

AAA SELF STORAGE

7877 CLEVELAND AVENUE NORTHWEST
NORTH CANTON, OH



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES



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INVESTMENT OVERVIEW



OFFERING SUMMARY

AAA SELF STORAGE
7877 CLEVELAND AVENUE NORTHWEST, NORTH CANTON, OH

\$6,100,000

PURCHASE PRICE

\$122.50

PRICE PER RENTABLE SF

74.09%

PHYSICAL OCCUPANCY

68.33%

ECONOMIC OCCUPANCY

7.57%

YEAR 2 CAP RATE

7.92%

YEAR 3 CAP RATE

8.19%

YEAR 4 CAP RATE

8.47%

YEAR 5 CAP RATE



49,795

NET RENTABLE SF



5.92

LOT SIZE



2007

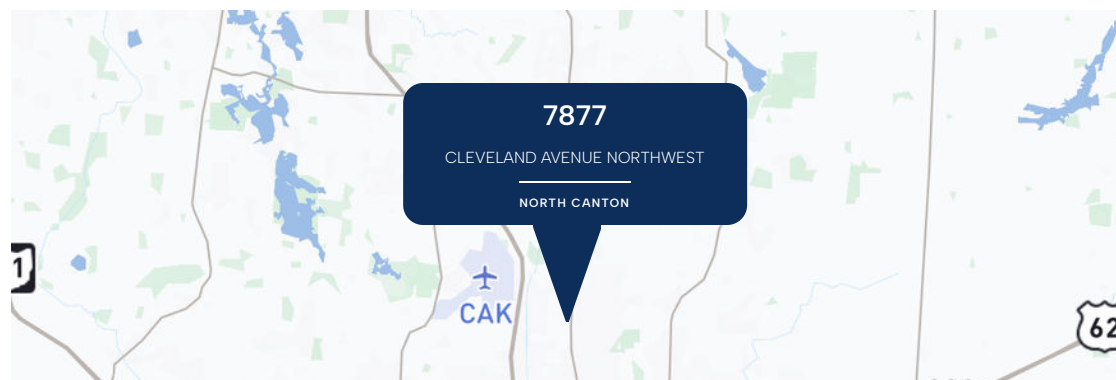
YEAR BUILT/RENOVATED

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present AAA Self Storage, a self-storage facility located at 7877 Cleveland Avenue Northwest, North Canton, OH. The property consists of 409 units across 49,795 net rentable square feet situated on a 5.92-acre site. Built in phases beginning in 2007, the facility offers a mix of climate-controlled, interior-access non-climate-controlled and drive-up storage, office space, and uncovered parking. The property is currently operating at 74.09% physical occupancy and 68.33% economic occupancy on a combined basis; the existing storage operation remains approximately 91.2% physically occupied, with the vacant parking inventory representing the primary lease-up opportunity. At a purchase price of \$6.10 million, or \$122.50 per rentable square foot, the investment offers an attractive basis with a projected Year 5 disposition price of \$6.89 million based on a 7.50% exit cap rate.

The facility offers three distinct storage products. Building A provides secured climate-controlled storage with heating, air conditioning and humidity control, with units ranging from 5'x5' to 10'x20'. Building B provides secured interior-access non-climate-controlled storage ranging from 5'x5' to 10'x15', while drive-up storage ranges from 5'x10' to 15'x30', with select units featuring interior lighting. Property-wide features include cylinder-lock security, controlled 24/7 tenant access, gated entry, perimeter fencing, video surveillance, exterior lighting, secured outdoor parking, and packing and shipping supplies.

The property features durable infrastructure including concrete entrance aprons and drive paths, gutters and downspouts, dual AutoGate entry and exit gates, and approximately 30 feet of spacing between buildings. Phase One is comprised primarily of 8-foot-high units and Phase Two primarily of 10-foot-high units, with both phases including select units reaching approximately 14 feet. Additional upside is provided through future climate-control conversion potential and an approved approximately 20,000-square-foot Phase 3 expansion. The 3,600-square-foot office building contains three 1,200-square-foot rental units. The basement has direct exterior access, while the main- and second-floor units have separate locking doors accessed through a shared entrance alcove. Recent office improvements include a new roof, new A/C, and interior paint and carpet completed approximately three years ago. The property also benefits from a large lighted road sign along Cleveland Avenue.



INVESTMENT HIGHLIGHTS



DIVERSE STORAGE OFFERING

Climate-controlled, secured interior-access and drive-up storage across a broad range of unit sizes and price points, serving both residential and commercial users.



UPSIDE THROUGH INCREASED OCCUPANCY

Storage is ~91.2% physically occupied vs. 74.09% combined after the vacant parking. Upside comes from leasing the parking and closing the economic-occupancy gap through in-place rate increases.



FUTURE CLIMATE-CONTROL CONVERSION POTENTIAL

Building A and Building B were designed to allow future conversion to climate-controlled units, providing additional revenue upside.



EXPANSION OPPORTUNITY

Plans have been drawn for a phase 3 approximately 20,000 SF future expansion, with water retention requirements already completed.



SECURE, WELL-MAINTAINED FACILITY

Controlled 24/7 access, perimeter fencing, video surveillance, cylinder-lock security, exterior lighting and on-site management, with concrete/asphalt drives and regular maintenance.



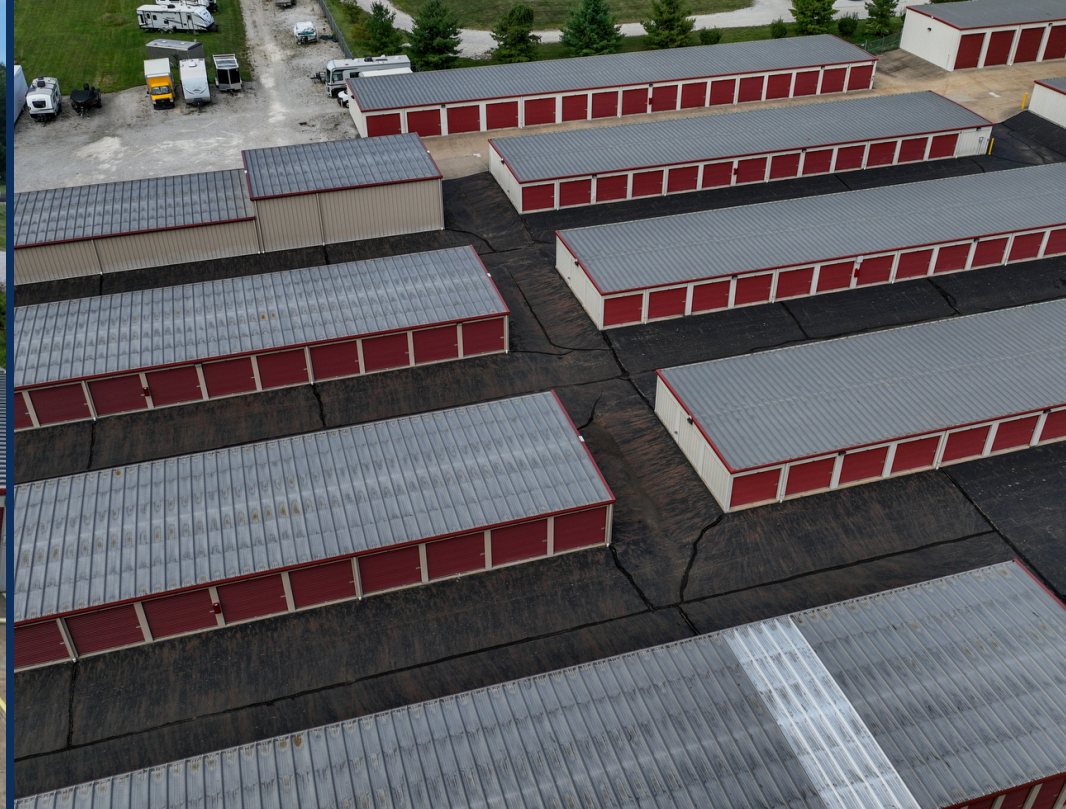
TRUCK-RENTAL POTENTIAL

The property ran Budget truck rentals for ~10 years, historically generating roughly \$25K-\$30K annually — a potential ancillary revenue stream to reintroduce.

ASSET OVERVIEW

Traffic Count	20,000 AADT
COUNTY	Stark
CLIMATE-CONTROLLED UNITS	33
NCC UNITS	274
OFFICE SPACES	2
TOTAL NUMBER OF UNITS	409
UNCOVERED PARKING SPACES	100
COVERED PARKING SPACES	0
UNIT SIZES	5x5 – 15x30 storage; 30x40 office; 10x18 – 10x36 Parking spaces
NRSF	49,795 SF
Onsite Managers office	Yes
# OF ACRES	5.92 Acres
# OF BUILDINGS	12
YEAR BUILT	2007
ZONING	I-1 (Light Industrial)
PARCEL NUMBER(S)	5502998
# OF STORIES	1
FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	PEB
# OF ENTRIES	1
SECURITY SYSTEMS	Controlled Access/Cameras
FLOOD ZONE	No (Zone X)
SIGNAGE	Building Sign





SATURATION STUDY

AAA SELF STORAGE | 7877 Cleveland Ave NW #3, North Canton, OH

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-Mile	NRSF 3-Mile	NRSF 5-Mile
AAA Self Storage	7877 Cleveland Ave NW #3, North Canton, OH 44720	★	Yes	49,795	-	-
Cleveland Ave Mini Storage	8450 Cleveland Ave NW, North Canton, OH 44720	0.59	No	34,175	-	-
Valley Storage - North Canton	4685 Hossler Dr NW, North Canton, OH 44720	1.36	Yes	-	105,983	-
Public Storage - North Canton	5920 High Line Ave NW, North Canton, OH 44720	2.54	No	-	46,991	-
U-Haul Moving & Storage of North Canton	5655 Whipple Ave NW, North Canton, OH 44720	2.58	Yes	-	74,984	-
Space Shop Self Storage - Whipple	4822 Whipple Avenue NW, Canton, OH 44718	3.41	Yes	-	-	65,454
MyPlace Self Storage - North Canton	2350 Greensburg Road, North Canton, OH 44720	3.52	Yes	-	-	37,455
Public Storage - Canton (Whipple)	4050 Whipple Avenue NW, Canton, OH 44718	3.91	Yes	-	-	52,500
Public Storage - North Canton (Frank Rd)	4820 Frank Road NW, North Canton, OH 44720	3.94	No	-	-	44,654

POPULATION		1-MILE	8,532	3-MILES	37,355	5 MILES	101,587
TOTAL EXISTING SUPPLY				34,175	262,133	462,196	
SQ FT PER PERSON				4.01	7.02	4.55	

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FINANCIAL ANALYSIS



UNIT MIX

(\$ Actual) Unit Type & Description	# of Units	SF / Unit	Total SQFT	Monthly Rent / Unit	Monthly Income	Annual Income
Climate Controlled (CC):						
5.0 x 5.0	10	25	250	\$75.00	\$750	\$9,000
5.0 x 10.0	7	50	350	\$125.00	\$875	\$10,500
10.0 x 10.0	2	100	200	\$126.74	\$253	\$3,042
10.0 x 10.0	1	100	100	\$166.00	\$166	\$1,992
10.0 x 10.0	11	100	1,100	\$176.00	\$1,936	\$23,232
10.0 x 20.0	2	200	400	\$265.00	\$530	\$6,360
TOTAL Climate Controlled (CC):	33	73	2,400	\$136.68	\$4,510	\$54,126
Non-Climate Controlled (NCC):						
5.0 x 5.0	1	25	25	\$59.00	\$59	\$708
5.0 x 10.0	5	50	250	\$69.60	\$348	\$4,176
5.0 x 10.0	23	50	1,150	\$79.00	\$1,817	\$21,804
5.0 x 10.0	8	50	400	\$99.00	\$792	\$9,504
5.0 x 15.0	8	75	600	\$119.00	\$952	\$11,424
10.0 x 10.0	7	100	700	\$114.71	\$803	\$9,636
10.0 x 10.0	44	100	4,400	\$129.00	\$5,676	\$68,112
10.0 x 10.0	9	100	900	\$149.00	\$1,341	\$16,092
10.0 x 15.0	4	150	600	\$140.28	\$561	\$6,733
10.0 x 15.0	41	150	6,150	\$149.00	\$6,109	\$73,308
10.0 x 15.0	10	150	1,500	\$169.00	\$1,690	\$20,280
10.0 x 20.0	7	200	1,400	\$151.29	\$1,059	\$12,708
10.0 x 20.0	4	200	800	\$169.00	\$676	\$8,112
10.0 x 20.0	53	200	10,600	\$179.00	\$9,487	\$113,844
10.0 x 25.0	3	250	750	\$185.37	\$556	\$6,673
10.0 x 25.0	13	250	3,250	\$209.00	\$2,717	\$32,604

UNIT MIX

(\$ Actual) Unit Type & Description	# of Units	SF / Unit	Total SQFT	Monthly Rent / Unit	Monthly Income	Annual Income
Non-Climate Controlled (NCC):						
10.0 x 30.0	3	300	900	\$221.37	\$664	\$7,969
10.0 x 30.0	8	300	2,400	\$239.00	\$1,912	\$22,944
10.0 x 30.0	4	300	1,200	\$251.50	\$1,006	\$12,072
12.0 x 30.0	2	360	720	\$250.00	\$500	\$6,000
12.0 x 30.0	12	360	4,320	\$269.00	\$3,228	\$38,736
12.0 x 30.0	3	360	1,080	\$285.67	\$857	\$10,284
15.0 x 30.0	2	450	900	\$319.00	\$638	\$7,656
TOTAL Non-Climate Controlled (NCC):	274	164	44,995	\$158.57	\$43,448	\$521,380
Office Spaces:						
30.0 x 40.0	1	1,200	1,200	\$750.00	\$750	\$9,000
30.0 x 40.0	1	1,200	1,200	\$945.00	\$945	\$11,340
TOTAL Office Spaces:	2	1,200	2,400	\$847.50	\$1,695	\$20,340
Uncovered Parking:						
10.0 x 18.0	1	-	-	\$100.00	\$100	\$1,200
10.0 x 20.0	4	-	-	\$90.00	\$360	\$4,320
10.0 x 20.0	89	-	-	\$100.00	\$8,900	\$106,800
10.0 x 24.0	1	-	-	\$116.00	\$116	\$1,392
10.0 x 25.0	1	-	-	\$100.00	\$100	\$1,200
10.0 x 26.0	1	-	-	\$124.00	\$124	\$1,488
10.0 x 28.0	1	-	-	\$132.00	\$132	\$1,584
10.0 x 32.0	1	-	-	\$148.00	\$148	\$1,776
10.0 x 36.0	1	-	-	\$164.00	\$164	\$1,968
TOTAL Uncovered Parking:	100	-	-	\$101.44	\$10,144	\$121,728
GRAND TOTAL	409	122	49,795	\$146.20	\$59,798	\$717,573

INCOME AND EXPENSES

(\$ Actual)	CURRENT		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$717,573		\$767,803		\$821,550		\$846,196		\$871,582		\$897,730	
Physical Vacancy	(185,923)	25.9%	(76,780)	10.0%	(61,616)	7.5%	(63,465)	7.5%	(65,369)	7.5%	(67,330)	7.5%
Economic Vacancy	(41,306)	5.8%	(38,390)	5.0%	(41,077)	5.0%	(42,310)	5.0%	(43,579)	5.0%	(44,886)	5.0%
Total Vacancy	(227,229)		(115,171)		(102,694)		(105,775)		(108,948)		(112,216)	
Vacancy %	31.7%		15.0%		12.5%		12.5%		12.5%		12.5%	
Effective Rental Income	\$490,345		\$652,633		\$718,856		\$740,422		\$762,634		\$785,513	
Late, Letter, & NSF Fees	3,279		4,364		4,807		4,951		5,100		5,253	
Administration Fees	0		4,000		4,500		5,000		5,500		5,610	
Tenant Insurance	0		8,614		14,755		20,657		20,657		20,657	
Merchandise Sales, Net	0		1,000		1,020		1,040		1,061		1,082	
Other Income	721		735		750		765		780		796	
Total Other Income	\$4,000		\$18,713		\$25,832		\$32,413		\$33,098		\$33,398	
Effective Gross Income (EGI)	\$494,345		\$671,346		\$744,688		\$772,835		\$795,732		\$818,911	
Property Taxes	78,330		90,080		91,882		93,719		95,594		97,506	
Insurance	9,959		10,158		10,361		10,569		10,780		10,996	
Utilities & Trash	12,996		13,256		13,521		13,791		14,067		14,348	
Repairs & Maintenance	13,278		13,543		13,814		14,090		14,372		14,660	
Advertising	2,500		2,550		2,601		2,653		2,706		2,760	
Salaries, Taxes, & Benefits	53,360		54,427		55,515		56,626		57,758		58,913	
Management Fee	24,717		33,567		37,234		38,642		39,787		40,946	
Office Supplies & Postage	13,776		14,051		14,332		14,619		14,911		15,210	
Bank & Credit Card Fees	14,454		10,742		11,915		12,365		12,732		13,103	
Telephone & Internet	9,388		9,576		9,768		9,963		10,162		10,366	
Landscaping	16,032		16,353		16,680		17,013		17,354		17,701	
Security & Monitoring	957		976		996		1,016		1,036		1,057	
Other expenses	4,383		4,470		4,560		4,651		4,744		4,839	
Total Expenses	\$254,130		\$273,750		\$283,179		\$289,717		\$296,003		\$302,402	
% of EGI	51.4%		40.8%		38.0%		37.5%		37.2%		36.9%	
Net Operating Income (NOI)	\$240,214		\$397,596		\$461,509		\$483,118		\$499,730		\$516,509	
Operating Margin %	48.6%		59.2%		62.0%		62.5%		62.8%		63.1%	

Financial Footnotes:

1. RE taxes: verified TY2025 Stark County charge \$78,330. Yr 1 +15% pe reassessment hedge. \$78,330 -> \$90,080.
2. Income based on T-12. Auxiliary income annualized from fiscal- YTD receipts.
3. Expenses based on T-12 actuals. Insurance reset to benchmark.
4. Management fee added at 5% of effective gross income .



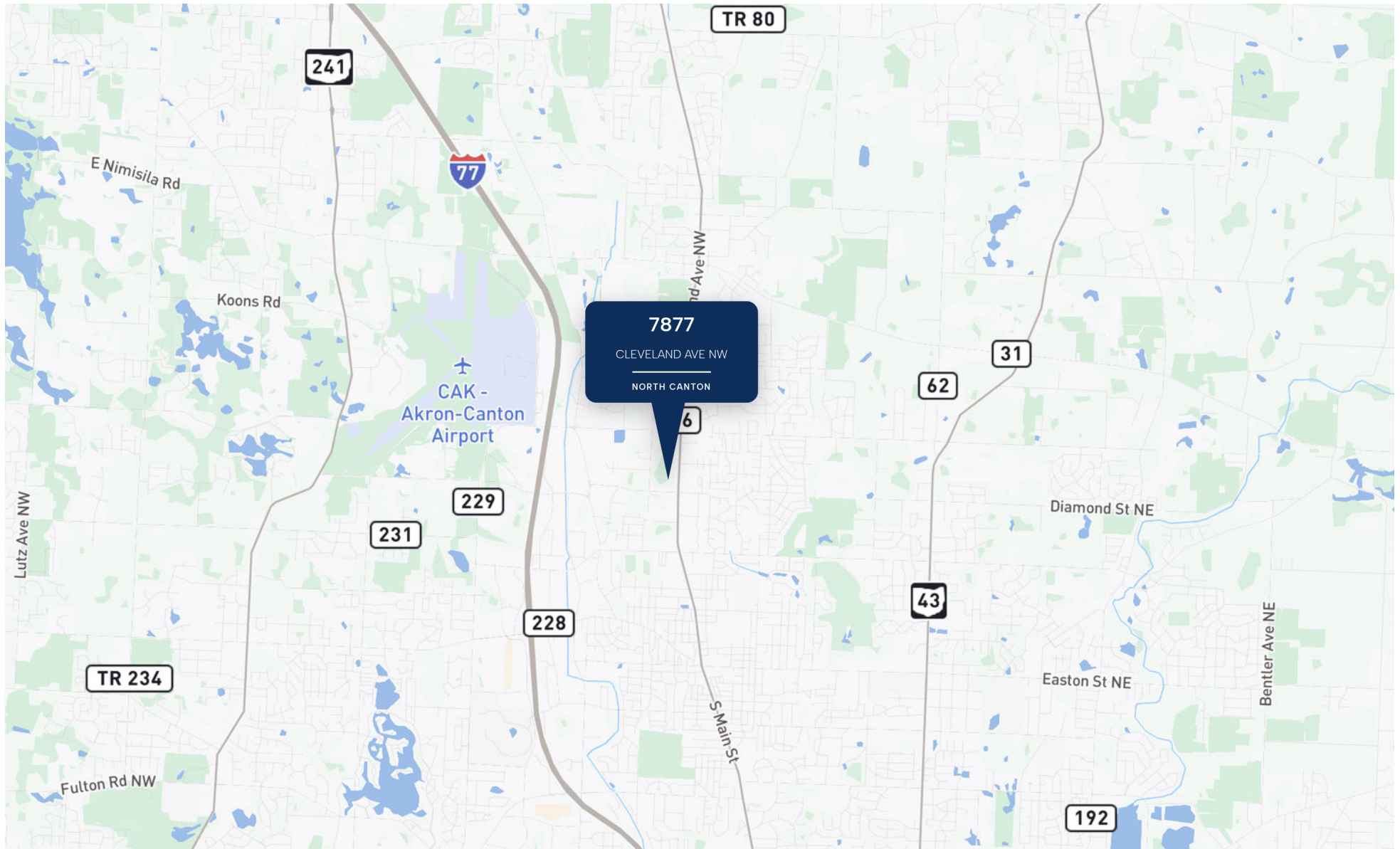
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PROPERTY
INFORMATION



LOCAL MAP

7877 CLEVELAND AVE NW #3, NORTH CANTON, OH 44720



REGIONAL MAP

7877 CLEVELAND AVE NW #3, NORTH CANTON, OH 44720





AAA SELF STORAGE

7877 CLEVELAND AVENUE NORTHWEST

NORTH CANTON

66

Cleveland Ave NW

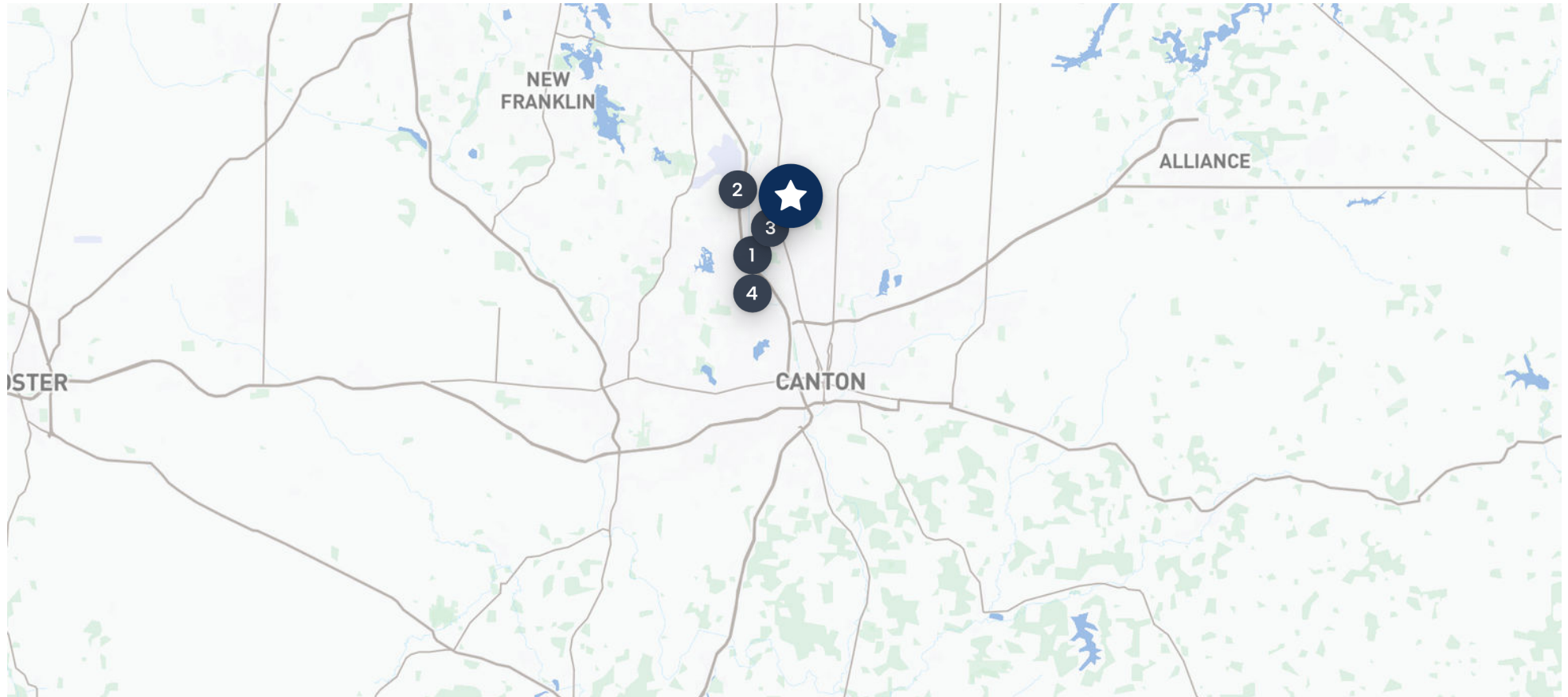




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RENT
COMPARABLES

RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	AAA Self Storage	7877 Cleveland Ave NW, North Canton, OH 44720	\$1.20
1	U-Haul Moving & Storage	5655 Whipple Ave NW, North Canton, OH 44720	\$1.58
2	Valley Storage	4685 Hossler Dr NW, North Canton, OH 44720	\$0.98
3	Public Storage	5920 High Line Ave NW, North Canton, OH 44720	\$0.69
4	Space Shop Self Storage	4822 Whipple Ave NW, Canton, OH 44718	\$1.15

RENT COMPARABLES



AAA Self Storage

7877 Cleveland Ave NW
#3, North Canton, OH
44720

Unit Type	Rent	Rent/SF
5x10 NCC	\$82	\$1.64
10x10 NCC	\$130	\$1.30
10x15 NCC	\$152	\$1.01
10x20 NCC	\$175	\$0.88
Average:	\$1.21	



Valley Storage

4685 Hossler Dr NW,
North Canton, OH 44720

Unit Type	Rent	Rent/SF
5x5 NCC	\$38	\$1.52
10x20 NCC	\$202	\$1.01
10x25 NCC	\$233	\$0.93
10x30 NCC	\$288	\$0.96
Average:	\$1.11	



Public Storage – North Canton

5920 High Line Ave NW,
North Canton, OH 44720

Unit Type	Rent	Rent/SF
5x10 NCC	\$36	\$0.72
10x10 NCC	\$80	\$0.80
10x15 NCC	\$106	\$0.71
10x20 NCC	\$136	\$0.68
Average:	\$0.73	



U-Haul Moving & Storage

5655 Whipple Ave NW,
North Canton, OH 44720

Unit Type	Rent	Rent/SF
5x10 CC	\$105	\$2.10
10x10 CC	\$165	\$1.65
10x15 CC	\$220	\$1.47
10x20 CC	\$265	\$1.33
Average:	\$1.64	



Space Shop Self Storage

4822 Whipple Ave NW,
Canton, OH 44718

Unit Type	Rent	Rent/SF
5x10 CC	\$60	\$1.20
10x10 CC	\$118	\$1.18
10x15 CC	\$176	\$1.17
10x20 CC	\$249	\$1.25
Average:	\$1.20	



05

MARKET ANALYSIS



WELCOME TO NORTH CANTON, OH



North Canton serves as a central commercial and residential corridor in Stark County, featuring a stable population of 101,587. The area boasts a strong economic base and affluent demographics, highlighted by an average household income of \$107,867. Highly accessible, the property sits along Cleveland Avenue NW, seeing 12,300 daily vehicles, and is 2.5 miles from Interstate 77 and 3.5 miles from the Akron-Canton Airport. The neighborhood is dense with national retailers, including an adjacent new Aldi. Corporate demand is anchored by major employers like Diebold Nixdorf, The Timken Company, and Walsh University, driving consistent local growth.

MARKET HIGHLIGHTS



ECONOMIC OCCUPANCY UPSIDE

Combined physical occupancy is 74.09% with economic occupancy at 68.33%, reflecting the vacant parking inventory that brings the property to 100 total parking spaces. The existing storage operation runs at 91.2% physical but only 81.0% economic occupancy, a 10-point gap. With 242 of 306 tenant rates unchanged for over 360 days and standard rates already at or above market, the upside lies in closing the in-place-versus-standard rate gap under professional management while leasing the vacant parking inventory.



AFFLUENT DEMOGRAPHICS

The area features an average household income of \$107,867 in 2025, with 42,143 households and a projected 270 household growth by 2030, supporting sustained self-storage demand.



ECONOMIC BASE

Corporate demand is anchored by the global headquarters of Diebold Nixdorf and major facilities for The Timken Company, creating steady business-to-business storage needs.



HIGHLY EDUCATED

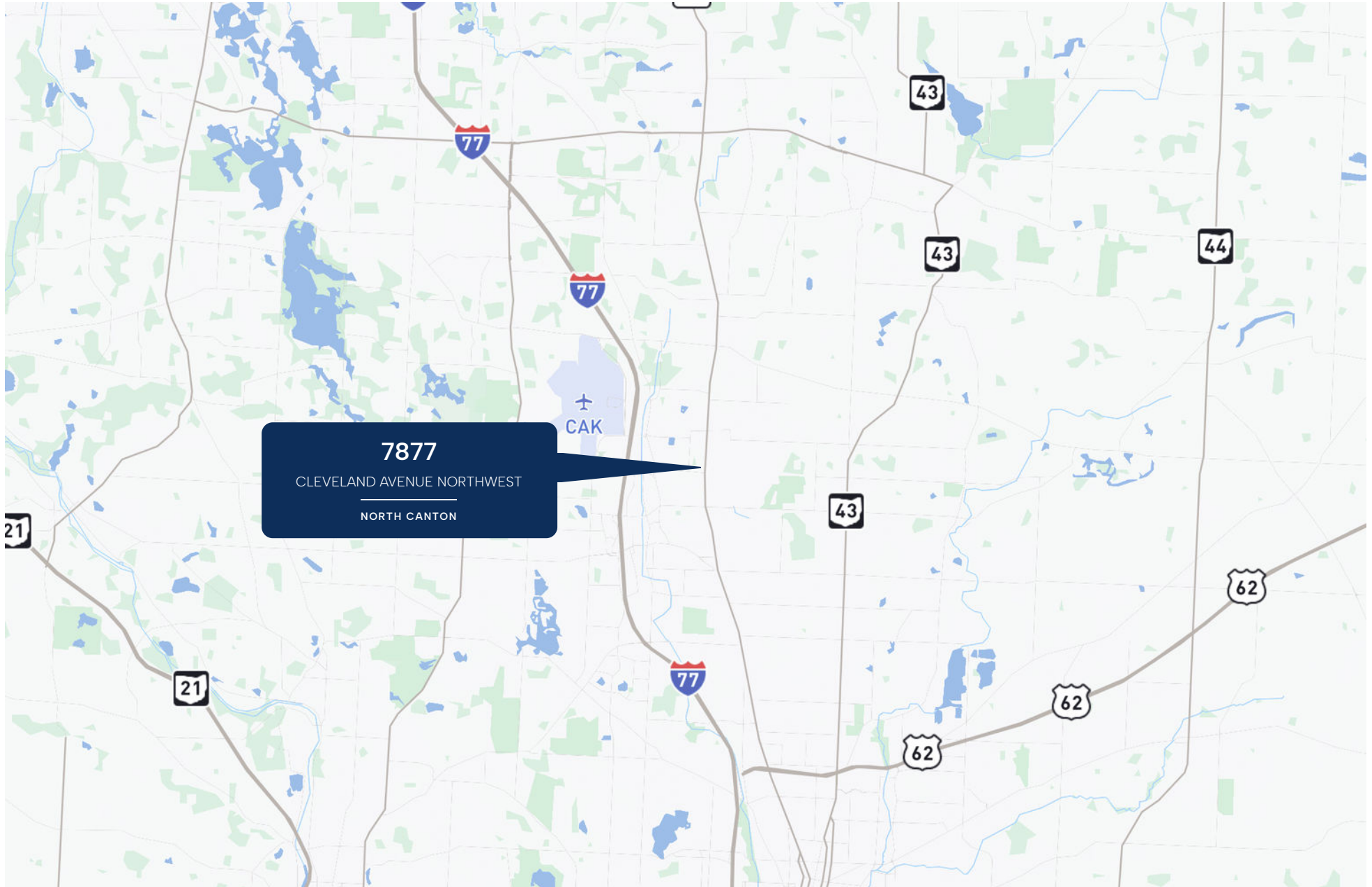
With 38.1% of residents holding a bachelor's degree or higher, the area supports a robust white-collar workforce and stable economy.



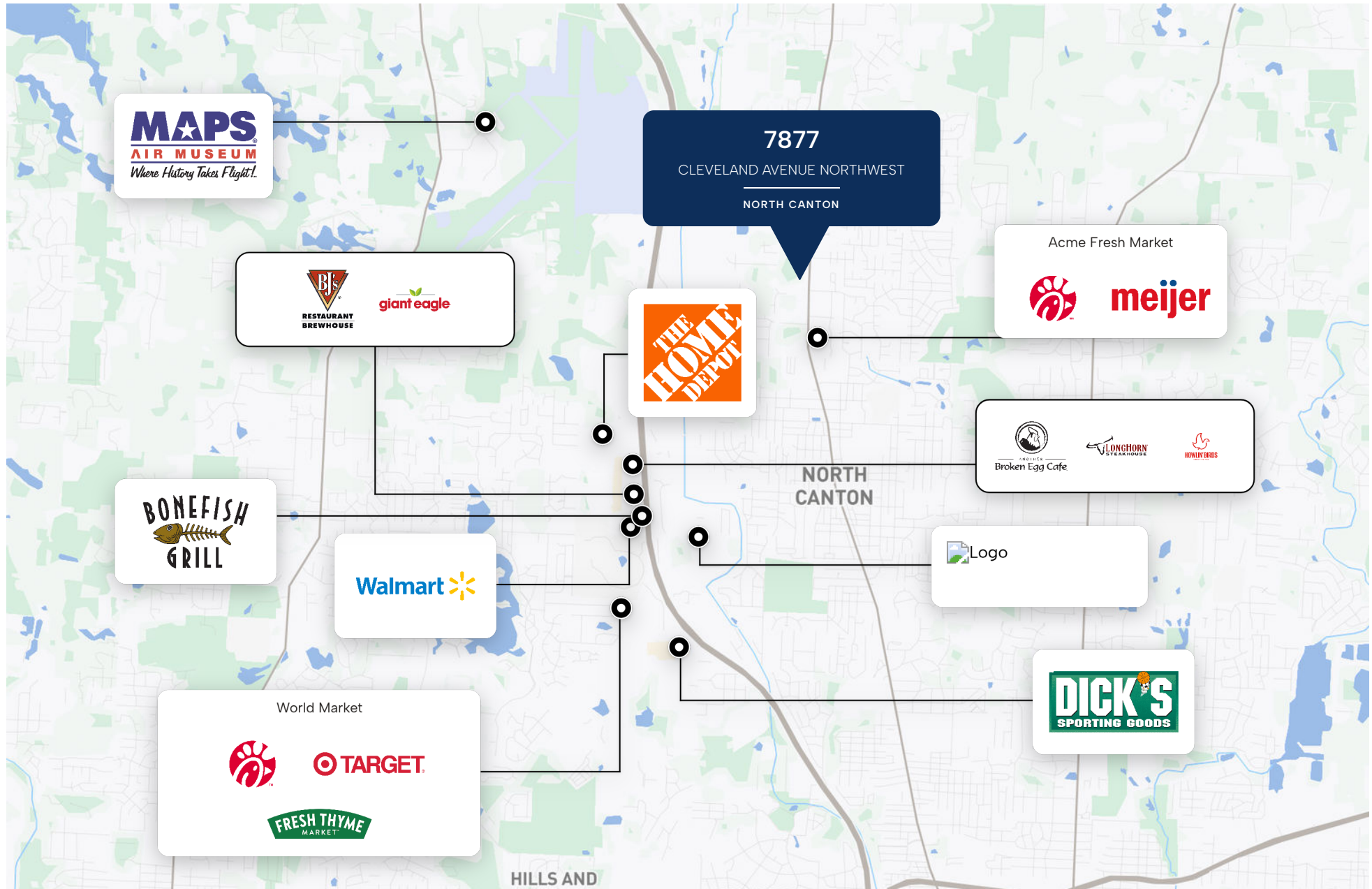
PRIME LOCATION

Located on Cleveland Ave with 12,300 daily vehicles, the site is 2.5 miles from I-77 and adjacent to a new Aldi, ensuring high visibility and seamless regional transit.

TRANSPORTATION **MAP**

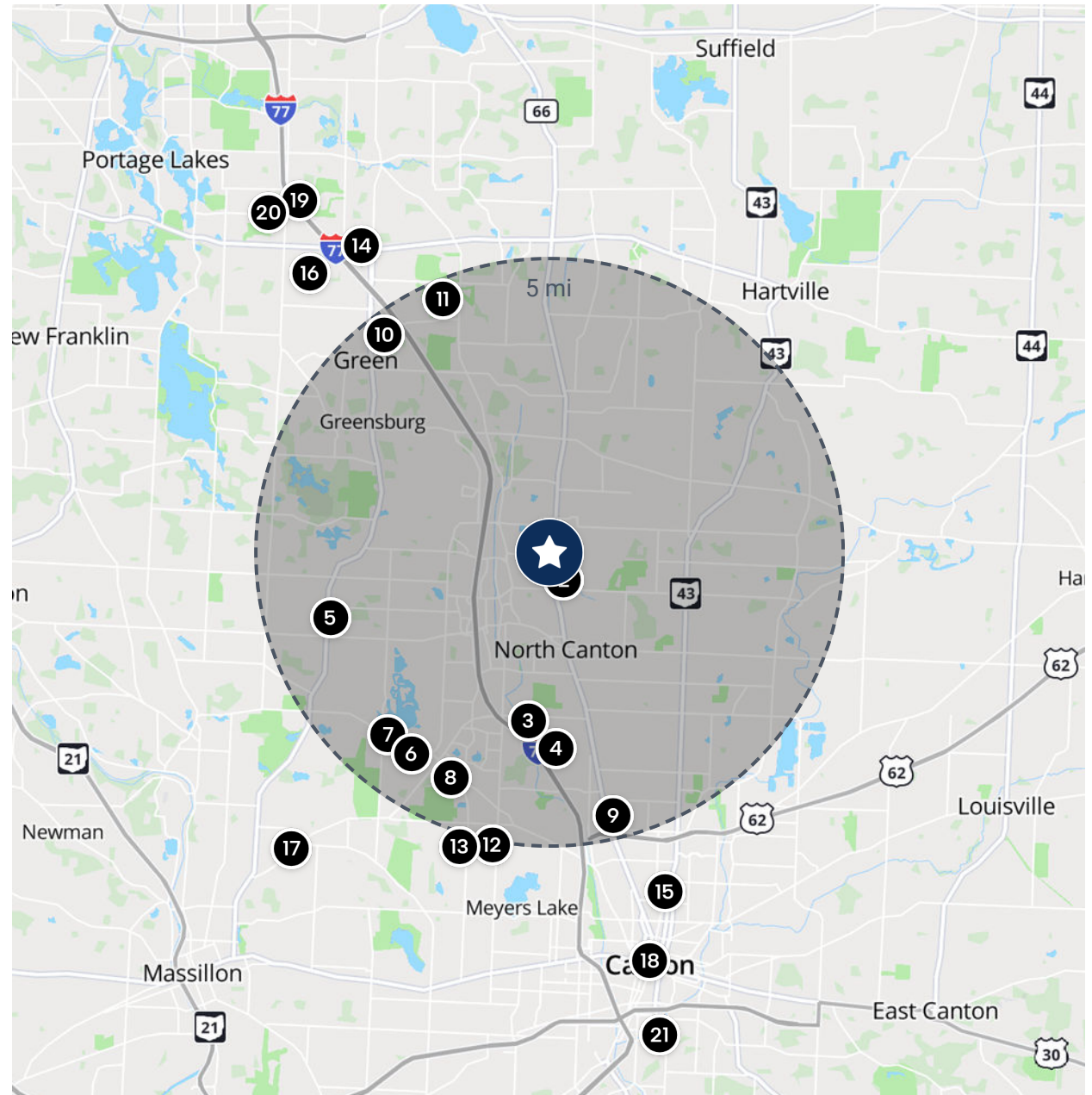


AMENITIES MAP



MULTIFAMILY MAP

#	Community	Distance
2	Versailles Gardens Apartments	0.5 mi
3	Creekside Villas Apartments	2.9 mi
6	Lake Cable Village Apartments	4.1 mi
4	Woodside Terrace Apartments	3.3 mi
5	Wales Crossing Apartments	3.9 mi
7	Shakertown Apartments	4.1 mi
8	The Residences at The Greens	4.2 mi
9	Avalon Apartments	4.6 mi
10	The Boulevard at Green	4.6 mi
11	Glen Eagles Apartments	4.6 mi
12	London Square Apartments	5.0 mi
13	Woodlawn Village	5.2 mi
14	VC Station	6.1 mi
15	Case Mansion Flats	6.1 mi
16	Parkview at Spring Hill Apartments	6.2 mi
17	Quail Hollow Apartments	6.7 mi
18	Onesto Lofts	7.1 mi
19	Terraces on the Green	7.3 mi
20	Arlington Ridge Townhomes	7.4 mi
21	Skyline Terrace Apartments	8.4 mi



DEMOGRAPHICS

Population	1 MILE	3 MILE	5 MILE
2025 Total Population	8,532	37,355	101,587
2025 Population Density	2,277	1,592.8	1,258.8
2020-2025 Growth	43	102	181
2020-2025 Average Annual Growth	9	20	36
2030 Total Population	8,581	37,550	102,196
2030 Population Density	2,290	1,601	1,266
2025-2030 Projected Population Growth	49	195	609
2025-2030 Projected Average Annual Growth	10	39	122
2020 Population	8,489	37,253	101,406
2010 Total Population	8,344	36,595	99,105
2000 Population	6,635	34,616	94,094

Household Income	1 MILE	3 MILE	5 MILE
2025 Average Household Income	\$ 101,037	\$ 107,696	\$ 107,867
2025 Aggregate Household Income	\$ 401,722,766	\$ 1,674,569,439	\$ 4,545,853,838
2025 Median Household Income	\$ 82,386	\$ 85,755	\$ 85,858
2025 Per Capita Income	\$ 47,084	\$ 45,125	\$ 44,967
2030 Aggregate Household Income	\$ 459,380,205	\$ 1,877,432,515	\$ 5,130,038,501
2030 Average Household Income	\$ 114,788	\$ 119,987	\$ 120,954
2030 Median Household Income	\$ 90,215	\$ 93,765	\$ 93,802
2030 Per Capita Income	\$ 53,535	\$ 50,330	\$ 50,442

Households	1 MILE	3 MILE	5 MILE
2025 Households	3,976	15,549	42,143
2020-2025 Growth	2,324	2,946	11,127
2020-2025 Average Annual Growth	465	589	2,225
2030 Households	4,002	15,647	42,413
2025-2030 Growth	26	98	270
2025-2030 Average Annual Growth	5	20	54
2020 Households	1,652	12,603	31,016



8,581

2030 Total Population
1 MILE



1,258.8

2025 Population Density
5 MILE



\$107,867

2025 Avg HH Income
5 MILE



\$50,442

2030 Per Capita Income
5 MILE



3,976

2025 Households
1 MILE



26

2025-2030 Growth
1 MILE

MAJOR EMPLOYERS

North Canton, OH benefits from proximity to major employers in Stark County, including Diebold Nixdorf, The Timken Company, and Walsh University. With over 1,500 employees at The Timken Company alone, the area also hosts educational institutions like Stark State College. This diverse corporate and academic base drives economic growth, corporate relocations, and a steady stream of demand for business and student storage, making North Canton an attractive location with easy access to major regional highways.

Employer Name	Industry	Employees
Aultman Hospital	Healthcare	7,500
Cleveland Clinic Mercy Hospital	Healthcare	2,800
Stark County Government	Government	2,500
TimkenSteel Corporation	Manufacturing	2,200
Fresh Mark	Food Manufacturing	1,900
The Timken Company	Manufacturing	1,500
Canton City Schools	Education	1,500
Stark State College	Education	1,200
Diebold Nixdorf	Technology	1,000
Aultman Alliance Community Hospital	Healthcare	1,000



MAJOR DEVELOPMENTS



Silver Birch Canton

Silver Birch Canton is an approximately \$18.2 million development project located in North Canton, OH. The project is expected to deliver modern industrial and storage space designed to support growing demand for logistics, light manufacturing, and business services within the market.



Stratavon Mine Reclamation

Stratavon Mine Reclamation is a transformative redevelopment initiative supported by a \$3 million AMLER grant. The project focuses on reclaiming former mining land and preparing the site for future economic development, infrastructure improvements, and long-term community revitalization in the region.



North Canton Schools

North Canton Schools is a major \$60 million construction initiative focused on expanding and modernizing educational facilities within the district. The project is expected to enhance academic infrastructure, support long-term population growth, and contribute to continued community investment in the North Canton area.



CONTACT **US**



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