

**3,662 SF
FOR SALE
OR LEASE**



**FREESTANDING RESTAURANT
FOR SALE OR LEASE**

4996 Fulton Dr NW, Canton, OH 44718

Tom Grasso

TomGrasso@HannaCRE.com

(216) 861-5429

CONTACT:

Vincenzo Calabrese

VincenzoCalabrese@HannaCRE.com

(216) 861-5286

Gianfranco Calabrese

GianfrancoCalabrese@HannaCRE.com

(216) 861-5086

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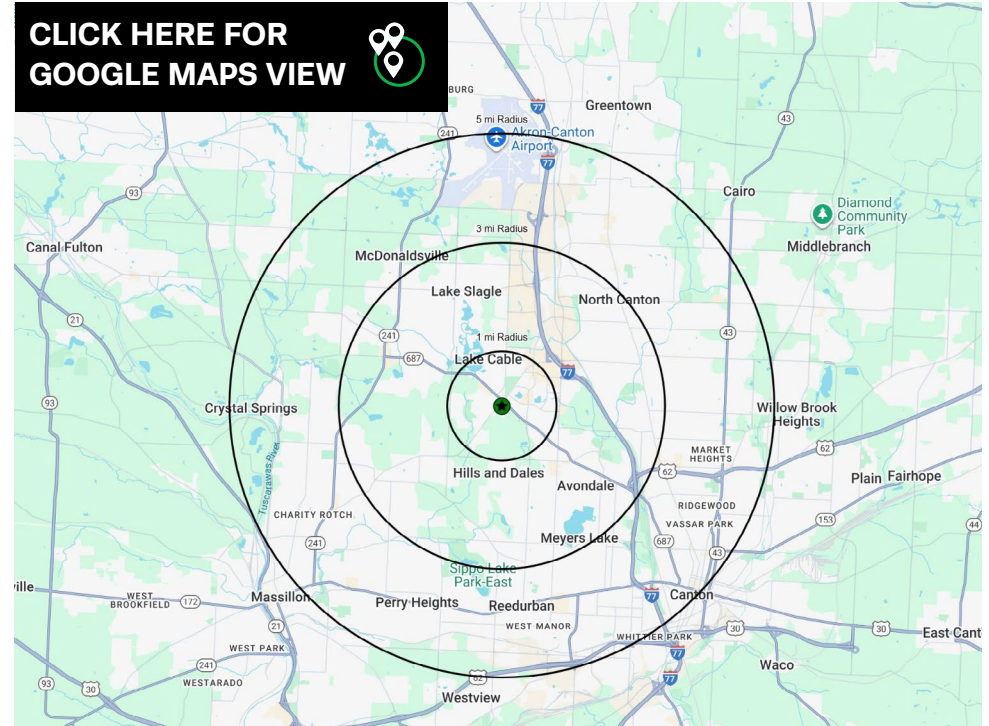
PROPERTY OVERVIEW

PROPERTY SUMMARY

- 3,662 SF freestanding restaurant building with drive-thru available for sale or lease
- Prime location along Everhard Rd and Fulton Dr, a dominant retail and restaurant corridor in North Canton
- Excellent visibility and strong frontage with easy ingress/egress
- High traffic counts (36,410 VPD on Fulton Rd and Everhard Rd intersection) and dense surrounding retail, including national and regional brands
- Located near The Strip and Belden Village trade area, Stark County's strongest retail hub
- Surrounded by strong residential density, incomes and daytime employment
- Ample on-site parking
- Ideal for QSR, fast casual, or other restaurant users seeking a proven location



CLICK HERE FOR
GOOGLE MAPS VIEW



DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

POPULATION

4,762

50,031

161,273

HOUSEHOLDS

2,470

23,204

71,557

AVERAGE HH INCOME

\$95,197

\$116,692

\$97,868

MEDIAN HH INCOME

\$61,282

\$83,031

\$74,990

DAYTIME POPULATION

17,024

47,983

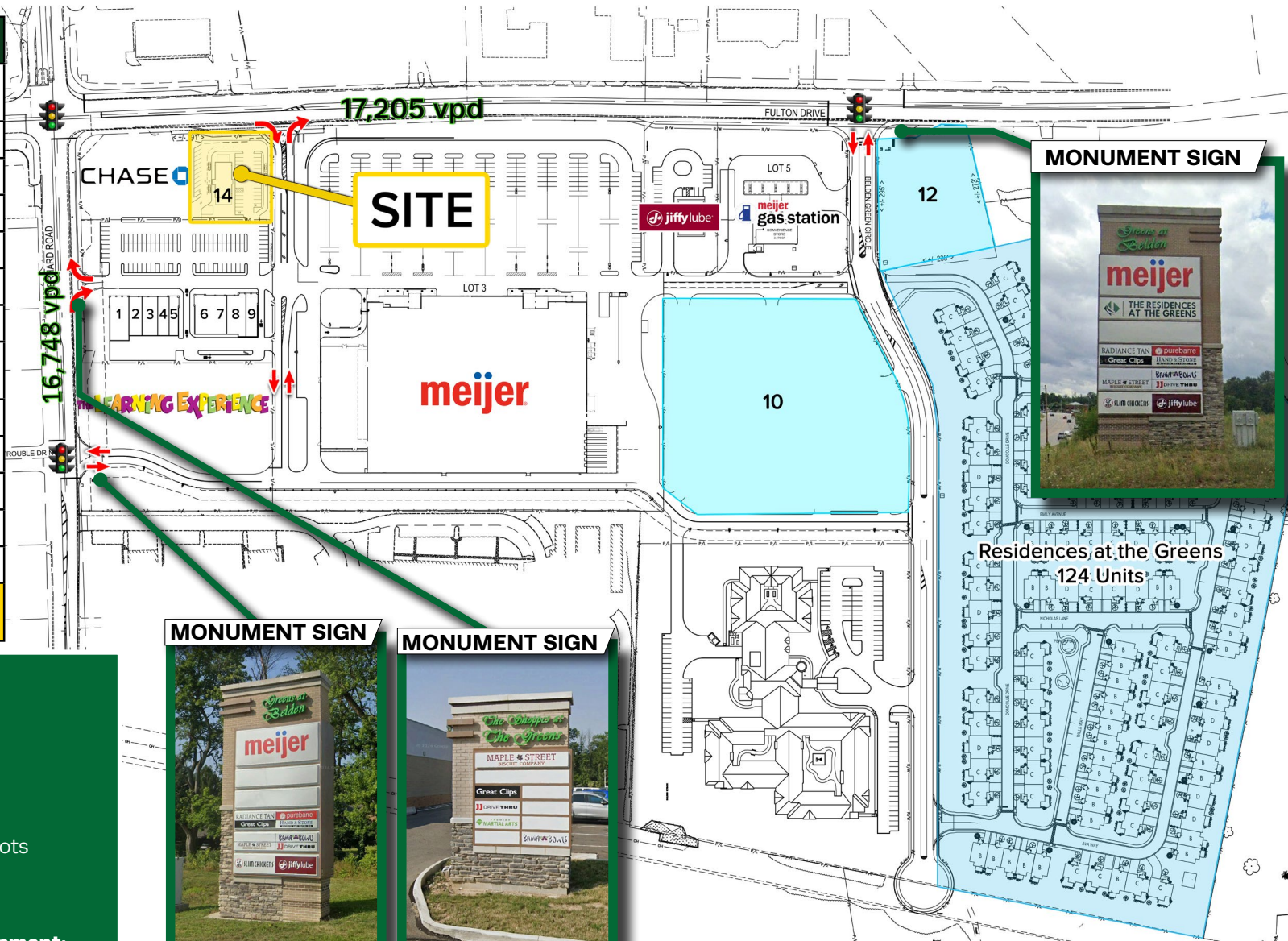
132,583

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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	Future Development
11	Chase Bank
12	Future Development
13	The Learning Experience
14	3,662 SF Freestanding Restaurant on 0.95 AC



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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MICRO AERIAL



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MACRO AERIAL

