Below 50% of poverty level	22,833	6.2%
50% to 99% of poverty level	30,270	8.3%
100% to 149% of poverty level	34,666	9.5%
150% to 199% of poverty level	35,921	9.8%
200% of poverty level or more	243,024	66.3%

Geographical Mobility	Number	Percent
Population aged 1 year and older	371,208	100.0%
Same house as previous year	323,939	87.3%
Different house, same county	32,966	8.9%
Different county, same state	9,506	2.6%
Different state	3,935	1.1%
Abroad	862	0.2%

2329-2347 Columbus Road

Property Photo



2329-2347 Columbus Road

Data Sheet

Route 62 Plaza

2329 - 2347 Columbus Road NE
Plain Township, OH 44705

The Property

Property:	Route 62 Plaza
Address:	2329 – 2347 Columbus Road NE Plain Township, OH 44705
Zoning:	B-2 General Business District
Lot Size:	0.6912 acres +/-
Parcel Number:	5205977

Building

Number of Spaces:	3
Number of Buildings:	1
Number of Stories:	1
Year Built:	1990
Gross Building Square Footage:	9,640 SF +/-
Parking:	Paved asphalt – 40 striped spaces +/-

Construction

Exterior Walls:	Concrete Block
Roof:	Asphalt Singles - varies
Floor:	Concrete Slab

Utilities

Water:	City of Canton – Separately Metered
Sewer:	Stark County – 1 meter
Electric:	Separately Metered w/ additional for common areas
Gas:	Separately Metered

HVAC

Heat:	Individual Furnaces in each suite
Cooling:	Individual a/c units for each suite located on roof

**All information to be verified by potential purchaser.*

2329-2347 Columbus Road

Rent Roll

Contact Listing Broker for Current Rent Roll

Offering Summary

Summary

Price	\$649,000
Down Payment - 25%	\$162,250
Price Per Gross Building SF	\$67.32
Building Square Footage +/-	9,640
Number of Stories	1
Lot Size	.6912 acres +/-
Year Built	1990

Sample New Financing

Loan Amount	\$486,750
Loan Type	Proposed New
Interest Rate	6.00%
Amortization (years)	20
Term	5 Years
Loan To Value	75%

Potential Operating Data - Year 1 (after stabilization)

Gross Potential Income	\$114,181
Net Effective Income	\$103,063
Expenses - Estimate	\$30,828
Net Operating Income	\$72,235
Annual Debt Service	\$41,847
Cash Flow	\$30,388

**Summary for illustration purposes only. Potential purchaser to develop own proforma.*

Sample Financing Scenario

Loan Amount	\$486,750
Loan Type	Proposed New
Interest Rate	6.00%
Amortization (years)	20
Term	5 Years
Loan To Value	75%

**Neither Seller, Broker, Agent or any parties related to them are offering any form of financing. Terms of financing are dependent on market conditions, which may vary.*

Sample Income & Expense Statement

Income	Monthly Annual	
Potential Gross Base Rent Income	\$9,266	\$111,188 ¹
Potential Gross Additional Income (NNN Charges)		⁴
Suite 2335 @ 58.44%	\$0	\$0
Suite 2341 @ 13.92%	\$249	\$2,993
Suite 2347 @ 27.64%	\$0	\$0
Total Potential Gross Additional Income	\$249	\$2,993
Total Potential Gross Income	\$9,515	\$114,181
Less Vacancy (10%)	\$927	\$11,119
Potential Effective Gross Income	\$8,589	\$103,063

Expenses	Monthly Annual	
Insurance @ \$.15 per sf	\$120.50	\$1,446
Real Estate Taxes	\$1,108	\$13,298 ³
Utilities (common area lights)	\$100	\$1,200 ²
Management @ 5%	\$463	\$5,559
Maintenance & Repairs @ \$.50 sf	\$402	\$4,824
Accounting & Legal	\$125	\$1,500 ²
Landscaping / Snow Removal	\$200	\$2,400 ²
Administrative	\$50	\$600 ²
Reserves for Replacement / Capital Expenses	\$200	\$2,400 ²
Total Expenses	\$2,569	\$30,828
Net Operating Income (before debt service)	\$6,020	\$72,235

1 - Based on August 2014 Rent Roll

2 -Historical / actual data not available based on Broker assumptions

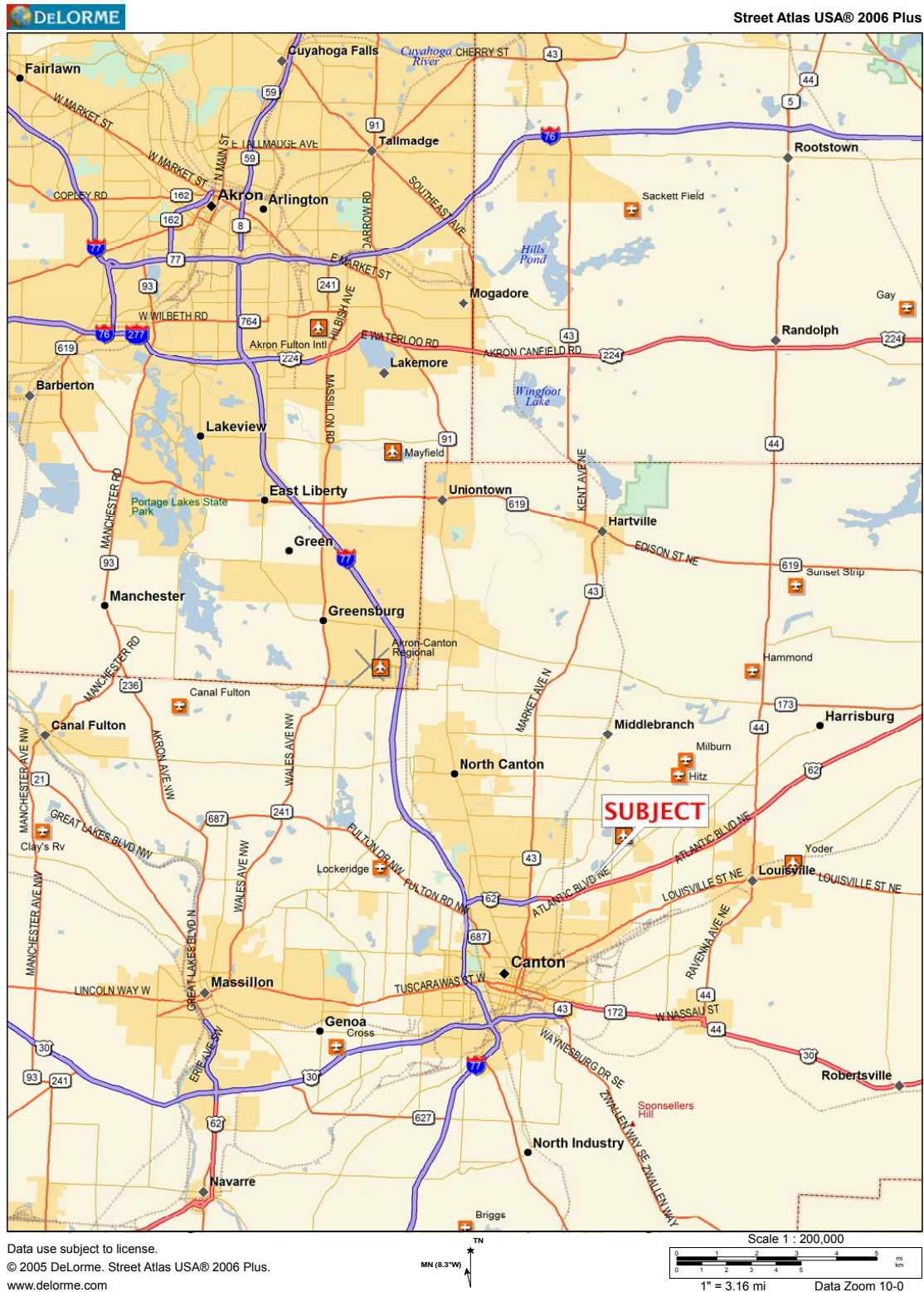
3 - Based on 2013 tax year per Auditor

4 - Based on current lease agreements as of August 2014 - see rent roll for further details

**All information to be verified by prospective purchaser. May be subject to additional expenses not listed.*

2329-2347 Columbus Road

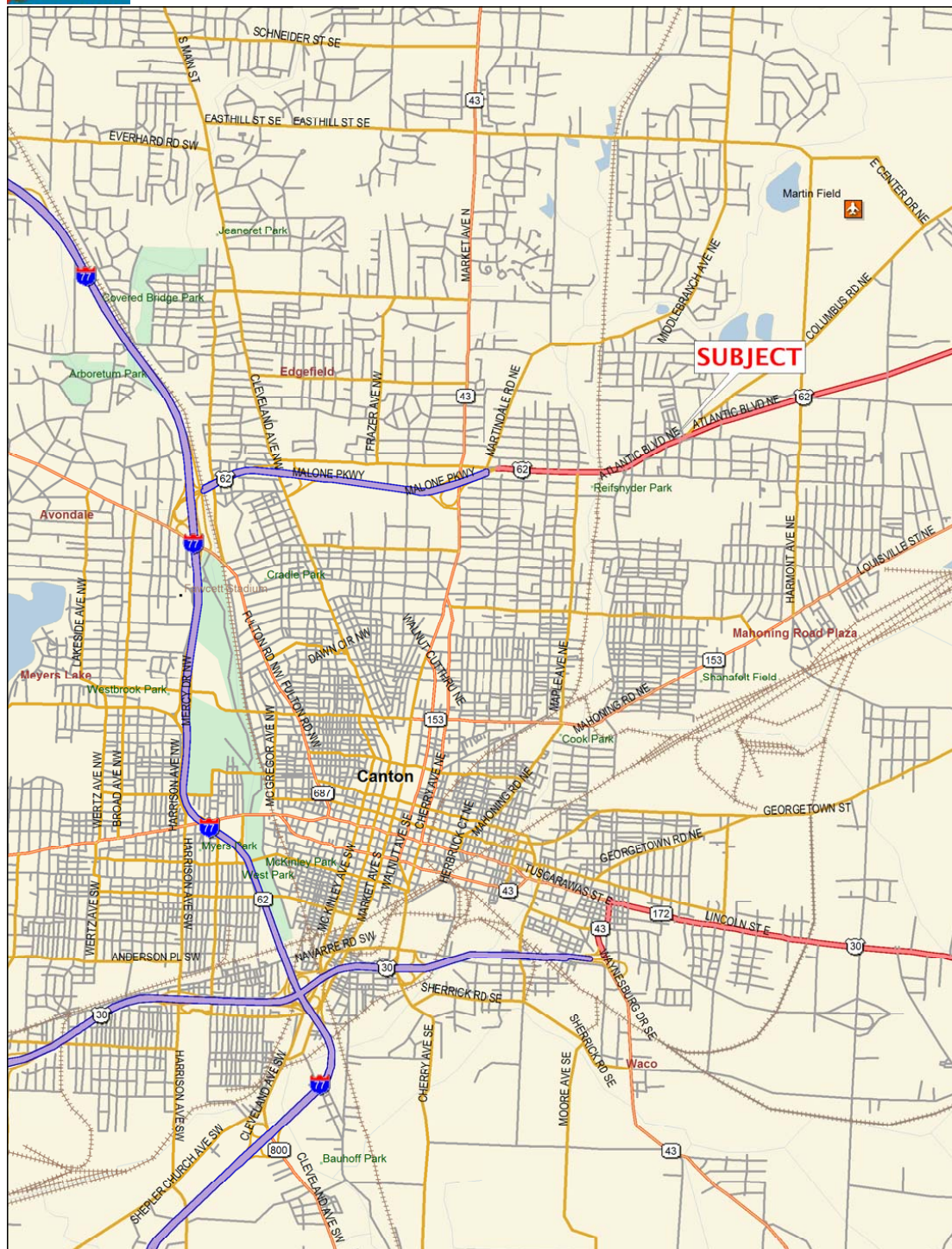
Location Map



Location Map



Street Atlas USA® 2006 Plus



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www.delorme.com



Scale 1 : 50,000

0 1/4 1/2 3/4 1 mi
0 1/2 1 2 km

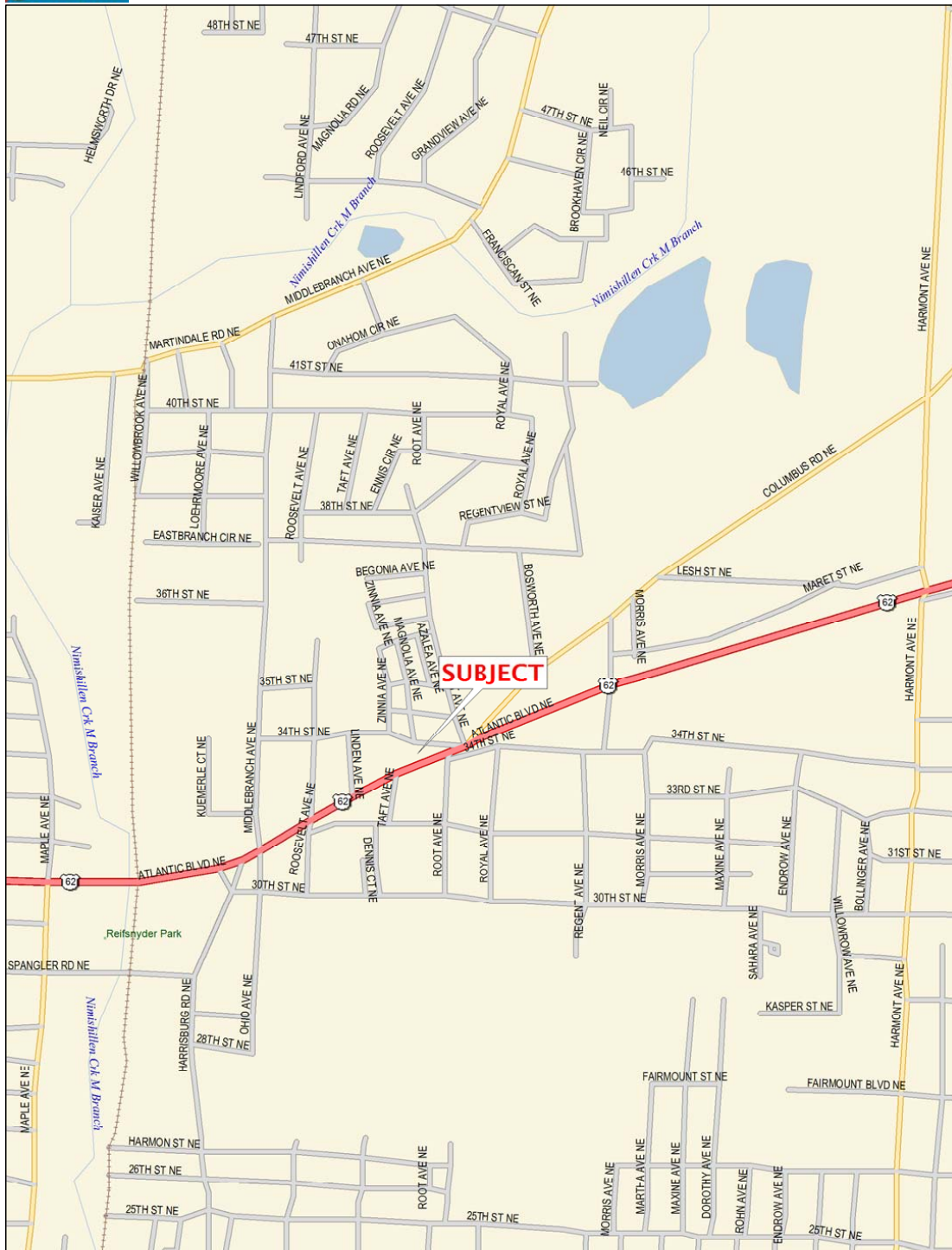
1" = 4,166.7 ft Data Zoom 12-0

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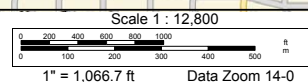
Location Map



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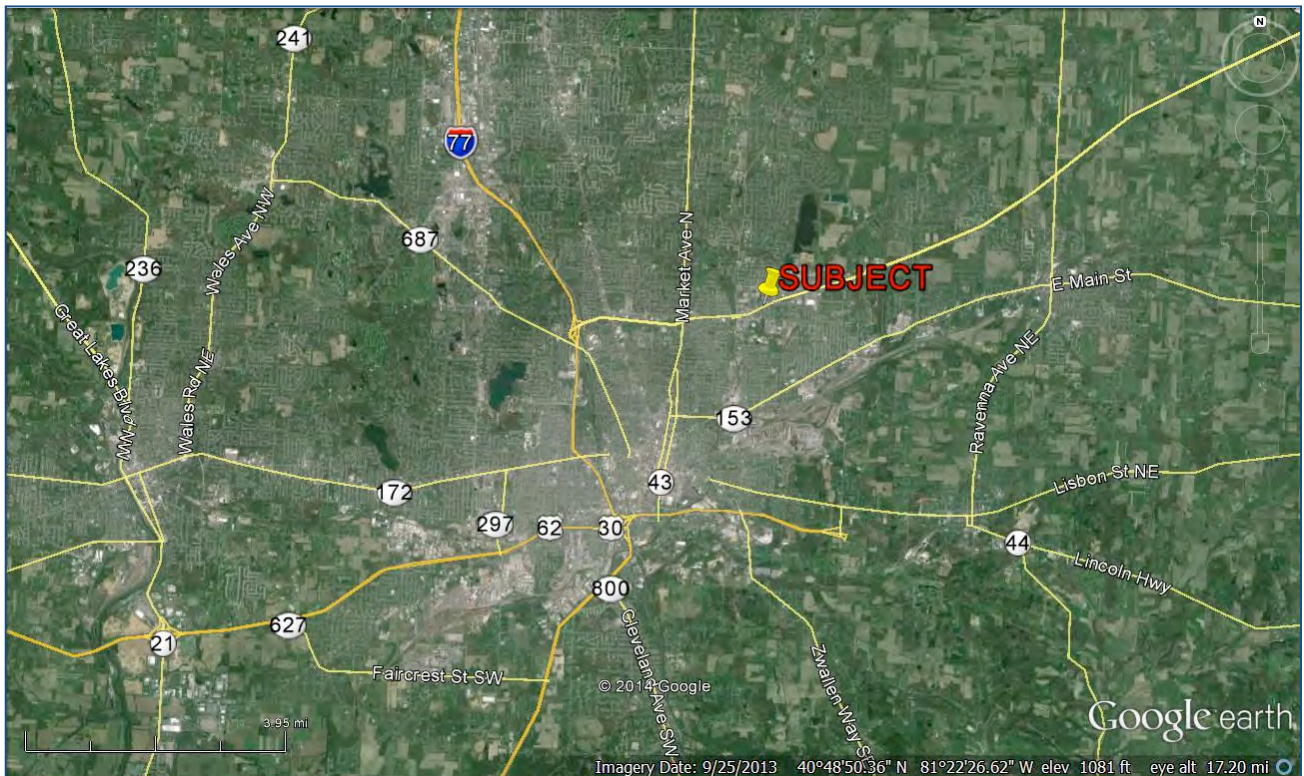
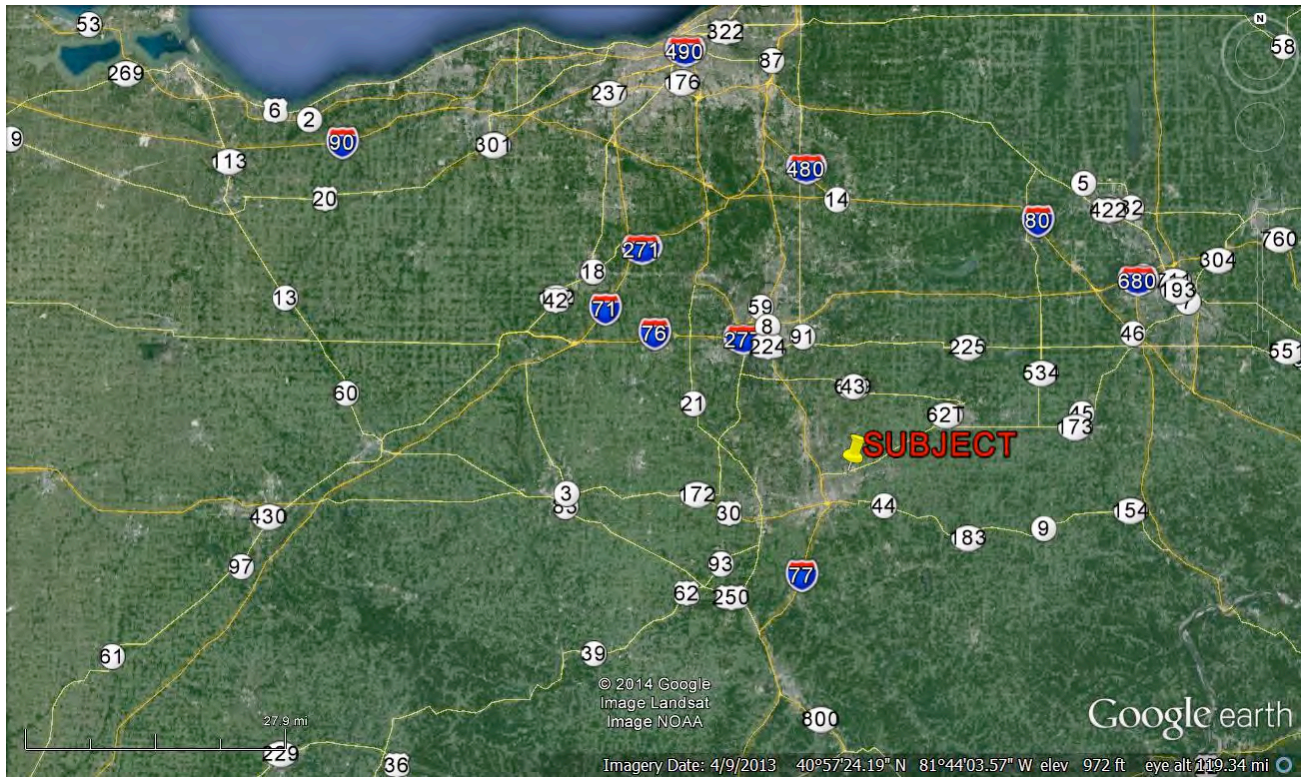
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Tax Map



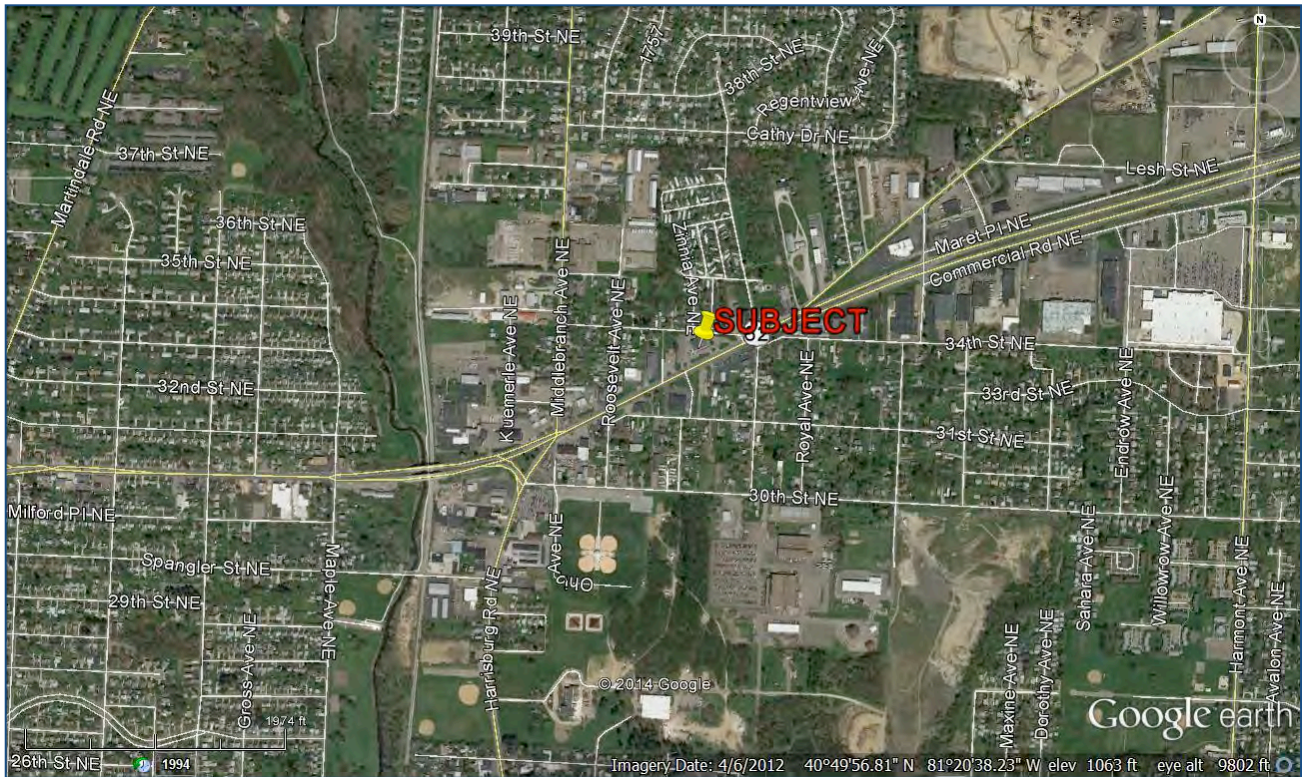
2329-2347 Columbus Road

Aerial Photos



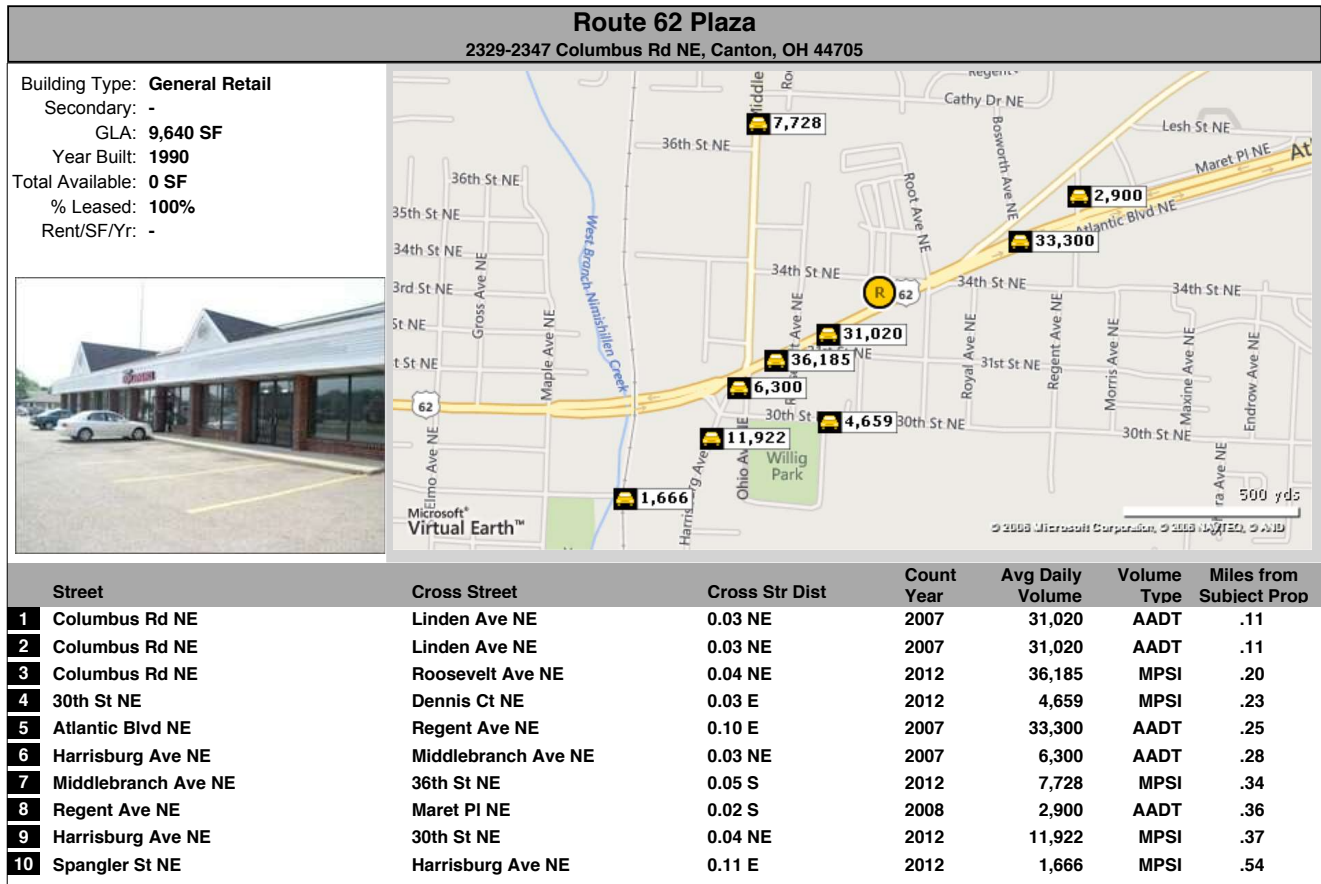
2329-2347 Columbus Road

Aerial Photos



2329-2347 Columbus Road

Traffic Count Report



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Zoning Information

SECTION 711 S-1 SUBURBAN OFFICE DISTRICT

SECTION 711.1 PURPOSE

This district is established to create an environment conducive to well-located and designed office building sites to accommodate professional offices, nonprofit organizations, and limited business service activities.

SECTION 711.2 USES

Within an S-1 Suburban Office District no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one (1) or more of the following uses:

A. Permitted Uses

1. Single-family, two-family, and multi-family dwellings, subject to the lot and yard requirements of Section 705, R-3 Multi-Family Low Density Residential District.
2. Public buildings.
3. Churches and other buildings for the purpose of religious worship.
4. Administrative or executive offices.
5. Professional offices.
6. Financial institutions.
7. Radio and television broadcasting stations, not including transmission towers.
8. Accessory uses incidental to the uses permitted on the same premises. (amendment #556, effective 8-8-14)
9. Signs as permitted and regulated by Article VIII.
10. Roadside stands (farm markets).
11. Bed & Breakfast Homestay.
12. Personal Service Shops provided the floor area devoted to such use is no greater than three thousand (3,000) square feet.
13. Funeral homes and mortuaries.

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article XI and to the specific requirements of Article XI referred to below:

1. Parking lots, accessory to uses permitted in adjacent zoning districts, subject to Subsections 103, 105, 109, 132.
2. Cemetery, subject to Subsections 101, 103, 104, 106, 109, 119, 125.
3. Institutions for medical care being defined as hospitals, clinics, convalescent homes, congregate living facilities, nursing homes or assisted living facilities, subject to Subsections 101, 102, 103, 105, 106, 107, 109, 114, 125, 126. (amendment #552, effective 6-28-13)

4. Institutions for education, subject to Subsections 102, 103, 104, 105, 106, 109, 125, 126, 133, 134.
5. Extensive recreational facilities, subject to Subsections 101, 102, 103, 104, 105, 108, 109, 114, 121, 122, 123, 125, 126, 128.
6. Planned office complex, subject to Subsections 103 and 120.
7. Child daycare center, subject to Subsections 102, 103, 104, 109, 114, 122, 125, 126, 133, 134.
8. Drive-in banking facilities, subject to Subsections 103, 117.
9. Group Dwelling Complex, subject to Subsections 105, 107, 109, 116, 127.
10. Bed & Breakfast Inn, subject to Subsections 109, 122, 125, 129, 147.
11. Wireless Telecommunication Antenna attached to existing building or existing structure subject to Subsection 124.
12. Strip mining, including sand and gravel extraction, soil and peat moss removal, subject to Subsections 105, 110, 111, 112, 113, 114, 122, 125, 150, 151, 152, 153.
13. Bed & Breakfast Inn, subject to Subsections 109, 122, 125, 129, 147.
14. Small wind energy systems, subject to Subsection 154.
15. Accessory solar energy systems, subject to Subsection 155. (amendment #551, effective 4-11-13)
16. Adult Day Care Center, subject to Subsections 102, 103, 104, 109, 114, 122, 125, 126, 134. (amendment #552, effective 6-28-13)

**SECTION 711.3 LOT REQUIREMENTS &
SECTION 711.4 YARD REQUIREMENTS**

USE	LOT AREA (sf)	FRONTAGE (ft)	LOT WIDTH AT BUILDING LINE	FRONT YARD DEPTH (ft)	REAR YARD DEPTH (ft) *	SIDE YARD DEPTH (ft) **
Suburban Office	20,000	50	100	45	25	25

* Minimum Rear Yard Depth – fifty (50) feet if adjacent to a residential district.

** Minimum Side Yard Width – fifty (50) feet if adjacent to a residential district and on the side adjacent to the residential district only.

Yards adjoining residential districts:

When development is proposed on property adjacent to an R-R, R-1, R-1A, R-2, R-5, or R-6 district, a buffer yard of twenty (20) feet shall be provided in accordance with requirements of Article VI, General Standards and Special Provisions, Section 603.10.

SECTION 711.5 MAXIMUM BUILDING HEIGHT

Thirty-five (35) feet.

SECTION 711.6 PARKING AND LOADING REQUIREMENTS

As regulated by Article IX.

SECTION 712 B-1 NEIGHBORHOOD BUSINESS DISTRICT

SECTION 712.1 PURPOSE

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicles and pedestrian traffic.

SECTION 712.2 USES

Within a B-1 Neighborhood Business District no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one (1) or more of the following uses:

A. Permitted Uses

1. All uses permitted in the S-1 Suburban Office District.
2. Convenience retail uses and personal services stores, being defined as food sales, drug stores, barber or beauty shops, shoe repair shops, and other similar uses, provided the floor area devoted to such use or store is no greater than five thousand (5,000) square feet.
3. Restaurants, not including drive-thru, drive-in, drive-up facilities or carry-out services, except as permitted as a conditional use.
4. Accessory uses incidental to the uses permitted on the same premises. (amendment #556, effective 8-8-14)

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein subject to the general requirements of Article XI and to the specific requirements of Article XI, Section 1102, referred to below:

1. All uses conditionally permitted in the S-1 Suburban Office District.
2. Drive-thru, drive-in, drive-up uses as accessory to permitted uses in this district, subject to Subsections 103, 105, 117 (a-d).
3. Bed & Breakfast Inn, subject to Subsections 109, 122, 125, 136, 147.
4. Wireless Telecommunication Antenna attached to existing building or existing structure subject to Subsection 124. Bed & Breakfast Inn, subject to Subsections 109, 122, 125, 136, 147.
5. Small wind energy systems, subject to Subsection 154.
6. Accessory solar energy systems, subject to Subsection 155. (amendment #551, effective 4-11-13)
7. Planned Commercial Complex for two (2) or more uses as permitted in this district, subject to Subsections 103 and 120. (amendment #552, effective 6-28-13)
8. Adult Day Care Center, subject to Subsections 102, 103, 104, 109, 114, 122, 125, 126, 134. (amendment #552, effective 6-28-13)

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SECTION 712.3 LOT REQUIREMENTS & SECTION 712.4 YARD REQUIREMENTS

USE	LOT AREA (sf)	FRONTAGE (ft)	LOT WIDTH AT BUILDING LINE	FRONT YARD DEPTH (ft)	REAR YARD DEPTH (ft) *	SIDE YARD DEPTH (ft) **
Neighborhood Business	15,000	50	75	40	25	25

* Minimum Rear Yard Depth – fifty (50) feet if adjacent to a residential district.

** Minimum Side Yard Width – fifty (50) feet if adjacent to a residential district and on the side adjacent to the residential district only.

Yards adjoining residential districts:

When development is proposed on property adjacent to an R-R, R-1, R-1A, R-2, R-5, or R-6 district, a buffer yard of twenty (20) feet shall be provided in accordance with requirements of Article VI, General Standards and Special Provisions, Section 603.10.

SECTION 712.5 MAXIMUM BUILDING HEIGHT

Thirty-five (35) feet

SECTION 712.6 PARKING AND LOADING REQUIREMENTS

As regulated by Article IX.

SECTION 713 B-2 GENERAL BUSINESS DISTRICT

SECTION 713.1 PURPOSE

The purpose of this district is to provide for a variety of retail, service, and administrative establishments which are required to serve a large trading area population. This district is also intended to accommodate retail trade establishments in the community which cannot be practically provided for in a Neighborhood Business District Development, and are best located on major thoroughfares and outlying areas of the community.

SECTION 713.2 USES

Within a B-2 General Business District no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one (1) or more of the following uses:

A. Permitted Uses

1. All permitted uses in the S-1 Suburban Office District, and B-1 Neighborhood Business District, except residential uses.
2. Retail stores, including, but not limited to clothing, stationery, or home furnishings.
3. Indoor and outdoor, Intensive and Extensive recreational facilities.
4. Off-street public parking lot.
5. Hospitals, clinics, and veterinary hospitals.
6. Automobile service stations and service shops, including motor tuneups, muffler shops, body work, and tire repairing.
7. Car wash.
8. Commercial greenhouse and garden supply sales.
9. Hotels and motels.
10. Public and/or private transportation agencies and terminals.
11. Automobile, truck, trailer, and farm implement sales, service, and storage.
12. Bed & Breakfast Inn.
13. Drive-thru, Drive-in, Drive-up facility for food and beverage sales or financial institutions.
14. Meeting and Banquet Halls.
15. Print Shops provided the floor area devoted to such use is no greater than five thousand (5,000) square feet.
16. Internet Café and/or Skilled Games. (amendment #551, effective 4-11-13)
17. Accessory uses incidental to the uses permitted on the same premises. (amendment #556, effective 8-8-14)

B. Conditionally Permitted Uses

The Board of Zoning Appeals may issue Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Article XI and to the specific requirements of Article IX referred to below:

1. All uses conditionally permitted in the S-1 Suburban Office District and the B-1 Neighborhood Business District. (amendment #552, effective 6-28-13)
2. Planned Commercial Complex for two (2) or more uses as permitted in this district, subject to Subsections 103 and 120.
3. Mini-storage or mini-warehouse facilities, subject to Subsections 105, 106, 108, 109, 112, 114, 118, 122, 135, 136, 137, 138, 139.
4. Drive-in theaters, subject to Subsections 105, 140.
5. Recycling and/or transfer station, subject to Subsections 114, 122, 125, 129, 131, 134.
6. Child Daycare center, subject to Subsections 102, 103, 104, 109, 114, 122, 125, 133, and 134.
7. Planned Office Complex for two (2) or more uses as permitted in this district, subject to Subsection 120.
8. Wireless Telecommunication Antenna attached to existing building or existing structure subject to Subsection 124.
9. Strip mining, including sand and gravel extraction, soil and peat moss removal, subject to Subsections 105, 110, 111, 112, 113, 114, 122, 125, 151, 152, 153, 154.
10. Small wind energy systems, subject to Subsection 154.
11. Accessory solar energy systems, subject to Subsection 155. (amendment #551, effective 4-11-13)
12. Principal solar energy production facilities, subject to Subsection 156. (amendment #551, effective 4-11-13)
13. Adult Day Care Center, subject to Subsections 102, 103, 104, 109, 114, 122, 125, 126, 134. (amendment #552, effective 6-28-13)

SECTION 713.3 LOT REQUIREMENTS & SECTION 713.4 YARD REQUIREMENTS

USE	LOT AREA (sf)	FRONTAGE (ft)	LOT WIDTH AT BUILDING LINE	FRONT YARD DEPTH (ft)	REAR YARD DEPTH (ft) *	SIDE YARD DEPTH (ft) **
General Business	20,000	50	100	40	25	25

* Minimum Rear Yard Depth – fifty (50) feet if adjacent to a residential district.

** Minimum Side Yard Width – fifty (50) feet if adjacent to a residential district and on the side adjacent to the residential district only.

Yards adjoining residential districts:

When development is proposed on property adjacent to an R-R, R-1, R-1A, R-2, R-3, R-4, R-5, or R-6 district, a buffer yard of fifty (50) feet shall be provided in accordance with requirements of Article VI, General Standards and Special Provisions, Section 603.10.

SECTION 713.5 MAXIMUM BUILDING HEIGHT

Sixty (60) feet

SECTION 713.6 PARKING AND LOADING REQUIREMENTS

As required by Article IX.

SECTION 713.7 OUTDOOR DISPLAY AREAS

Merchandise to be sold at retail on the B-2 General Business District premises may be displayed out of doors except that no such display area shall be located within the required yard setback along a public street or within fifty (50) feet of any residential district. Display areas shall be screened from abutting residential areas by a buffer yard in accordance with requirements of Article VI General Standards and Special Provisions, Section 603.10.

SECTION 713.6 PARKING AND LOADING REQUIREMENTS

As required by Article IX.

SECTION 713.7 OUTDOOR DISPLAY AREAS

Merchandise to be sold at retail on the B-2 General Business District premises may be displayed out of doors except that no such display area shall be located within the required yard setback along a public street or within fifty (50) feet of any residential district. Display areas shall be screened from abutting residential areas by a buffer yard in accordance with requirements of Article VI General Standards and Special Provisions, Section 603.10.

Property Record Card

Property Record Card - Alan Harold, Stark County Auditor

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Subject Property	
Parcel	5205977
Owner	CREPD LLC
Address	2329 COLUMBUS RD NE CANTON OH 44705-2533
Mailing Address Line 1	CREPD LLC
Mailing Address Line 2	3 CASCADE PLZ CAS-61
Mailing Address Line 3	AKRON OH 44308
Legal Description	43;44;45 WH; 46-57.63'FR TRI WS GEO E SMITH
Last Inspected	07/15/2013
Property Class	COMMERCIAL
DTE Classification	420 - SMALL RETAIL STORE
Tax District	00490 PLAIN TOWNSHIP-PLAIN LSD
School District	7615 PLAIN LSD
Township	PLAIN TOWNSHIP
City	UNINCORPORATED
Neighborhood	052-01-99-01
Map Routing Number	52 026SW 07 1100

Allotments	
Allotment	Lot
No Allotment Information Available	

Valuation Details						
Year	Appraised Land Value	Assessed Land Value	Appraised Building Value	Assessed Building Value	Appraised Total Value	Assessed Total Value
2013	\$89,800	\$31,430	\$428,200	\$149,880	\$518,000	\$181,310
2012	\$89,800	\$31,430	\$431,100	\$150,900	\$520,900	\$182,330
2011	\$104,200	\$36,470	\$573,500	\$200,740	\$677,700	\$237,210
2010	\$104,200	\$36,470	\$573,500	\$200,740	\$677,700	\$237,210
2009	\$104,200	\$36,470	\$573,500	\$200,740	\$677,700	\$237,210
2008	\$104,200		\$576,100		\$680,300	\$238,110

Land Details								
Description	Acreage	Frontage	Depth	Area (sqft)	Method	Rate	Adj %	Value
BUILDING SITE				30,110	SF	\$3.50	0	\$89,800

Sales Details						
Date	Work Order Number	Work Order Year	Number Of Parcels	Arms Length	Sale Price	Taxable Value
6/9/2014	005813	2014	1	NO	\$0	\$238,110
5/11/1990	4441	1990	1	YES	\$200,000	\$54,680

Details for Primary Building 7792217					
Building Type	450 - STORE, RETAIL	Construction Type	5 - CONCRETE BLOCK	Full Baths	0
Year Built	1990	Quality Basement Finish	0 - NONE	Half Baths	4
Number Of Stories	1.00	Percent Complete	100	Basement	0 - NONE
Condition	2 - GOOD	Heat Type	HEAT AND AC/GAS	Number Of Fireplaces	0
Living Area	7026	Central Air	NO	Family Room	NO
Quality Grade	100	Number Of Bedrooms	0	Primary Value	\$315,000

2329-2347 Columbus Road

Details for Secondary Building 7836107

Building Type	450 - STORE, RETAIL	Construction Type	5 - CONCRETE BLOCK	Full Baths	
Year Built		Quality Basement Finish	0 - NONE	Half Baths	
Number Of Stories	1.00	Percent Complete	100	Basement	0 - NONE
Condition	2 - GOOD	Heat Type	HEAT AND AC/GAS	Number Of Fireplaces	NOT AVAILABLE
Living Area	2516	Central Air	NOT AVAILABLE	Family Room	NOT AVAILABLE
Quality Grade	100	Number Of Bedrooms		Primary Value	\$94,300

Details for Improvement 6374194

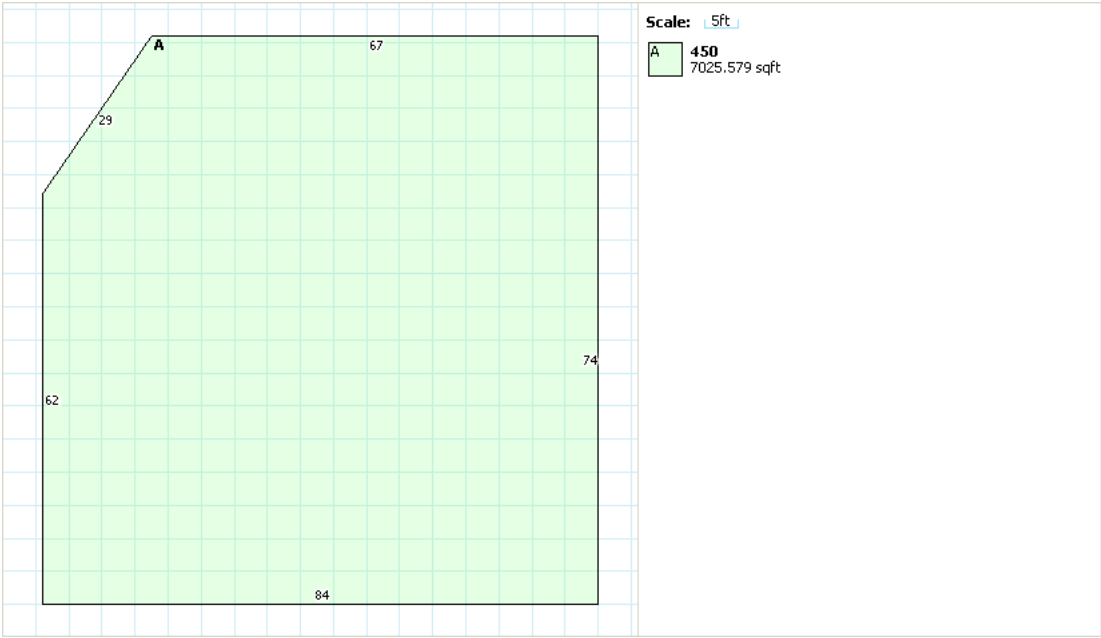
Building Type	405 - PAVING - ASPHALT	Adjustment Percent	0	Year Built	1990
Number Of Stories	NOT AVAILABLE	Value	18,900	Reason	-
Frontage	0.00	Common Walls	0	Condition	GOOD
Depth	0	Construction Type	NOT AVAILABLE	Grade	100
Area (sqft)	20,000	Height	NONE	Value	18,900



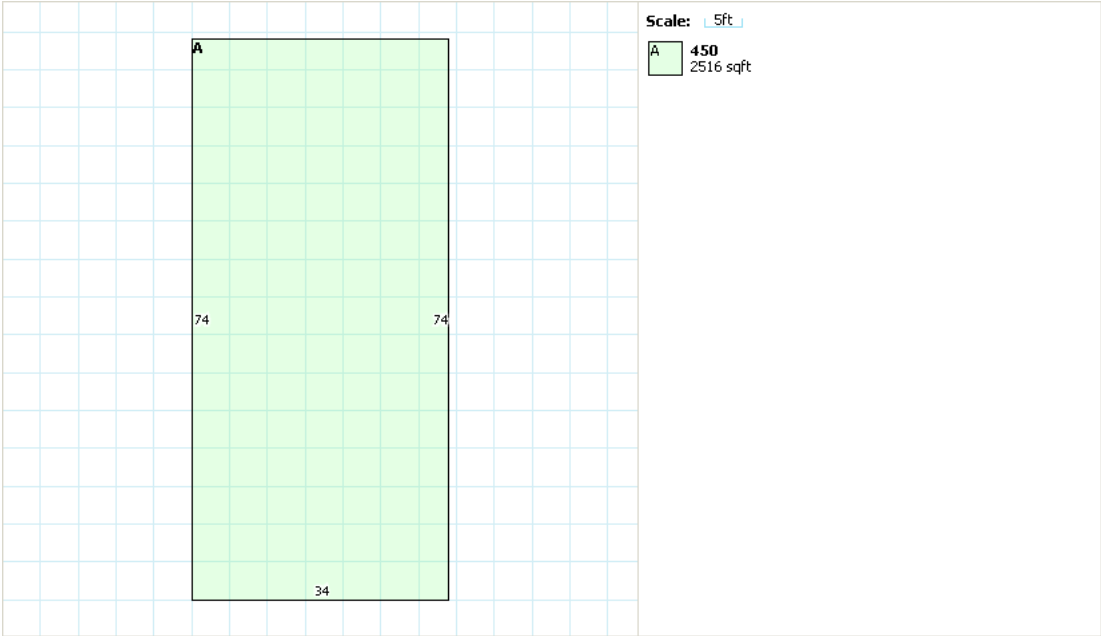
Ag Real Estate Group, Inc.

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www.agrealestategroup.com / info@agrealestategroup.com

2329-2347 Columbus Road




5205977 Building ID 7792217



5205977 Building ID 7836107

Demographics

Demographic Summary Report

Route 62 Plaza									
2329-2347 Columbus Rd NE, Canton, OH 44705									
Building Type: General Retail				Total Available: 0 SF					
Secondary: -				% Leased: 100%					
GLA: 9,640 SF				Rent/SF/Yr: -					
Year Built: 1990									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2019 Projection		8,789		66,516		141,773			
2014 Estimate		8,776		66,636		141,970			
2010 Census		8,701		66,721		141,952			
Growth 2014 - 2019		0.15%		-0.18%		-0.14%			
Growth 2010 - 2014		0.86%		-0.13%		0.01%			
2014 Population by Hispanic Origin		161		1,613		2,947			
2014 Population By Race		8,776		66,636		141,970			
White		6,738 76.78%		49,712 74.60%		115,942 81.67%			
Black		1,586 18.07%		13,758 20.65%		20,136 14.18%			
Am. Indian & Alaskan		53 0.60%		362 0.54%		595 0.42%			
Asian		46 0.52%		387 0.58%		877 0.62%			
Hawaiian & Pacific Island		0 0.00%		19 0.03%		45 0.03%			
Other		351 4.00%		2,398 3.60%		4,374 3.08%			
Households									
2019 Projection		3,680		27,079		58,601			
2014 Estimate		3,674		27,152		58,684			
2010 Census		3,642		27,253		58,685			
Growth 2014 - 2019		0.16%		-0.27%		-0.14%			
Growth 2010 - 2014		1.08%		-0.39%		-0.20%			
Owner Occupied		2,393 65.13%		16,776 61.79%		37,421 63.77%			
Renter Occupied		1,281 34.87%		10,376 38.21%		21,263 36.23%			
2014 Households by HH Income		3,674		27,154		58,681			
Income: <\$25,000		1,230 33.48%		9,137 33.65%		18,257 31.11%			
Income: \$25,000 - \$50,000		1,386 37.72%		8,713 32.09%		18,021 30.71%			
Income: \$50,000 - \$75,000		600 16.33%		4,381 16.13%		10,456 17.82%			
Income: \$75,000 - \$100,000		264 7.19%		2,258 8.32%		5,560 9.47%			
Income: \$100,000 - \$125,000		88 2.40%		1,007 3.71%		2,940 5.01%			
Income: \$125,000 - \$150,000		71 1.93%		707 2.60%		1,427 2.43%			
Income: \$150,000 - \$200,000		20 0.54%		481 1.77%		984 1.68%			
Income: \$200,000+		15 0.41%		470 1.73%		1,036 1.77%			
2014 Avg Household Income		\$42,749		\$49,611		\$52,119			
2014 Med Household Income		\$36,576		\$36,823		\$39,130			

The information included herein has been secured from sources that are usually reliable; however the accuracy of the information has not been verified by the broker and their agents, employees or consultants.
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