



HIGHWAY-VISIBLE RESTAURANT

5441 Whipple Ave NW
Canton, OH



HIGHLIGHTS

- **AVAILABLE:** 3,024 SF former Freddy's Frozen Custard
- Located off Interstate 77 (92,400 VPD) and Whipple Avenue (17,252 VPD) in Canton, this site has tremendous access
- Excellent signage visibility and direct frontage, capturing high-volume daily traffic from this major retail corridor
- Strong positioning near major national retailers like Target, The Home Depot, and Walmart, and top dining like Chick-fil-A, Chipotle, and Panera, all within a high-traffic corridor including The Belden Village Mall
- Includes placement on two pylon signs

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	52,517	152,795	241,657
2025 Estimate	52,692	153,937	243,461
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$99,669	\$92,113	\$88,162
2025 Median	\$69,179	\$65,641	\$64,507
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	35,369	71,732	97,435

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

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JUN 25



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Canton, Ohio

30' STREET PYLON SIGN



**PANELS
AVAILABLE**

50' HIGHWAY PYLON SIGN



LED internally
illuminated, double-
sided pole sign with
translucent flexface
tenant panels.