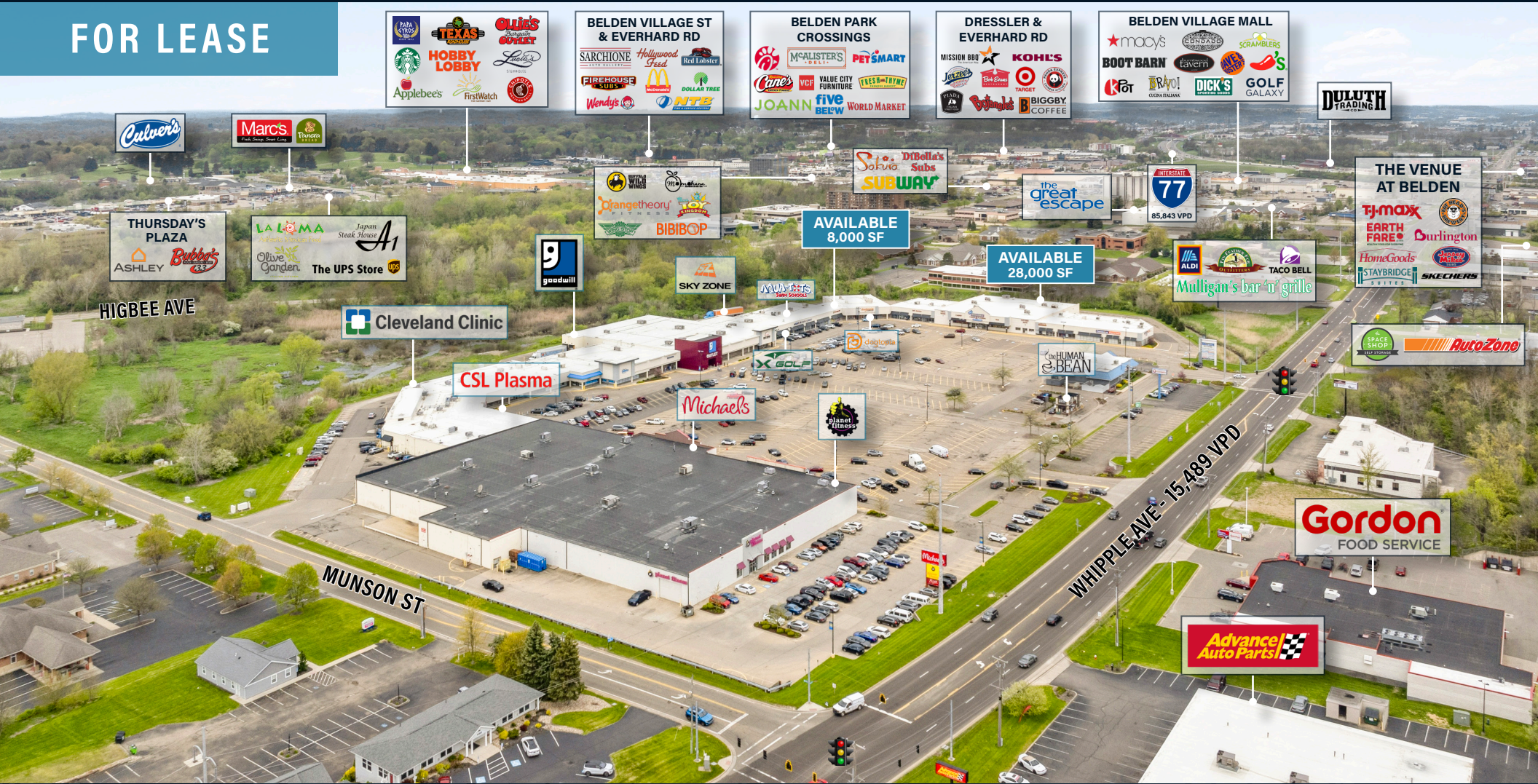


SPRINGBROOK PLAZA

4317-4449 WHIPPLE AVENUE, CANTON, OHIO 44718

FOR LEASE



28,000 SF ANCHOR
STORE AND SMALL
SHOP AVAILABILITY

Joseph W. Khouri
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CBRE

THE OPPORTUNITY

- Retail at Springbrook Plaza - vacancies range from 1,500 - 28,000 SF (former local home improvement supply store - floor plan included in brochure)
- 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
- Join Michaels, Planet Fitness, Sky Zone, X Golf, Goodwill, Aqua Tots, Dogtopia, Cleveland Clinic 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



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QUICK STATS - 5 MILE RADIUS



DAYTIME
POPULATION

187,181



2023
POPULATION

167,480



2023
HOUSEHOLDS

72,569



2023
POPULATION
25 & OVER

121,631



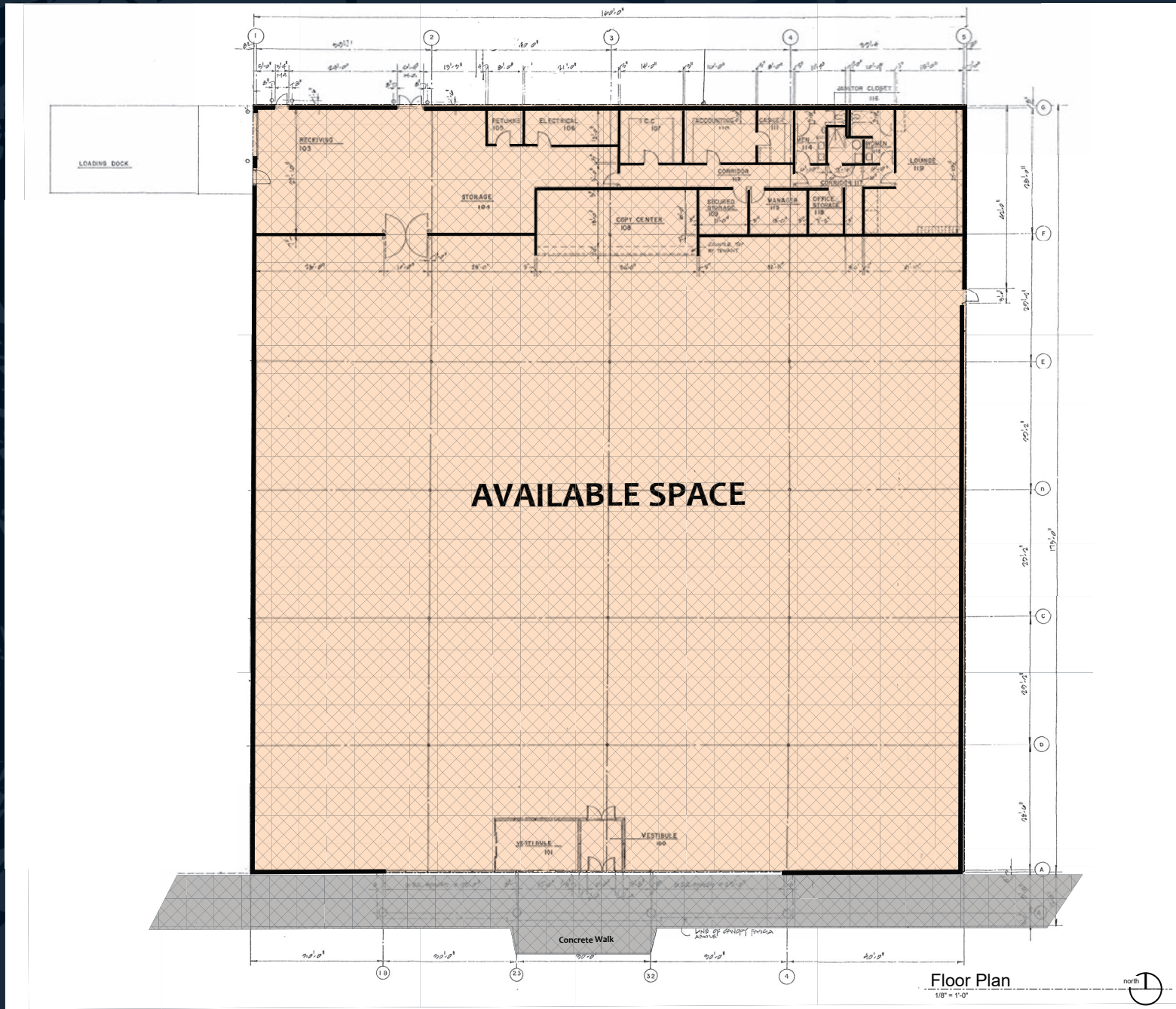
2023
AVG. HOUSEHOLD
INCOME

\$88,165

SITE PLAN



FLOOR PLAN - 28,000 SF AVAILABLE





AVAILABLE
28,000 SF



AERIAL VIEW



RETAIL TRADE AREA



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 - 26 | 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

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Updated: May 10, 2024

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	2,790	58,052	167,480
2028 Population - Five Year Projection	2,760	57,892	165,781
2023 Daytime Population	15,979	72,390	187,181
2023 Households - Current Year Estimate	1,441	26,627	72,569
2023 Average Household Income	\$82,097	\$91,821	\$88,165
2028 Average Household Income Projection	\$94,086	\$104,304	\$100,530
2023 Median Household Income	\$52,825	\$63,095	\$58,528
2023 Per Capita Income	\$42,104	\$41,768	\$38,240
2023 Population 25 and Over	2,258	43,755	121,631

EXCLUSIVE CONTACTS:

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