

# PAD SITES FOR SALE



## THE GREENS AT BELDEN – LAND FOR SALE

4996 Fulton Dr NW, Canton, OH 44718

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## PROPERTY OVERVIEW

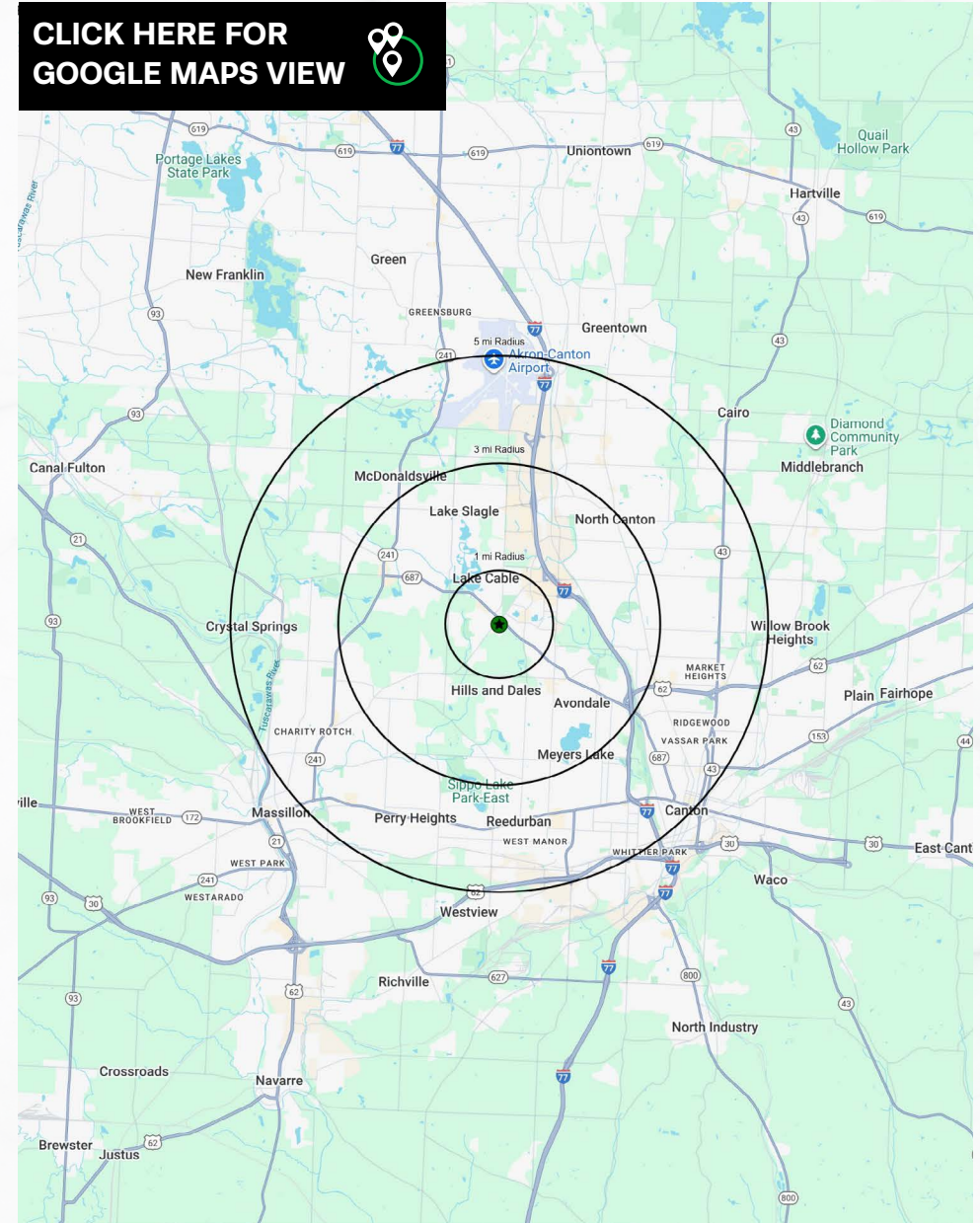
### PROPERTY SUMMARY

- Rare 5-acre land development opportunity at The Greens at Belden directly adjacent to Meijer in Belden Village trade area – 1.3 AC and 0.95 AC pad sites also available
- Slim Chickens building confidentially available (0.95 AC)
- Property is located directly off the Southeastern entrance drive to the Greens of Belden
- Utilities are located at the site, ready for development
- Flexible zoning in place allowing for a variety of uses from Jr. Anchor retail to auto dealerships/repair shops
- Located in super regional retail trade area in North Canton
- Strong household density and income in the surrounding area

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	4,394	49,556	160,590
HOUSEHOLDS	2,245	22,681	70,508
AVERAGE HH INCOME	\$95,197	\$116,692	\$97,868
MEDIAN HH INCOME	\$60,093	\$82,098	\$71,504
DAYTIME POPULATION	10,199	44,448	125,301

CLICK HERE FOR  
GOOGLE MAPS VIEW

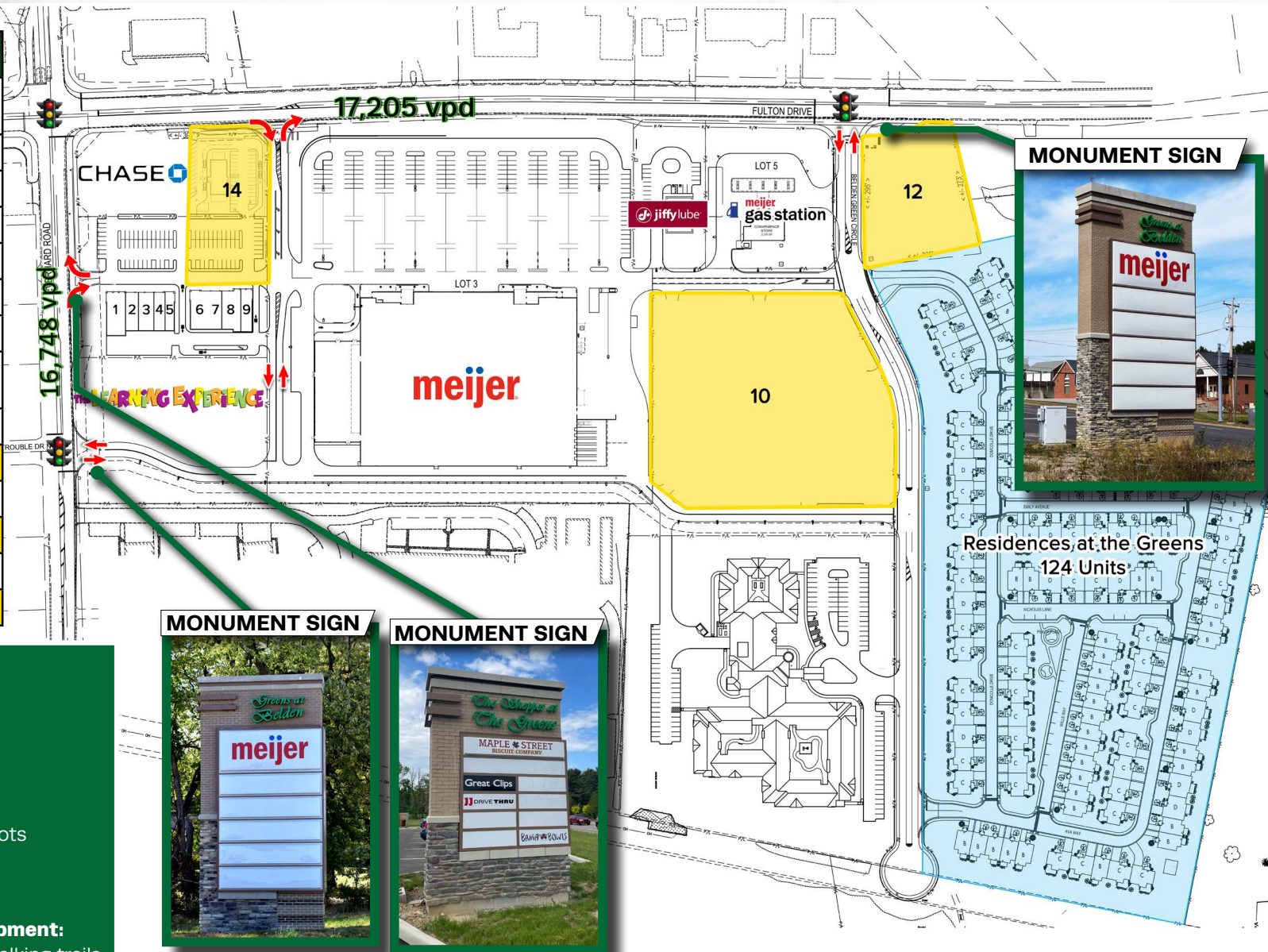


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## SITE PLAN

SITES	
1	Maple Street Biscuit Company
2	SweatHouz
3	Pure Barre
4	Great Clips
5	Jimmy Johns
6	SoFresh
7	Radiance Tan
8	Hand and Stone Massage and Facial Spa
9	Bahia Bowls
10	<b>5 ACRES AVAILABLE</b>
11	Chase Bank
12	<b>1.3 ACRES AVAILABLE</b>
13	The Learning Experience
14	<b>0.95 ACRES AVAILABLE</b>



**Proposed Retail Development:**  
62 acres Commercial

**Meijer:** 159,264 SF

**Junior Box:** +/- 60,000 SF

**Outparcel Shoppes:** +/- 19,190 SF

**Outlots Available:** 2 Remaining Outlots  
Ground lease or BTS

**Parking Ratio:** 1 : 4.5

**Stark Parks – Recreational Development:**  
187 acres of recreational parks and walking trails

**Total Project: 287 Acres**

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PICTURES



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MACRO AERIAL

