

2 ACRES OF LAND AT THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

**SITE
2 ACRES**



CONTACT US:

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HANNA
COMMERCIAL REAL ESTATE

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PROPERTY OVERVIEW

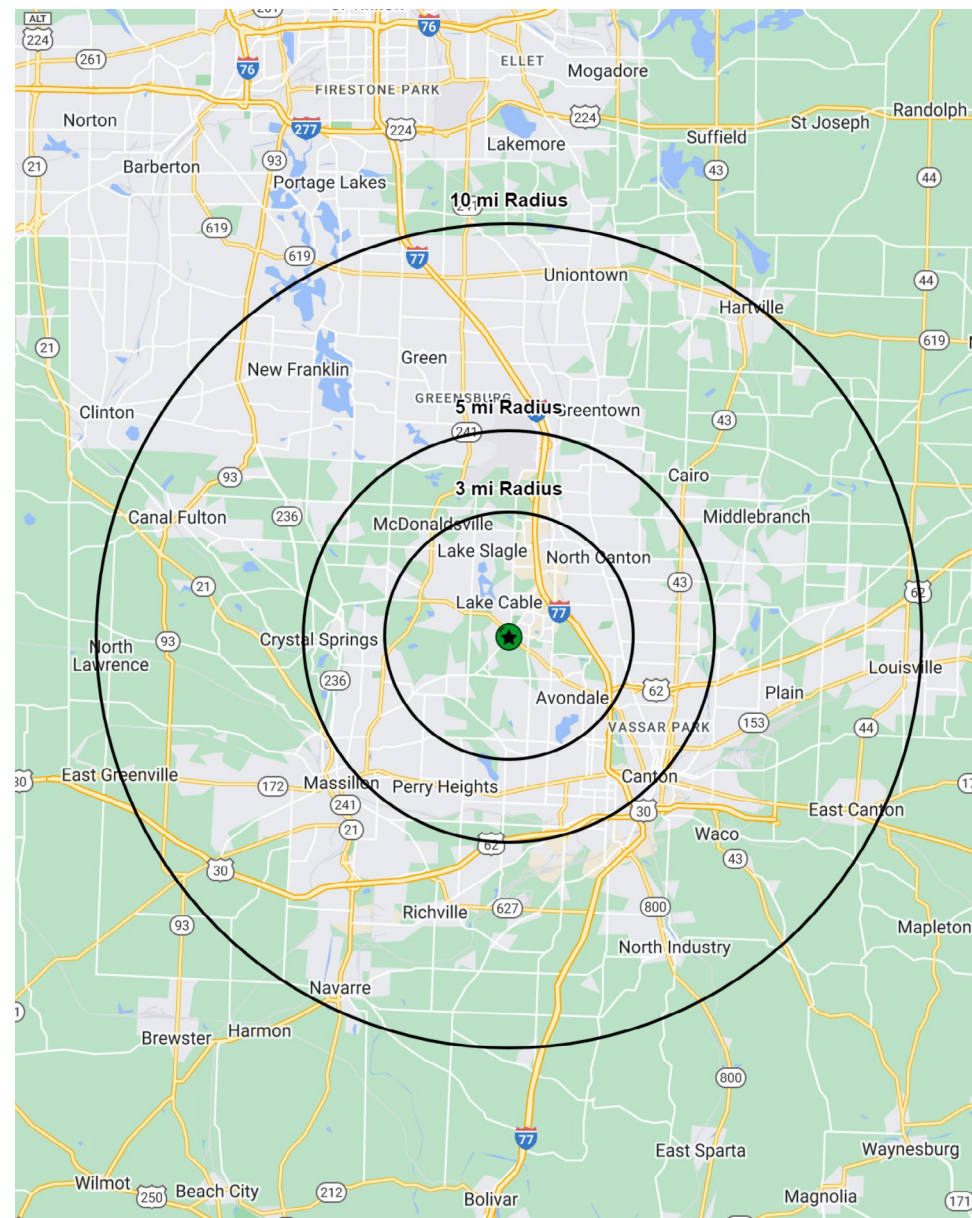
PROPERTY OVERVIEW

- 2 acres of land available
- Meijer anchored mixed use development
- Positioned in super regional retail trade area in Belden Village
- Approximately 34,000 VPD at corner of Everhard Rd. NW & Fulton Rd. NW
- Strong household density and income in surrounding area
- Flexible zoning
- Total development acreage: 62 acres
- Convenient access to I-77
- Connectivity to the Pro Football Hall of Fame

2023 DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	48,863	158,894	336,808
Households	22,572	70,092	142,116
Median HH Income	\$76,174	\$65,948	\$68,811
Average HH Income	\$110,300	\$92,814	\$93,258
Daytime Population	28,571	72,620	126,237

[View in Google Maps](#)



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MACRO SITE PLAN



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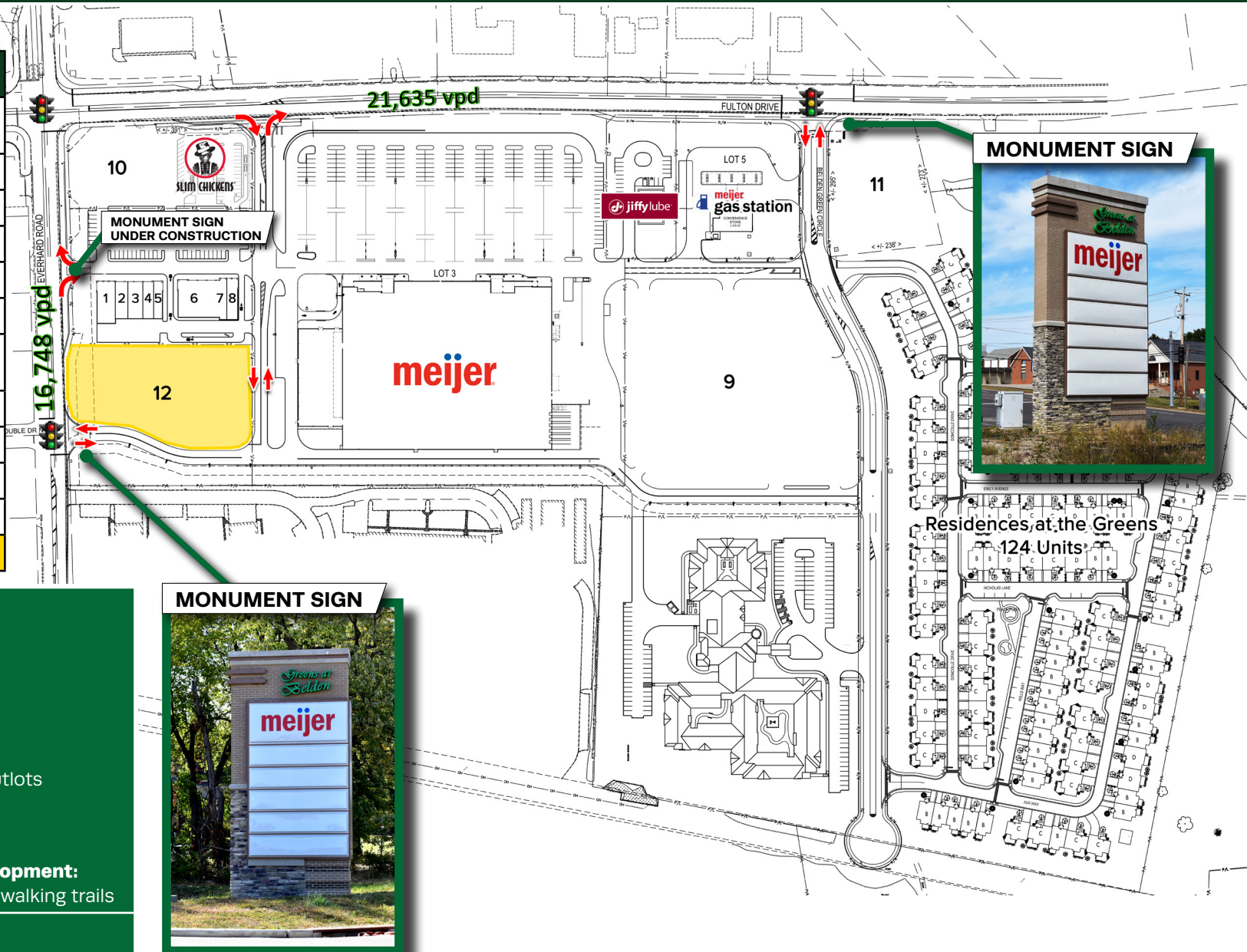
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MACRO SITE PLAN

SITES	
1	Maple Street Biscuit Company
2	Premier Martial Arts
3	1,600 SF AVAILABLE
4	Great Clips
5	Jimmy Johns
6	5,542 SF AVAILABLE
7	Hand and Stone Massage and Facial Spa
8	Bahia Bowls
9	5 ACRES AVAILABLE
10	.93 ACRES AVAILABLE
11	1.3 ACRES AVAILABLE
12	2 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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MACRO AERIAL



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PHOTOS



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