



4297 Everhard Rd NW
CANTON, OH 44718

SALE PRICE	\$495,000.00
TOTAL SQ FT	1,247
ACRES	0.47
ZONING	B3
YEAR BUILT	1970
PARCEL	1607643
FRONTAGE	85'
TRAFFIC COUNT	35,916 AADT
TAXES	\$6,188.90/year



Property Highlights

- Unbelievable location right in the heart of Belden Village Retail with I-77 Exposure
- Directly across from Belden Village Mall (Dick's, Dillard's, and Macy's) and adjacent to Kohls and Target.
- Billboard on property produced \$15,347 in 2024. Currently a Month-Month Lease.

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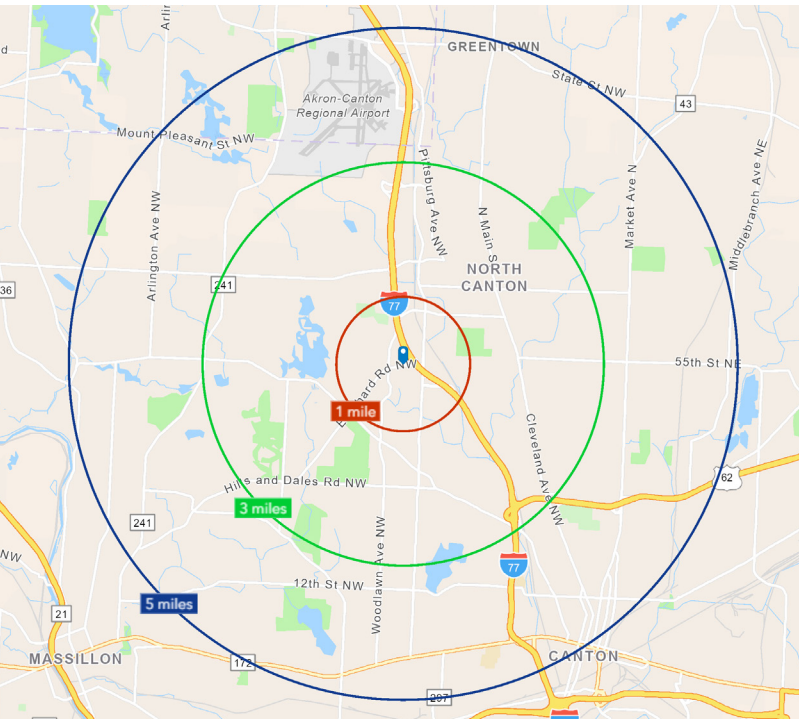
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2024 Summary

	1 Mile	3 Miles	5 Miles
Population	2,688	52,780	155,901
Households	1,236	24,371	67,891
Families	689	13,609	39,364
Average Household Size	2.15	2.12	2.25
Owner Occupied Housing Units	871	15,874	43,987
Renter Occupied Housing Units	365	8,497	23,904
Median Age	48.1	44.5	42.5
Median Household Income	\$80,556	\$74,653	\$68,086
Average Household Income	\$93,094	\$101,867	\$94,960



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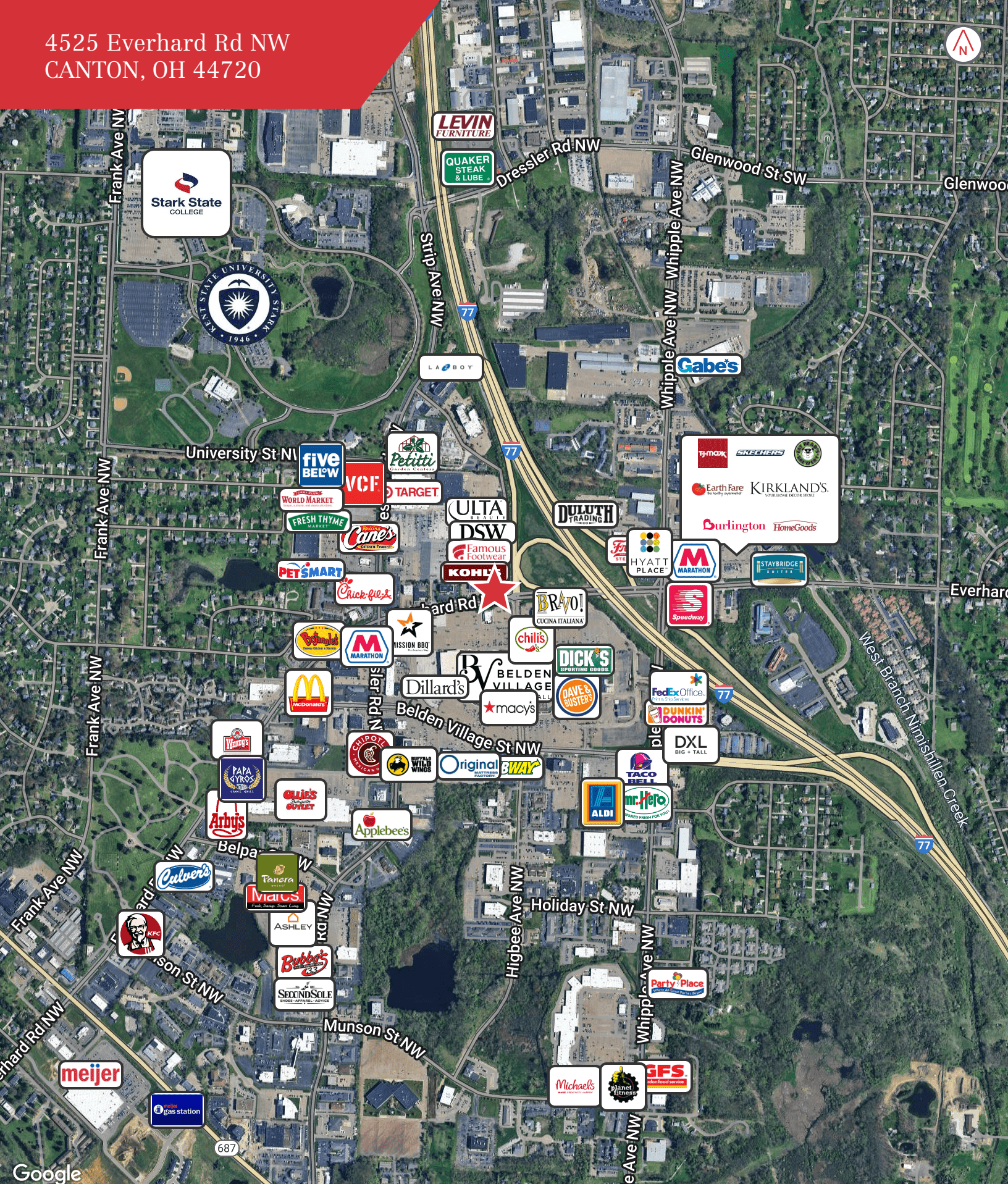
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