

2,000 SF ENDCAP WITH DRIVE-THRU AND 1-ACRE OUTPARCEL BELDEN VILLAGE RETAIL CORRIDOR

Thomas English
Retail Real Estate

**FOR
LEASE**

4990 DRESSLER ROAD, CANTON, OHIO 44718



**RARE DRIVE-THRU AND OUTPARCEL OPPORTUNITY
IN THE HIGH-BARRIER-TO-ENTRY SUPER REGIONAL
BELDEN VILLAGE CORRIDOR**

EXCLUSIVE CONTACT

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CBRE

TWO OPPORTUNITIES FOR LEASE

- 2,000 SF Endcap first generation retail endcap with drive-thru, join Sleep Number
- 1-AC Outparcel for ground lease
- Traffic counts of 12,625 VPD (source ODOT TIMS) in front of the site
- Join neighboring restaurants Chipotle, First Watch, Olive Garden, Texas Roadhouse, Panera, Qdoba, Bubbas 33 on Dressler Road corridor within Belden Village
- The site is located in the heart of the Belden Village retail corridor, one of northern Ohio's top retail and restaurant regional trade areas



QUICK STATS - 5 MILE RADIUS



DAYTIME POPULATION

179,036



POPULATION

162,210



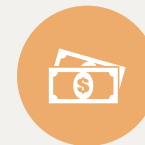
HOUSEHOLDS

70,865



POPULATION 25 & OVER

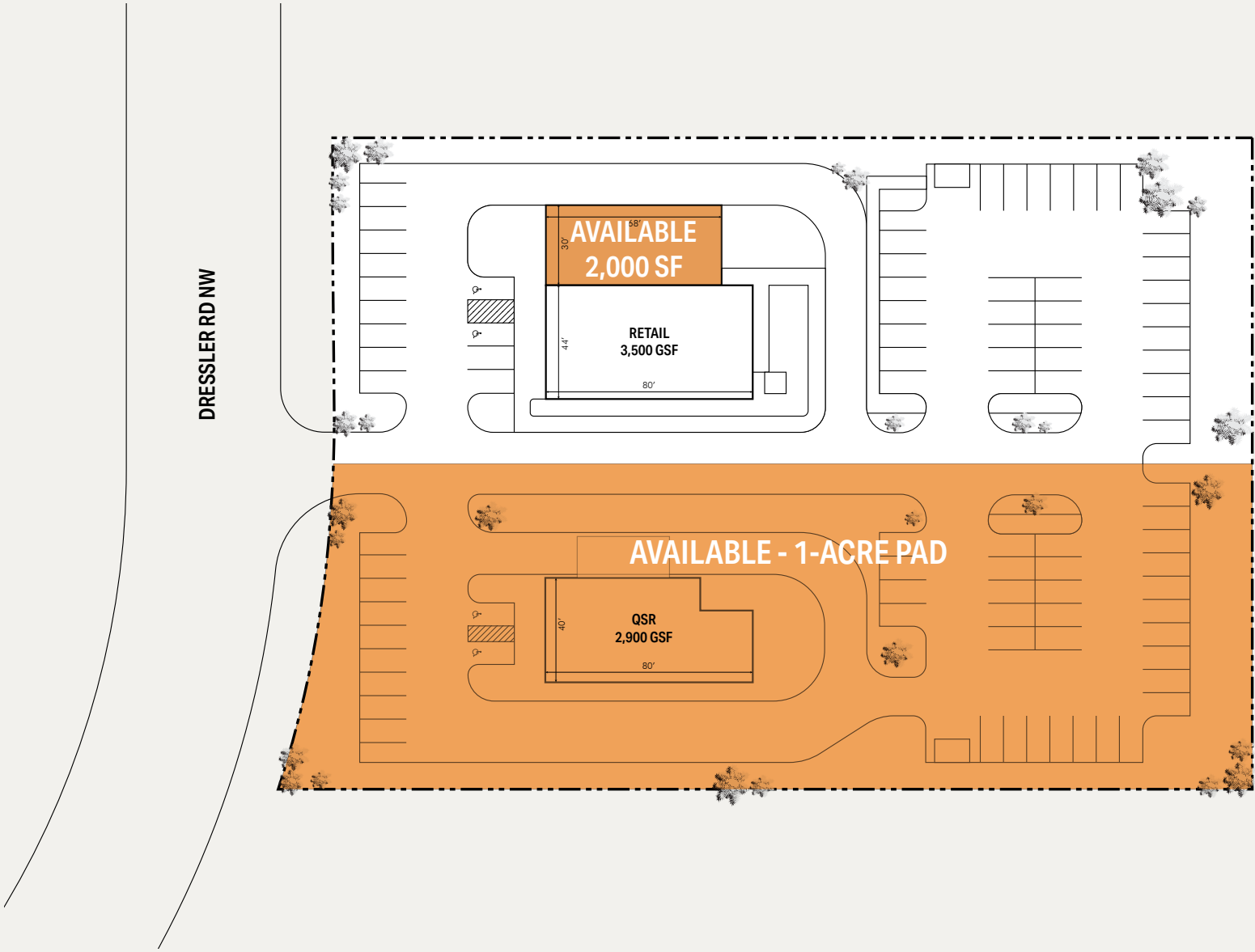
116,264



AVG. HOUSEHOLD INCOME

\$87,458

SITE PLAN







BELDEN VILLAGE MALL

BOOT
BARN

DICK'S
SPORTING GOODS

SCRAMBLERS

CONDADO
TACOS & TEQUILA

KFOI

DAVE'S
HUSTERY

GOLF
GALAXY

★ macy's

ALDI

THE FEATHERED
OUTFITTERS

INTERSTATE
77

92,400 VPD

BELDEN VILLAGE ST NW 13,146 VPD

VILLAGE
TOWER APARTMENTS

AMERIDIAL
A TECHNOLOGY COMPANY

sleep & number

TOY
KINGDOM

Orangetheory
FITNESS

2,000 SF ENDCAP
WITH DRIVE-THRU

YUMMY BOWL
MONGOLIAN STIR-FRY & SUSHI

BUFFALO
WILD
WINGS

ALTERATIONS
EXPRESS

QDOBA
MEXICAN EATS

+ 1-AC
OUTPARCEL

verizon

DRESSLER ROAD NW 12,625 VPD



Logos for Target, Panda Express, The Fresh Market, BAM! Books-A-Million, Kohl's, Cane's, and Chick-fil-A.

BELDEN VILLAGE MALL
Logos for Boot Barn, Dick's Sporting Goods, Scramblers, Condado Tacos & Tequila, KBO, Dave's Hotter, Golf Galaxy, and Macy's.

BELDEN VILLAGE TOWER

INTERSTATE 77
92,400 VPD

Logos for Blaze Pizza and Starbucks.

Logos for Bibibop and Wingstop.

Logos for Yummy Bowl, Buffalo Wild Wings, and Alterations Express.

Logos for Toys 'R Us Kingdom and Orangetheory Fitness.

BELDEN VILLAGE ST NW 13,146 VPD

FIRST WATCH

Logo for Texas Roadhouse.

2,000 SF ENDCAP WITH DRIVE-THRU

Logo for QDOBA Mexican Eats.

sleep number

DRESSLER ROAD NW 12,925 VPD

Logo for Applebee's Grill & Bar.

+ 1-AC OUTPARCEL

RETAIL TRADE MAP



22
HOTELS

2,057
ROOMS

5M SF
OFFICE SPACE

DEMOGRAPHICS

	Within 1 Mile	Within 3 Miles	Within 5 Miles
2025 Population - Current Year Estimate	3,500	53,654	162,210
2030 Population - Five Year Projection	3,504	53,800	161,910
2025 Daytime Population	16,157	70,576	179,036
2025 Households - Current Year Estimate	1,839	24,813	70,865
2025 Average Household Income	\$82,271	\$93,056	\$87,458
2030 Average Household Income Projection	\$88,399	\$101,441	\$96,017
2025 Median Household Income	\$63,587	\$67,667	\$63,627
2025 Per Capita Income	\$41,528	\$42,814	\$38,204
2025 Population 25 and Over	2,719	39,976	116,264

CONTACT
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