

# OUTPARCELS AT CREEKSIDE CROSSING

7160 FRANK AVENUE, JACKSON TOWNSHIP (NORTH CANTON), OHIO 44720

FOR SALE,  
LEASE, GROUND LEASE



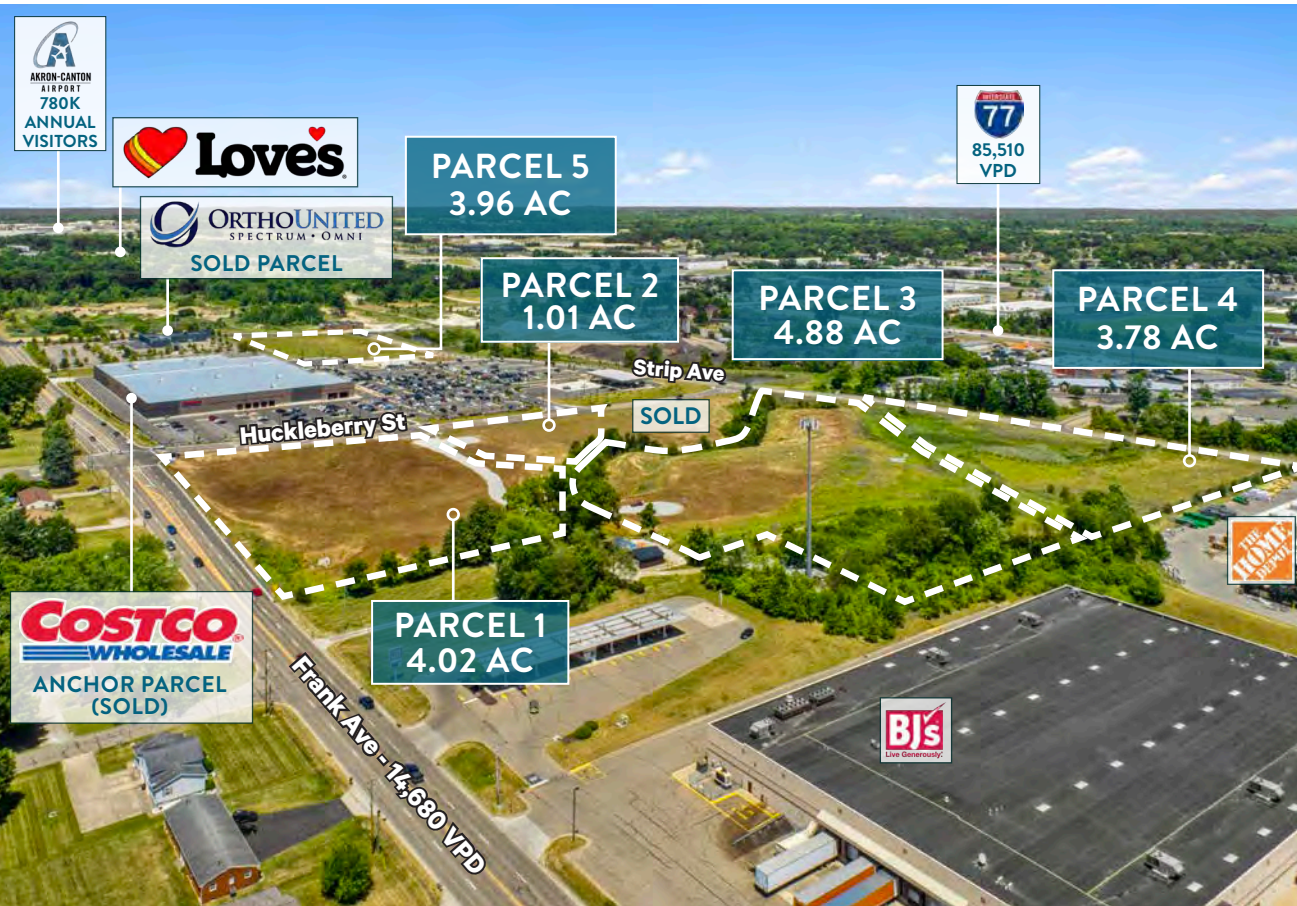
PRIME DEVELOPMENT OPPORTUNITIES  
AT THE NEW COSTCO ANCHORED  
DEVELOPMENT IN THE SUPER REGIONAL  
BELDEN VILLAGE TRADE AREA

Joseph W. Khouri  
Senior Vice President  
216 658 6120  
joseph.khouri@cbre.com

Kevin Moss  
First Vice President  
216 363 6453  
kevin.moss@cbre.com



# THE OPPORTUNITY



- Prime outparcel development opportunities for sale, ground lease or build to suit at the new Costco anchored development

- Phase 1 of Creekside Crossing includes Costco, Spectrum and future fast food

- Parcels range from 1-4.88 Acres

- Parcel 1: 4.02 AC - \$3,800,000
- Parcel 2: 1.01 AC - \$1,725,000
- Parcel 3: 4.88 AC - \$4,850,000
- Parcel 4: 3.78 AC: \$2,950,000
- Parcel 5: 3.96 AC - \$3,625,000

- Pad ready sites with utilities to the parcels

- The development has shared detention which maximizes buildable lots

- The site is located in the heart of the Belden Village trade area, one of northern Ohio's top retail and restaurant dining destinations

- The site is minutes from the Canton Akron airport, which has over 780k passengers per year

- Zoned I1 Industrial

- Potential uses include fast food drive thru, big box retail, hospital, multifamily (with ground floor retail), financial institution, office, vet clinic, breweries and more

- The Belden Village market pulls from a 30 mile radius and has a daytime population of 187,000 people in a 5 mile radius

## QUICK STATS - 3 MILE RADIUS



DAYTIME  
POPULATION

**62,028**



2023  
POPULATION

**38,569**



2023  
HOUSEHOLDS

**17,370**



2023  
POPULATION  
25 & OVER

**28,185**



2023  
AVG. HOUSEHOLD  
INCOME

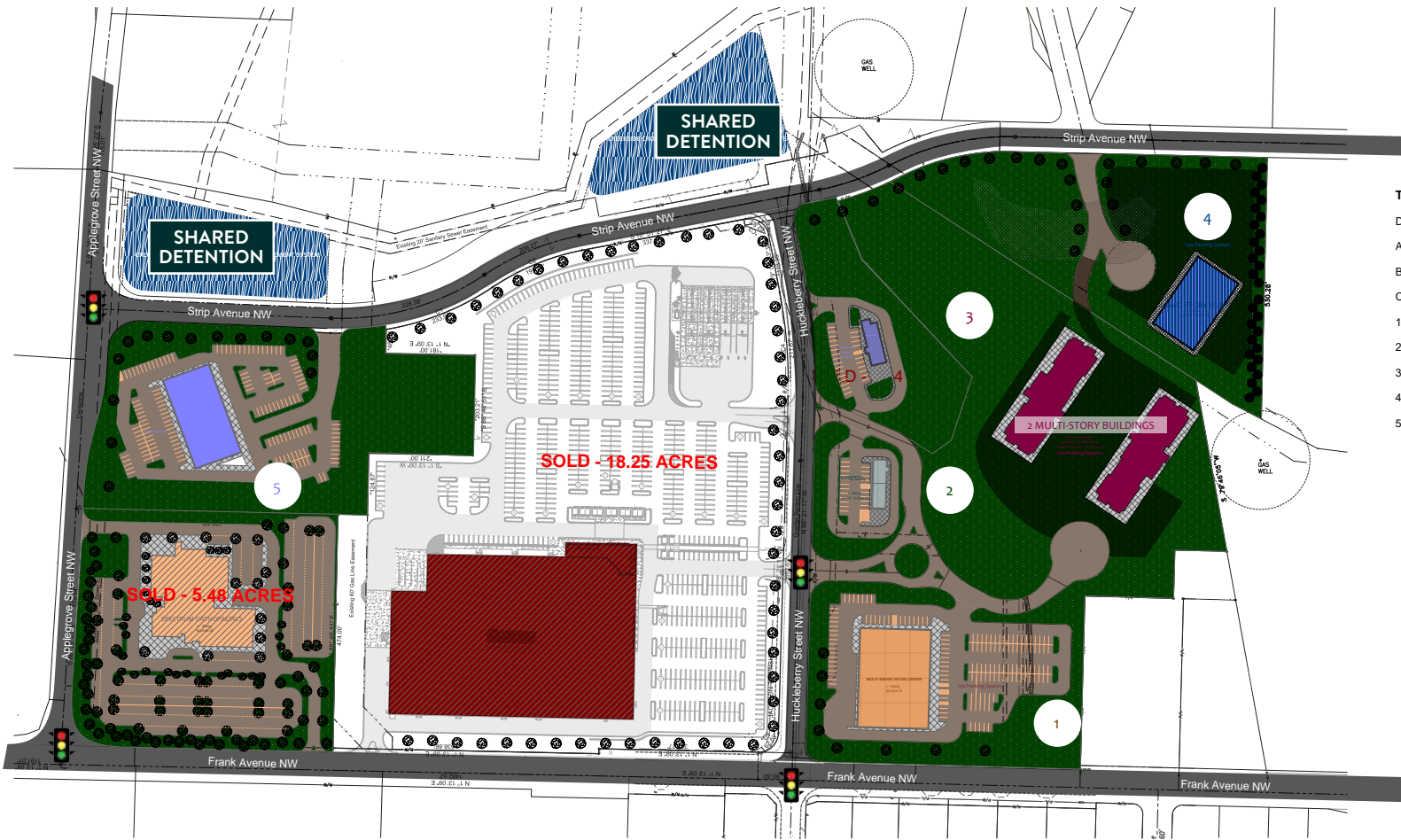
**\$117,330**

# CONCEPTUAL DEVELOPMENT RENDERING



Creekside Crossing  
- Bird's Eye View Looking South -  
From Costco's Main Entrance

# SITE PLAN



### TABULATION OF PARCELS

DESIGNATION	SIZE IN USABLE ACRES	STATUS
A	5.48 ACRES	SOLD
B	18.25 ACRES	SOLD
C	1.14 ACRES	SOLD
1	4.02 ACRES	SHOVEL READY
2	1.01 ACRES	SHOVEL READY
3	4.88 ACRES	SHOVEL READY
4	3.78 ACRES	SHOVEL READY
5	3.96 ACRES	SHOVEL READY

### JACKSON TOWNSHIP - STARK COUNTY OHIO BASIC SITE DESIGN DATA/CRITERIA

ZONING : I - 1, INDUSTRIAL

LOT

MINIMUM FRONT YARD: 50'  
MINIMUM SIDE YARD: 25'  
MINIMUM REAR YARD: 25'

ABUTING RESIDENTIAL: 100'

BUILDING HEIGHT 80' MAXIMUM

PARKING SETBACK

FRONT: 20'  
SIDE: 05'  
REAR: 05'

ABUTING RESIDENTIAL: 25'

PARKING SPACE: 9' X 18'

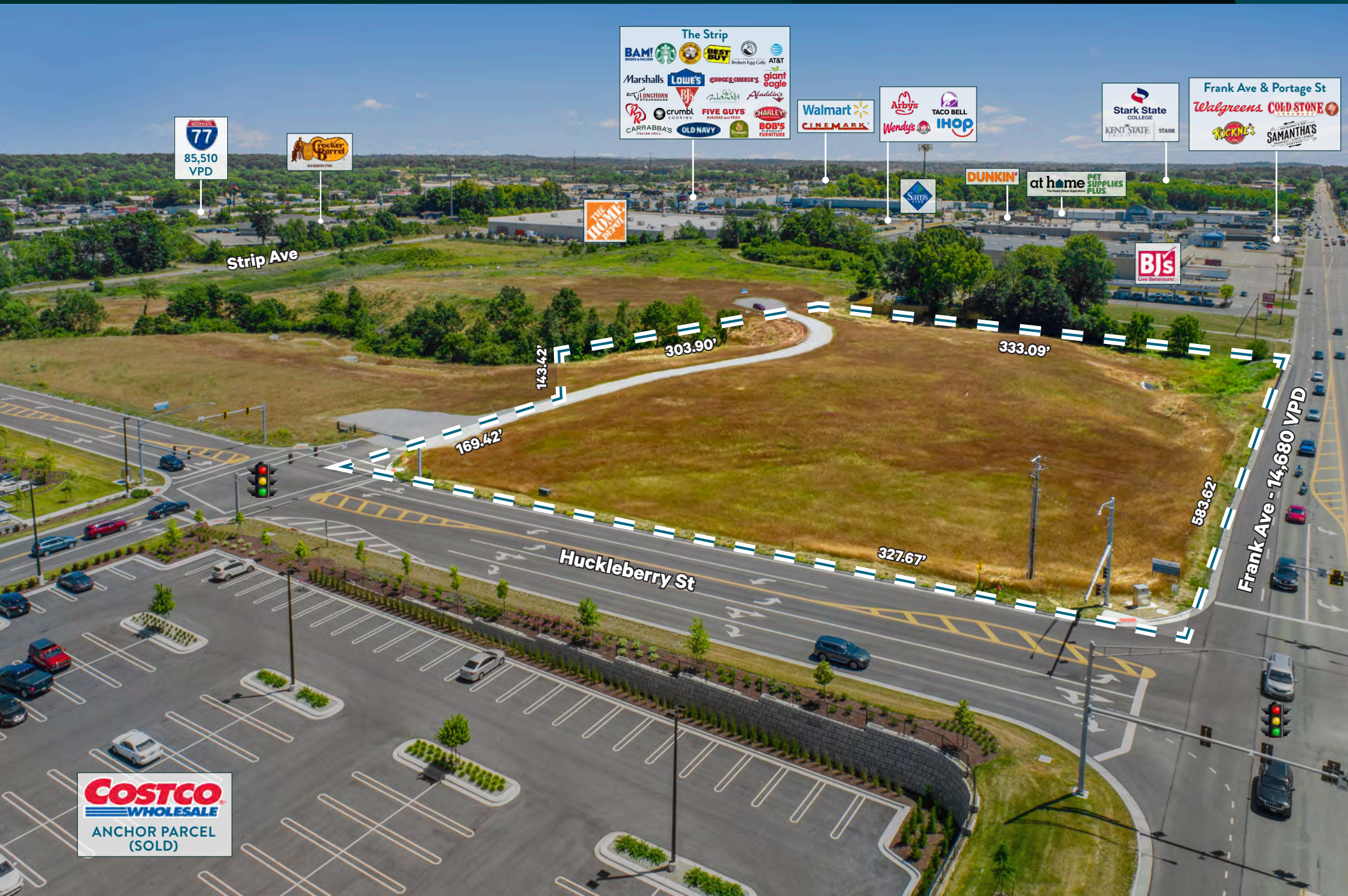
\*AKRON-CANTON AIRPORT OVERLAY DISTRICT

## Creekside Crossing Overall Site Plan

1" = 100'



# PARCEL 1 - 4.02 AC (DIVISIBLE)



85,510 VPD

Cracker Barrel

Strip Ave

The Strip  
BAM! Starbucks BEST Broken Egg Cafe AT&T  
Marshalls LOWE'S CHUCKY CHEESE'S giant eagle  
LONGHORN CARRABBA'S crumb! FIVE GUYS HARLEY'S BOB'S  
OLD NAVY BOB'S FURNITURE

Walmart  
CINEMARK

Arby's TACO BELL  
Wendy's IHOP

DUNKIN'

at home PET SUPPLIES PLUS

Stark State COLLEGE  
KENT STATE STARK

Frank Ave & Portage St  
Walgreens COLD STONE  
RICKN'S SAMANTHA'S

BJ's  
Live Generously

143.42'

303.90'

333.09'

169.42'

Huckleberry St

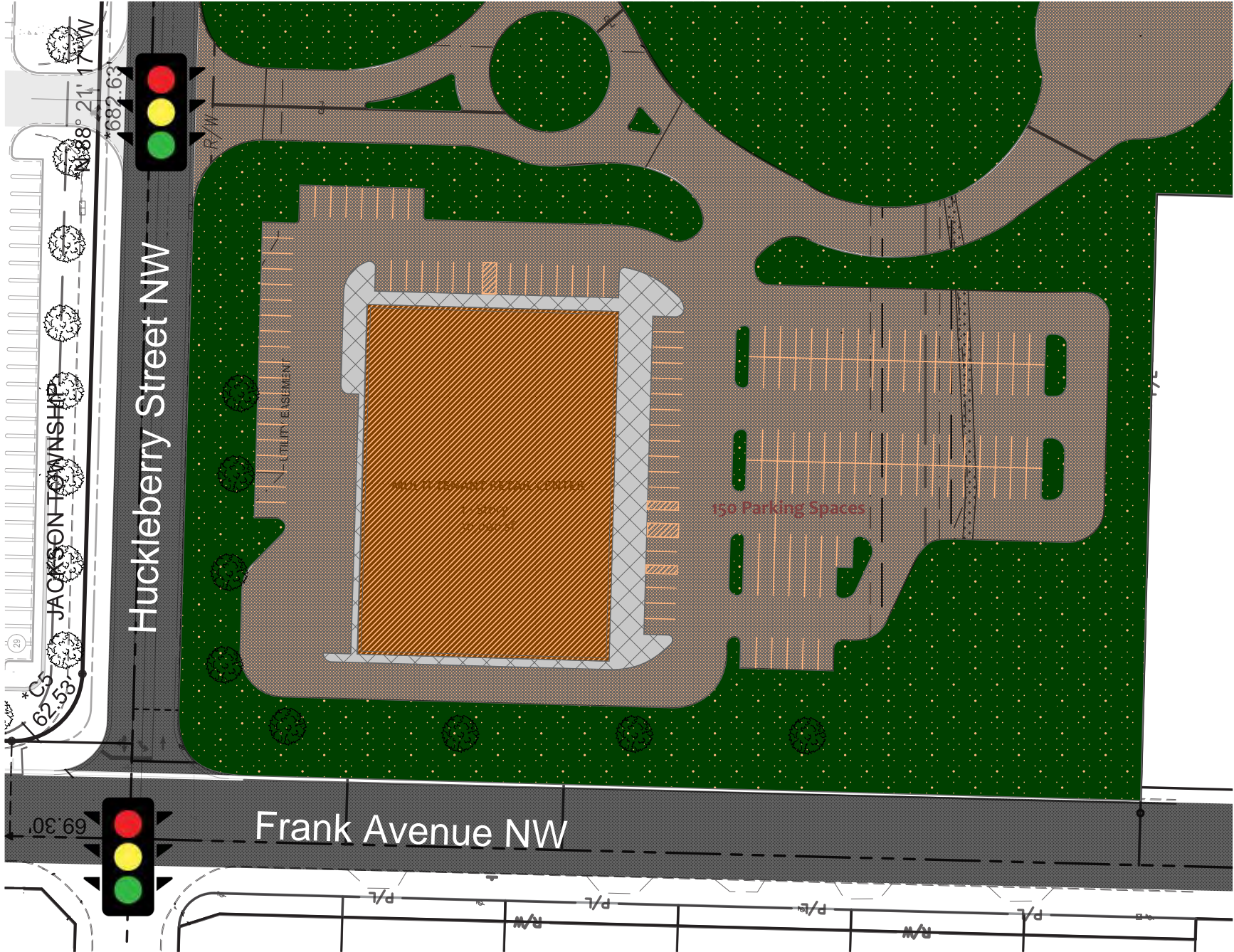
327.67'

583.62'

Frank Ave - 14,680 VPD

**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

# PARCEL 1 SITE PLAN



# PARCEL 2 - 1.01 AC



77  
85,510  
VPD



**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

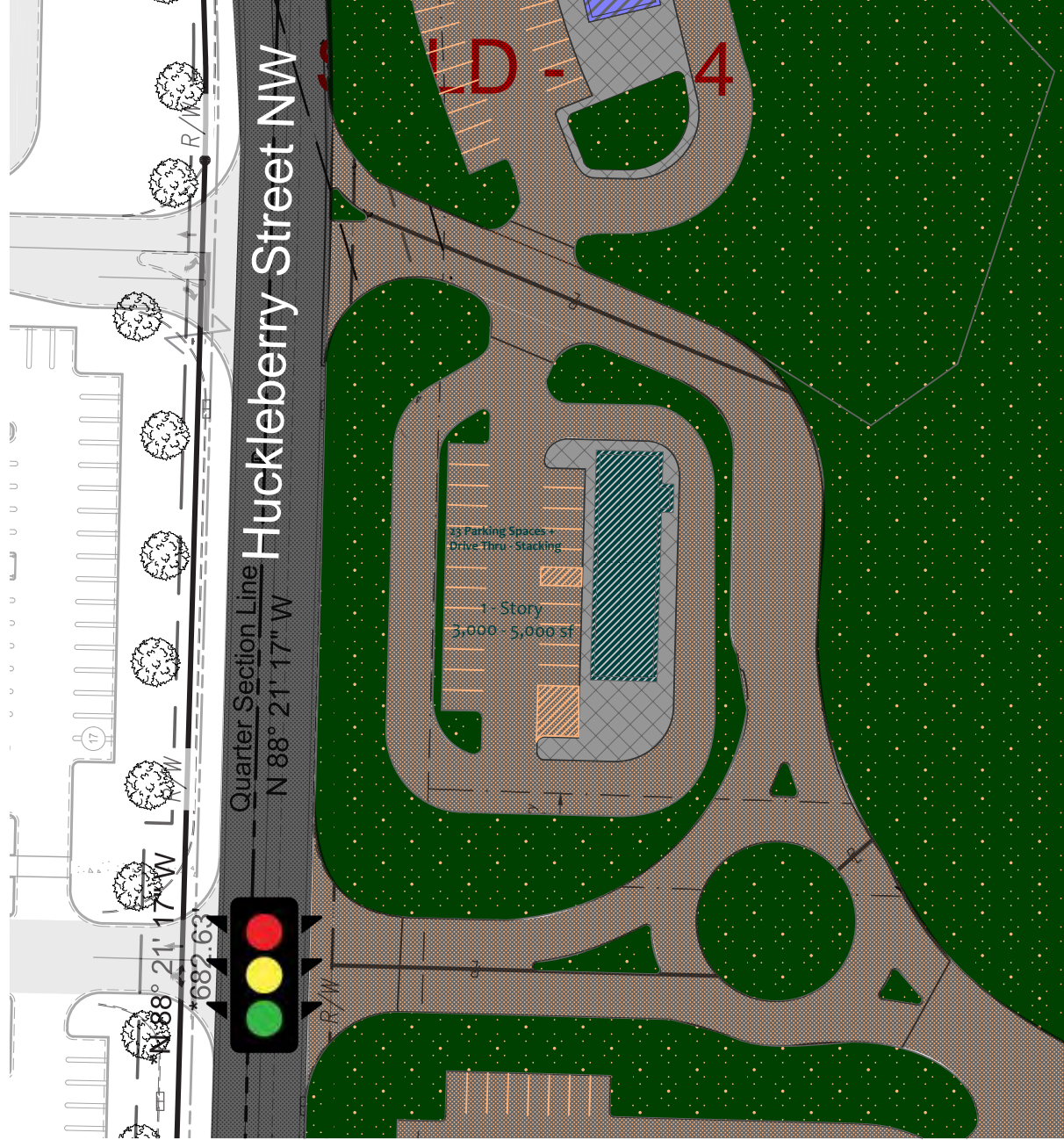
Strip Ave

Huckleberry St

Frank Ave - 14,680 VPD

324.19'  
245.78'  
143.42'  
152.23'

# PARCEL 2 SITE PLAN





# PARCEL 3 - 4.88 AC



Walmart  
CINEMARK

The Strip  
BAM! BOON-A-MILLION  
Starbucks  
BEST BUY  
Broken Egg Cafe  
AT&T  
Marshall's  
LOWE'S  
CROCK POT CHESSA'S  
giant eagle  
LONGHORN STEAKHOUSE  
CARRABBA'S ITALIAN GRILL  
GOLD NAVY  
FIVE GUYS  
CHARLEY'S  
BOB'S FURNITURE

Arby's  
Wendy's  
TACO BELL  
IHOP

Stark State COLLEGE  
KENT STATE  
STARK

Frank Ave & Portage St  
Walgreens  
COLD STONE  
ROCKNE'S  
SAMANTHA'S

THE HOME DEPOT

Sam's

DUNKIN'

at home  
PET SUPPLIES PLUS

BJ's  
Live Generously

Strip Ave

Huckleberry St

Frank Ave - 14,680 VPD

325.55'

287.02'

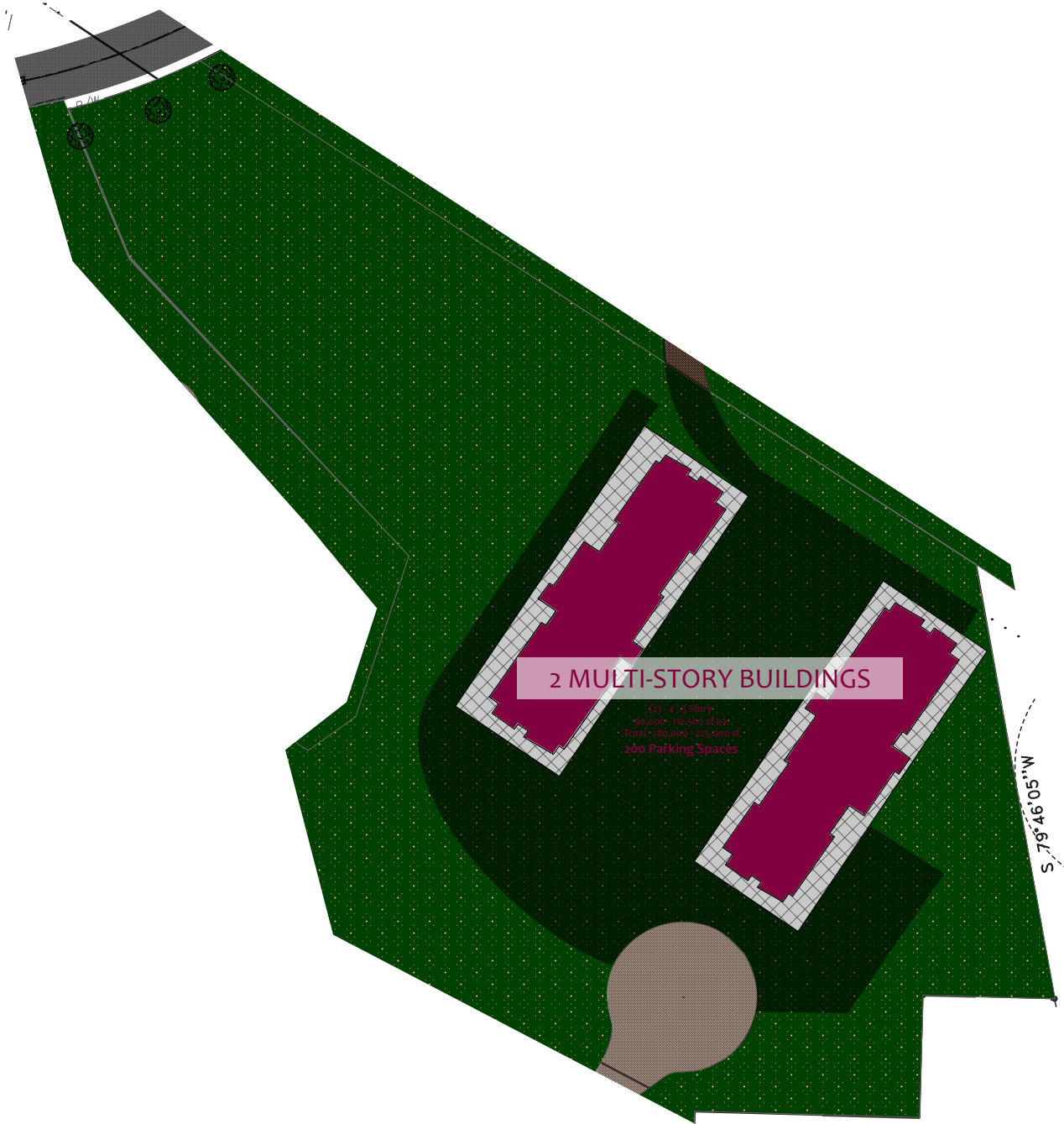
303.90'

DO NOT ENTER

**COSTCO**  
FUEL

**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

# PARCEL 3 SITE PLAN



# PARCEL 4 - 3.78 AC



**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

**ORTHOUNITED**  
SPECTRUM • OMNI  
SOLD PARCEL

Frank Ave - 14,680 VPD

Huckleberry St

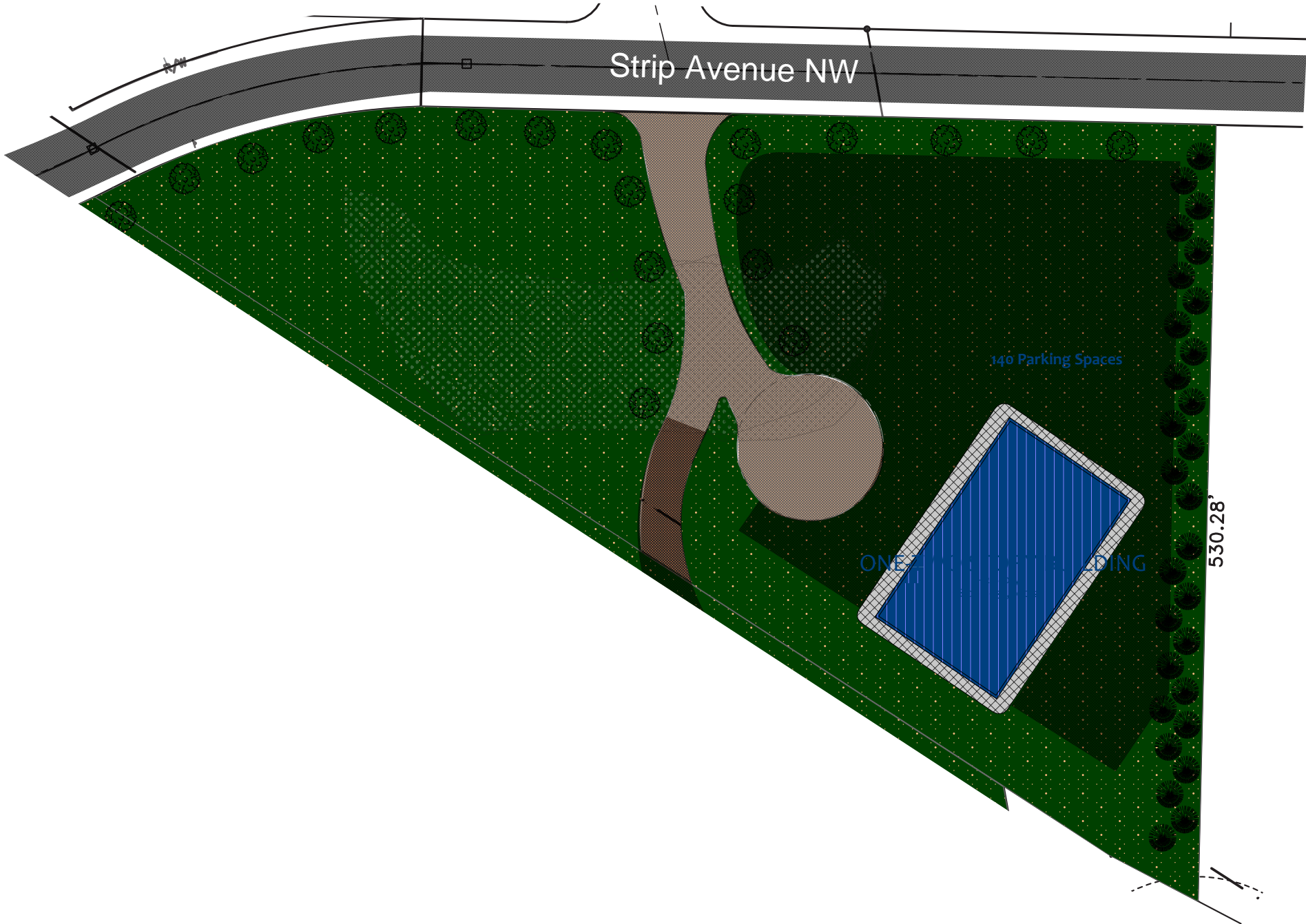
Strip Ave

**BJ's**  
Live Generously!

**THE HOME DEPOT**

491.63'

# PARCEL 4 SITE PLAN



# PARCEL 5 - 3.96 AC



AKRON-CANTON  
AIRPORT  
780K  
ANNUAL  
VISITORS

**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

**ORTHOUNITED**  
SPECTRUM • OMNI  
SOLD PARCEL

Frank Ave - 14,680 VPD

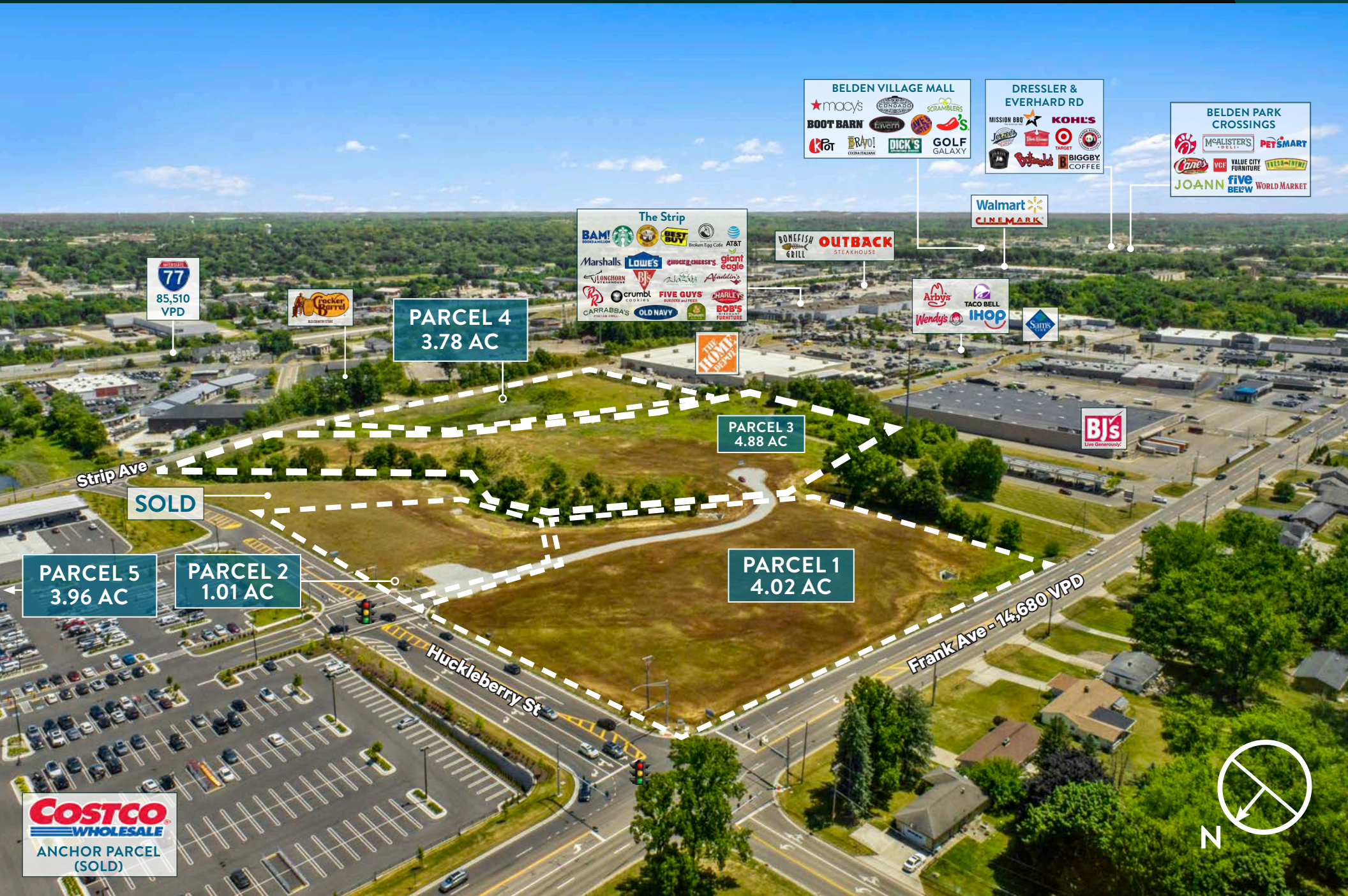
Huckleberry St

Strip Ave

535.37'  
325.98'  
376.21'  
388.29'



# AERIAL VIEW



77  
85,510  
VPD

**Cracker Barrel**  
BROADWAY

**PARCEL 4**  
3.78 AC

**The Strip**  
BAM! FOOD SERVICE, Starbucks, BEST, Broken Egg Cafe, AT&T, Marshalls, Lowe's, Qdoba, Casey's, giant eagle, LUNCHBOX, crumb!, FIVE GUYS, HARLE'S, CARRABBA'S, OLD NAVY, BOB'S BATH & HOME FURNITURE

**BONEFISH GRILL**  
**OUTBACK STEAKHOUSE**

**THE HOME DEPOT**

**PARCEL 3**  
4.88 AC

**Walmart**  
**CINEMARK**  
Arby's, Wendy's, TACO BELL, IHOP, Sully's

**B.J.'s**  
Live Generously

Strip Ave

**SOLD**

**PARCEL 5**  
3.96 AC

**PARCEL 2**  
1.01 AC

**PARCEL 1**  
4.02 AC

Huckleberry St

Frank Ave - 14,680 VPD

**COSTCO**  
WHOLESALE  
ANCHOR PARCEL  
(SOLD)

**BELDEN PARK CROSSINGS**  
McALISTERS, PETS MART, JOANN, VCH, VALUE CITY FURNITURE, five BEW, WORLD MARKET

**BELDEN VILLAGE MALL**  
macy's, BENDAS, SCRAMBLERS, BOOT BARN, eavern, DICK'S, GOLF GALAXY

**DRESSLER & EVERHARD RD**  
MISSION BBQ, KOHL'S, Target, Biggby Coffee



# RETAIL TRADE MAP

## Belden Village - North Canton RETAIL TRADE AREA

### TRADE AREA INFO

Everhard Rd NW & Dressler rd NW  
(3 Miles)

- Population: 51,503
- Daytime Population: 67,704
- Total Households: 23,627
- Median HH Income: \$68,471
- Total Businesses: 3,128
- Total Employees: 45,619

### MAJOR OFFICE BUILDINGS

5.0 MSF

1. 4500 Munson St - 150,000 SF
2. Belden Place - 122,500 SF
3. The Glass Tower - 122,478 SF
4. The Hoover District - 707,378 SF

### HOTELS

22 Hotels/2,057 Rooms

- |                                  |                                |
|----------------------------------|--------------------------------|
| 1. America's Best Value Inn - 23 | 12. Microtel Inn & Suites - 60 |
| 2. Baymont Inn - 98              | 13. Quality Inn - 59           |
| 3. Best Western - 91             | 14. Ramada - 100               |
| 4. Comfort inn - 124             | 15. Red Roof Inn - 108         |
| 5. Courtyard - 150               | 16. Residence Inn - 66         |
| 6. Fairfield Inn - 60            | 17. Rodeway Inn - 83           |
| 7. Hampton Inn - 89              | 18. Springhill Suites - 1033   |
| 8. Holiday Inn - 184             | 19. Staybridge Suites - 9      |
| 9. Home2 Suites - 90             | 20. Embassy Suites - 150       |
| 10. Hyatt Place - 105            | 21. Hilton Garden Inn - 121    |
| 11. Knights Inn - 64             | 22. M Star Hotel - 30          |

### MAJOR EMPLOYERS

1. Stark State College
2. The Timken Company
3. Fannie May
4. Aultman Hospital

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Licensed Real Estate Broker.

Updated: May 10, 2024





# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population	2,542	38,569	107,826
2028 Projected Population	2,555	38,985	108,462
2023 Daytime Population	9,052	62,028	116,040
2023 Households	1,174	17,370	46,371
2023 Average Household Income	\$116,324	\$117,330	\$116,014
2028 Projected Average Household Income	\$133,403	\$135,391	\$134,376
2023 Median Household Income	\$86,202	\$83,891	\$84,623
Population 25 and Over	1,852	28,185	77,888

## CONTACT US

### Joseph W. Khouri

Senior Vice President  
216 658 6120

joseph.khouri@cbre.com

### Kevin Moss

First Vice President  
216 363 6453

kevin.moss@cbre.com

**CBRE, INC.** 950 Main Avenue, Suite 200, Cleveland, OH 44113

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

**CBRE**