

FOR SALE

2024 SR 39 NW

Dover, Ohio 44622



6.3 ACRES (DIVISIBLE) & 1 ACRE
INTERCHANGE DEVELOPMENT OPPORTUNITY

Retail or
Hospitality

PROPERTY FEATURES



6.3 ACRES
1 ACRE

TOTAL SITE SIZE

15-05979-000

PARCEL#

COMMENTS

- 6.3 acre (divisible) and 1 acre interchange development opportunity, ideal for retail or hospitality users
- Easily accessible from I-77 via OH-39 (N Tuscarawas Ave)
- Over 11,000 VPD on OH-39; over 38,000 VPD on I-77
- Located less than 10 minutes from historic Downtown Dover and New Philadelphia, less than 25 minutes south of Canton and the Pro Football Hall of Fame
- Average household incomes over \$73,000 within a 3-mile radius



12,414

Population
(2022 | 5 Mile)



4,717

Households
(2022 | 5 Mile)



\$177,956

Owner Median
Home Value
(2022 | 5 Mile)



40.1

Median Age
(2022 | 5 Mile)



\$70,984

Median
Household Income
(2022 | 5 Mile)



\$76,569

Average
Household Income
(2022 | 5 Mile)

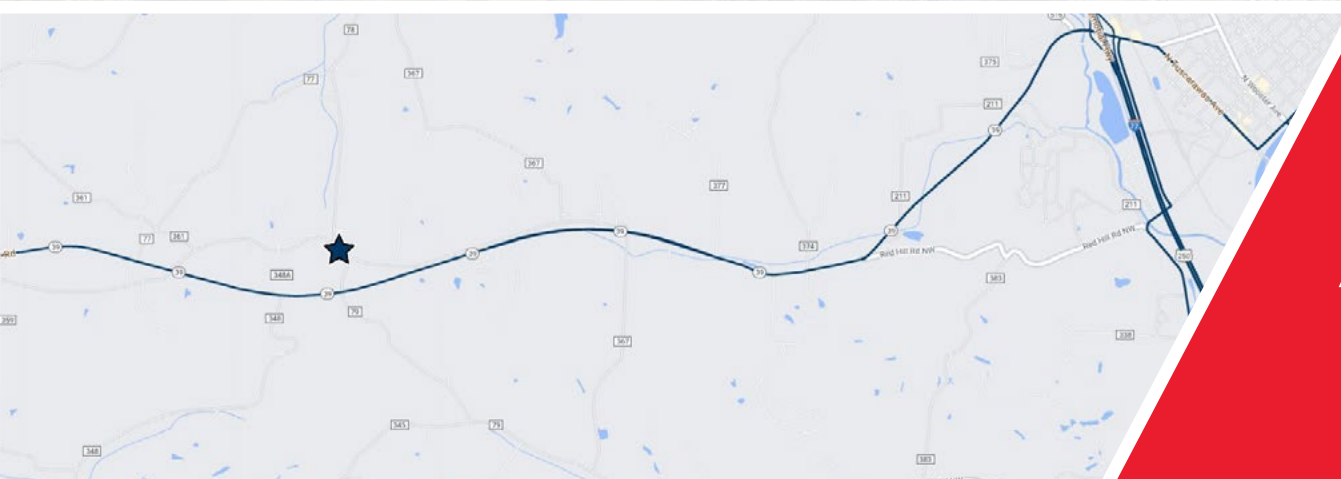


**View Full
Demographics**

PROPERTY SITE SURVEY



PROPERTY AERIAL MAP



Access to I-77

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