



4525 Everhard Rd NW  
CANTON, OH 44720

SQ FT AVAILABLE	2,000
LEASE RATE	\$45.00/SF/NNN
NNN	\$8.57/SF
ZONING	JAC-B2
YEAR BUILT	2023
TRAFFIC COUNT	18,783 AADT Everhard 29,663 AADT Dressler



### Property Highlights

- Biggby Coffee 2,000/SF space with drive thru for lease.
- Pylon sign visible to intersection.
- In the heart of Belden Village Shopping/Dining district, easy access to I-77.

**Sean Sanford**

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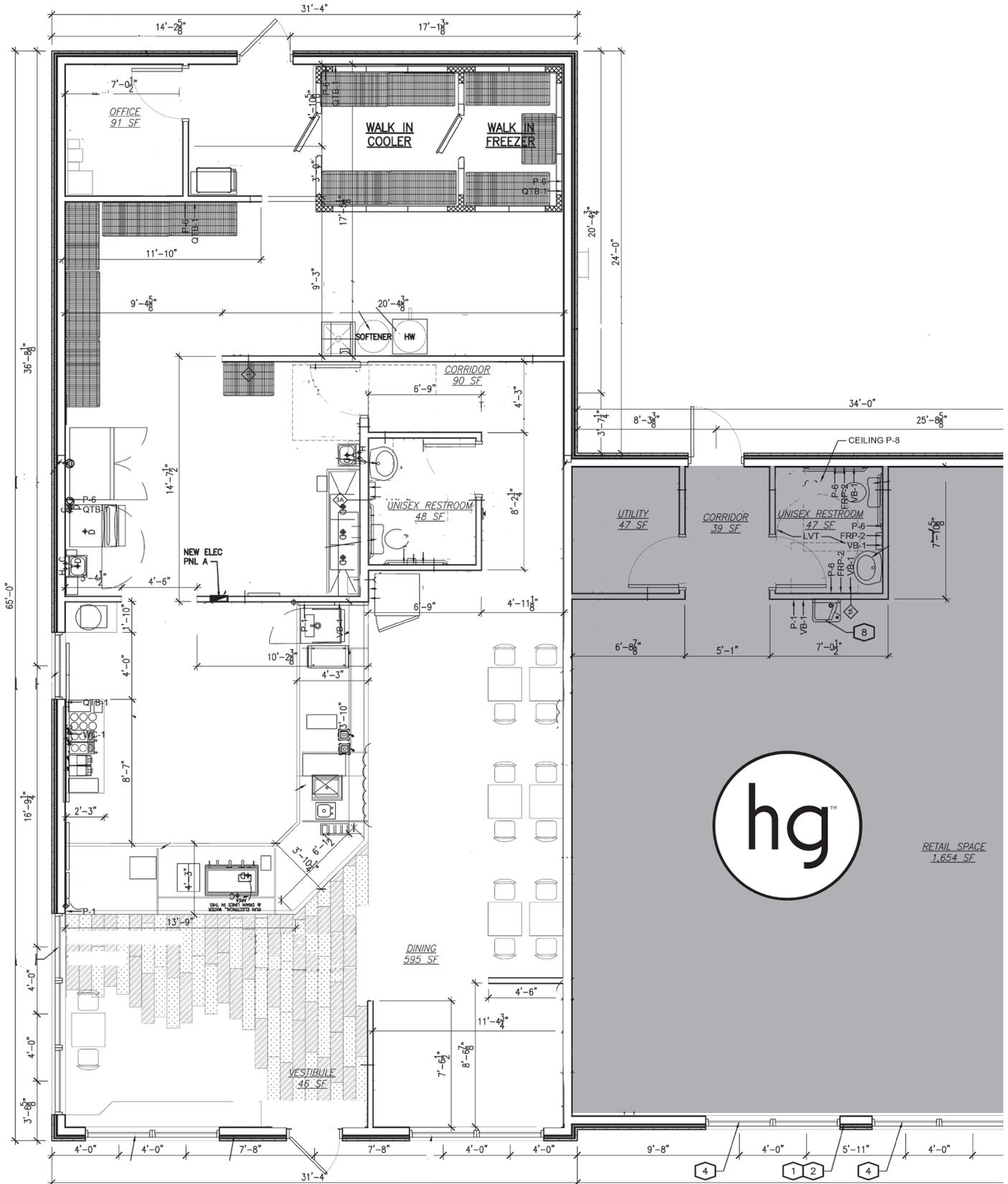
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8234 Pittsburg Ave NW  
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330-966-8800

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RETAIL SPACE  
1,654 SF

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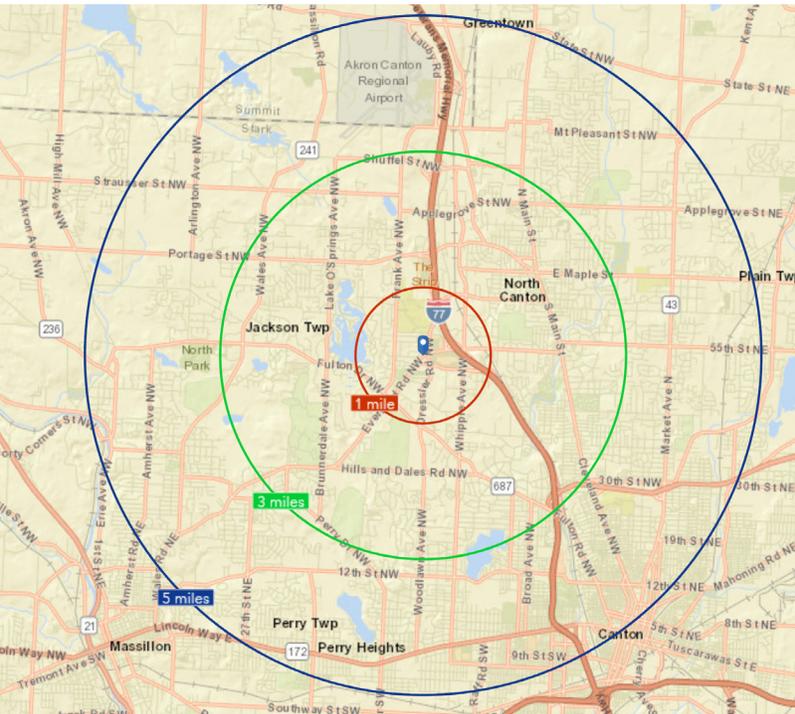
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**2024 Summary**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	3,403	49,953	155,364
Households	1,636	23,026	67,655
Families	865	12,932	39,348
Average Household Size	2.06	2.13	2.25
Owner Occupied Housing Units	1,019	15,102	44,270
Renter Occupied Housing Units	617	7,924	23,385
Median Age	46.8	44.5	42.7
Median Household Income	\$76,899	\$75,584	\$69,034
Average Household Income	\$95,272	\$102,814	\$95,850



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