

PAD SITES FOR
SALE/LEASE



THE GREENS AT BELDEN

5050 Everhard Rd NW, Canton, OH 44718

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THE GREENS AT BELDEN – LAND AVAILABLE

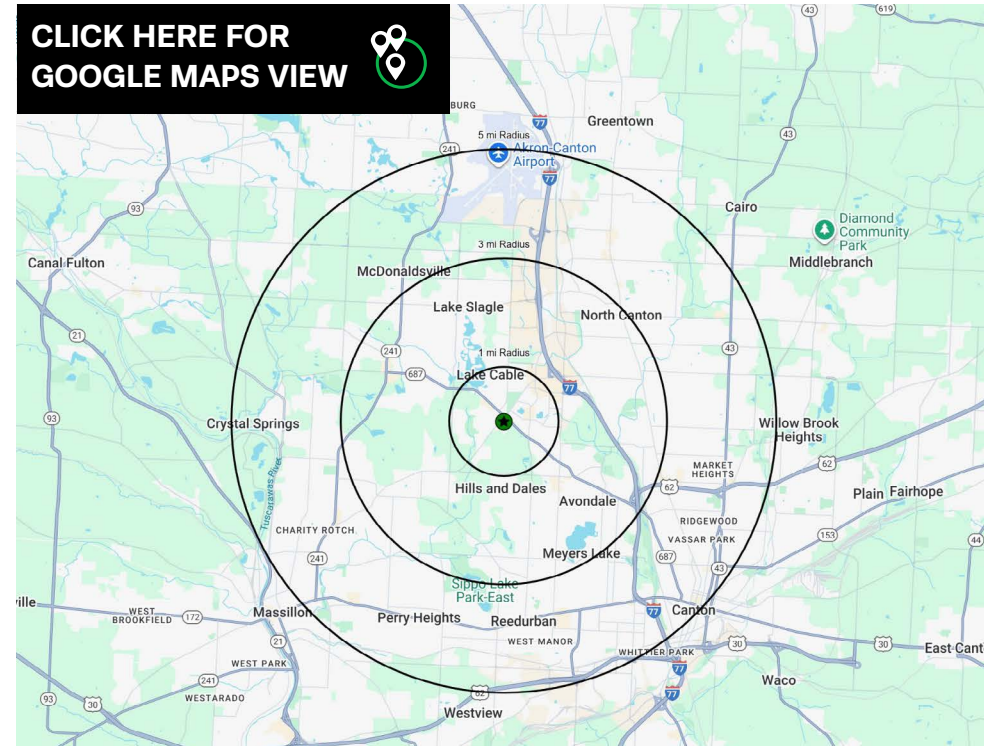
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Rare 5-acre land development opportunity at The Greens at Belden directly adjacent to Meijer in Belden Village trade area
- **Available Sites:**
 - 1.3 AC pad site (zoned retail for lease)
 - 5 AC (flexible zoning and considers sales or lease offers)
- **Flexible zoning** in place allowing for a variety of uses from Jr. Anchor retail to auto dealerships/repair shops
- Property is located directly off the Southeastern entrance drive to the Greens of Belden
- Utilities are located at the site, ready for development
- Located in super regional retail trade area in North Canton
- Strong household density and income in the surrounding area
- Convenient access to I-77
- Connectivity to the Pro Football Hall of Fame

CLICK HERE FOR
GOOGLE MAPS VIEW



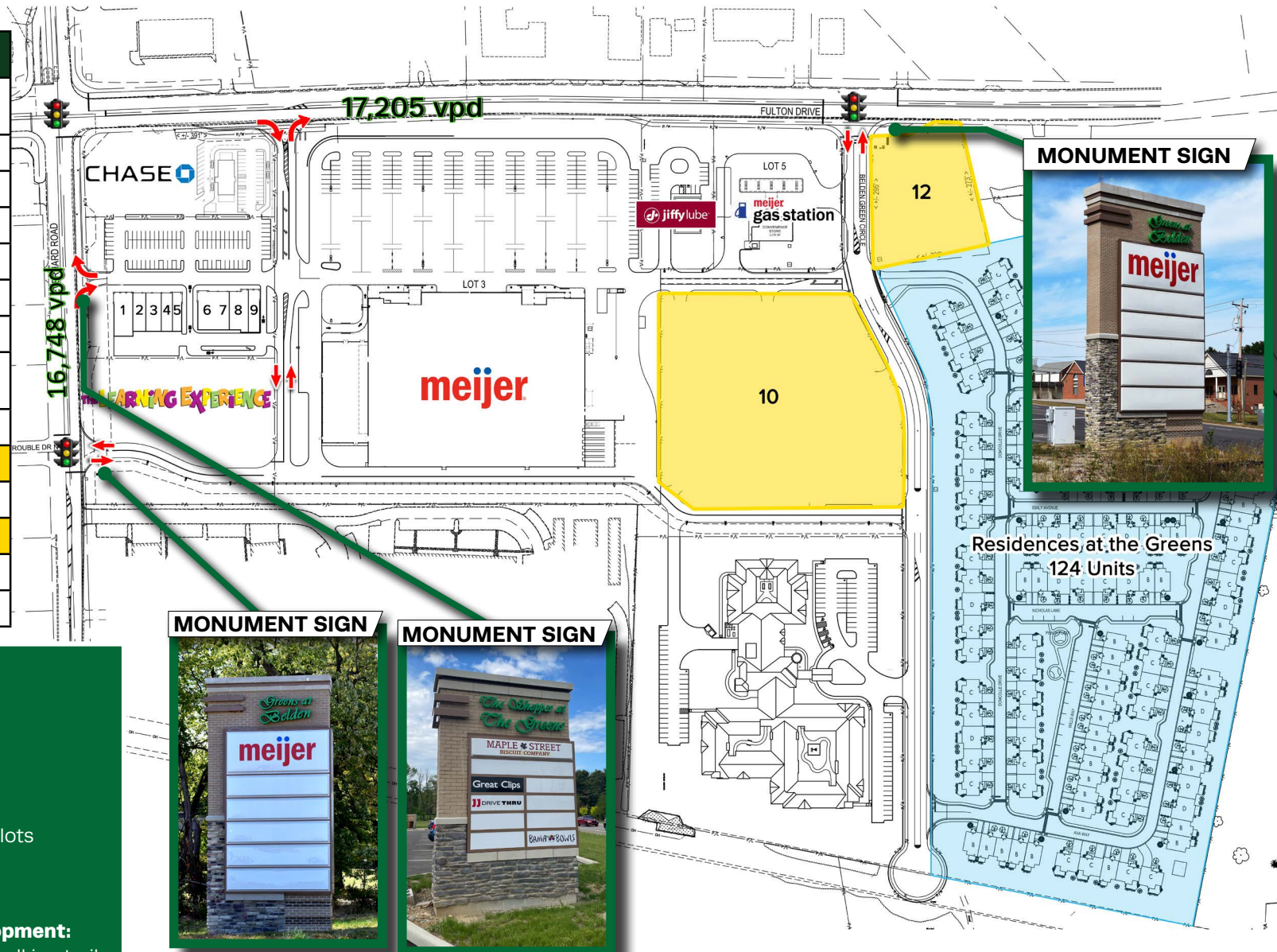
DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,394	49,556	160,590
HOUSEHOLDS	2,245	22,681	70,508
AVERAGE HH INCOME	\$95,197	\$116,692	\$97,868
MEDIAN HH INCOME	\$60,093	\$82,098	\$71,504
DAYTIME POPULATION	10,199	44,448	125,301

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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	5 ACRES AVAILABLE
11	Chase Bank
12	1.3 ACRES AVAILABLE
13	The Learning Experience
14	0.95 ACRES AVAILABLE



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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MACRO AERIAL

