



## PROMENADE AT BELDEN

4066 Belden Village St., Canton, OH 44718



### LOCATION DESCRIPTION

A High Profile Regional Location. The Promenade is situated at the high traffic corner of Belden Village St. and Whipple Avenue with ingress and egress on both streets. Conveniently located off I-77 with easy access between Akron and Canton, the center is just minutes away from the nationally known Pro Football Hall of Fame and Akron-Canton Airport.

Located directly across From Westfield Belden Village Mall, which boasts a significant, recent upgrade. It is anchored by Dillard's, Macy's, Dave & Buster's, and the newly added Dick's Sporting Goods/Golf Galaxy combo store.

### PROPERTY HIGHLIGHTS

- Two Endcap Spaces Available For Lease
- 1,409 SF Office/Retail Space Available In A Free Standing Building directly on Whipple Ave.
- Ingress / Egress From Both Belden Village St & Whipple Ave
- Terrific Signage
- Serviced By Two I-77 Interchanges
- Directly Opposite Belden Village Mall
- 560 - 3,740 sq. ft. available

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### SPACES

SPACES	SPACE SIZE
1	2,873 SF
6	3,740 SF
7	560 SF
11	1,414 SF

### DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,265	70,971	161,429
Total Population	4,919	168,203	398,332
Average HH Income	\$58,510	\$62,672	\$61,901
Total Businesses	1,041	3,190	6,342
Total Employees	15,529	46,213	97,892



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LEASE



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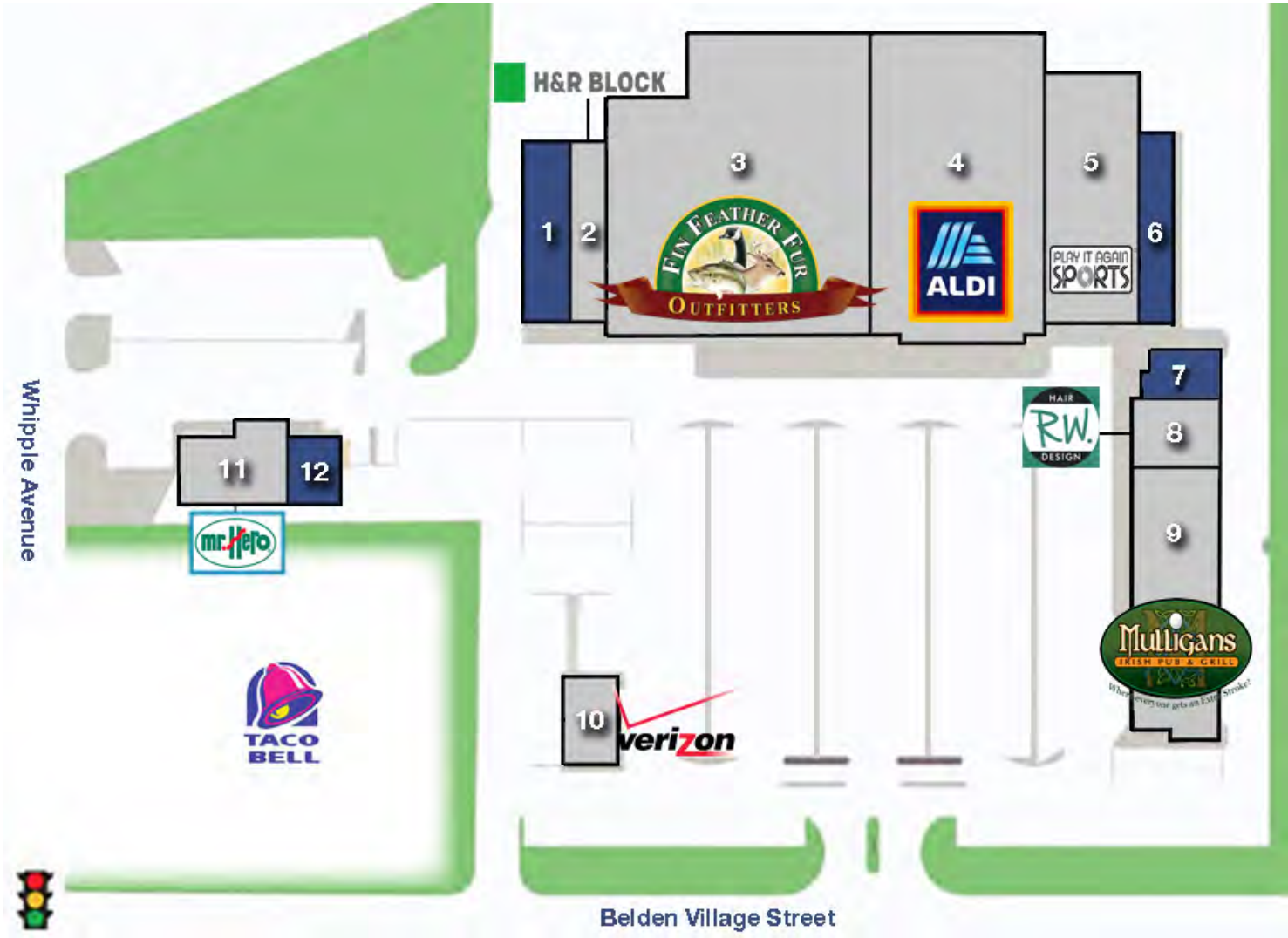
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SUITE	TENANT	SIZE (SF)	LEASE TYPE
1	Available	2,873 SF	NNN
2	H&R Block	2,093 SF	NNN
3	Goschinski's Fin Feather Fur	24,675 SF	NNN
4	Aldi's	17,760 SF	NNN
5	Play It Again Sports	6,270 SF	NNN
6	Available	3,740 SF	NNN
7	Available	560 SF	NNN
8	Roger W. Hair Design	1,884 SF	NNN
9	Mulligan's Pub	8,200 SF	NNN
10	Mr. Hero	2,072 SF	NNN
11	Available	1,414 SF	NNN
12	Verizon Wireless	1,600 SF	NNN

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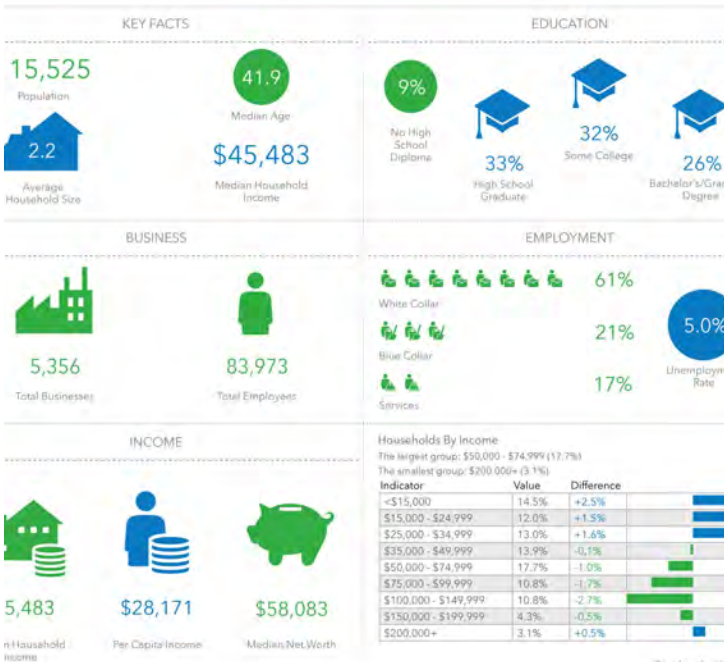
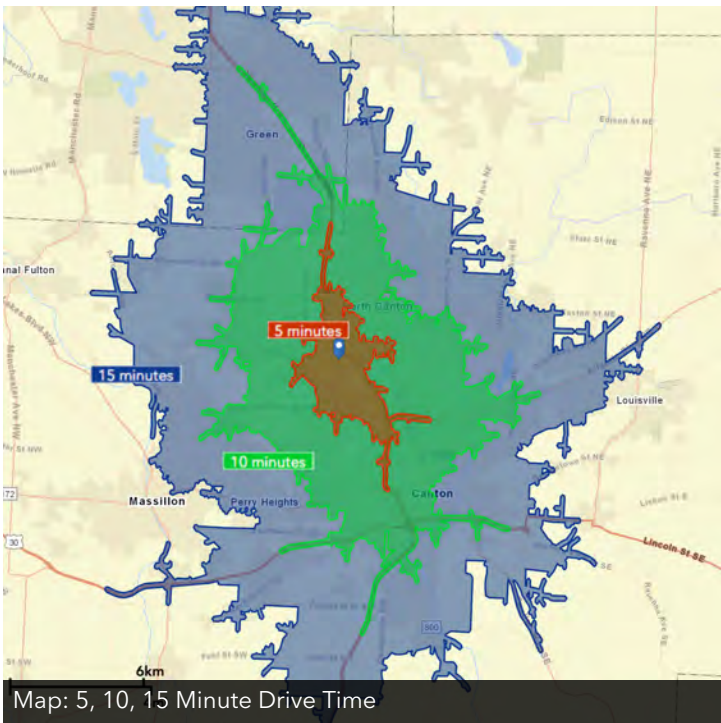
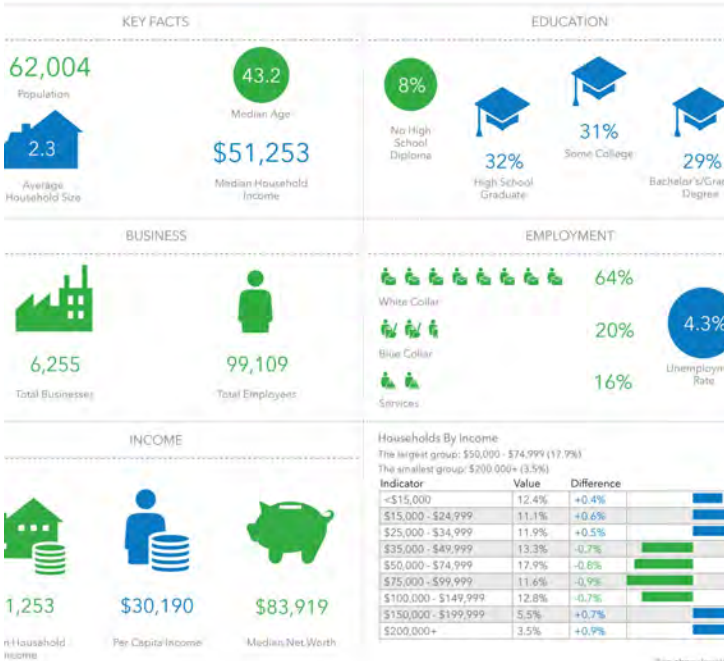
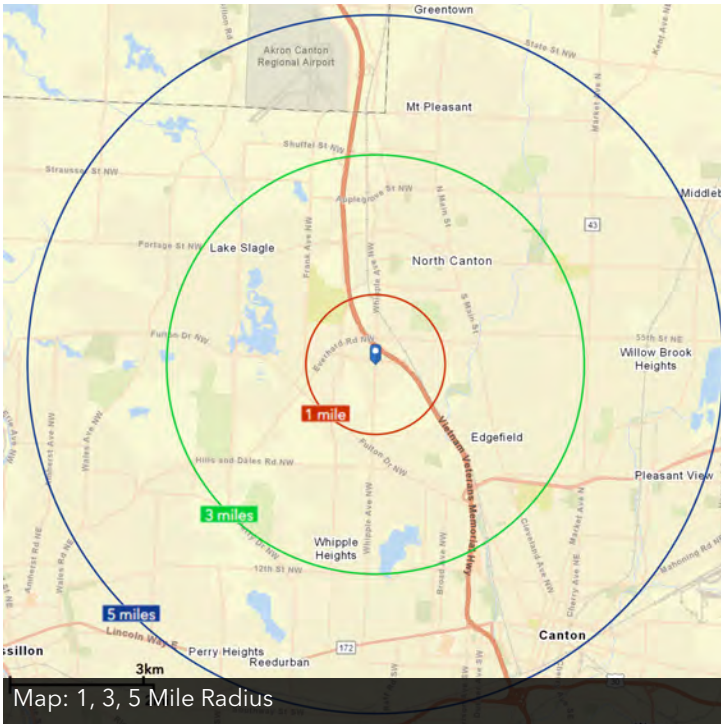




# DEMOGRAPHIC SNAPSHOT

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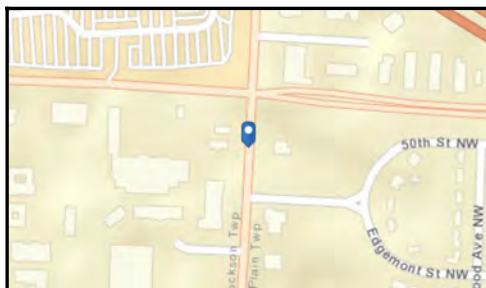
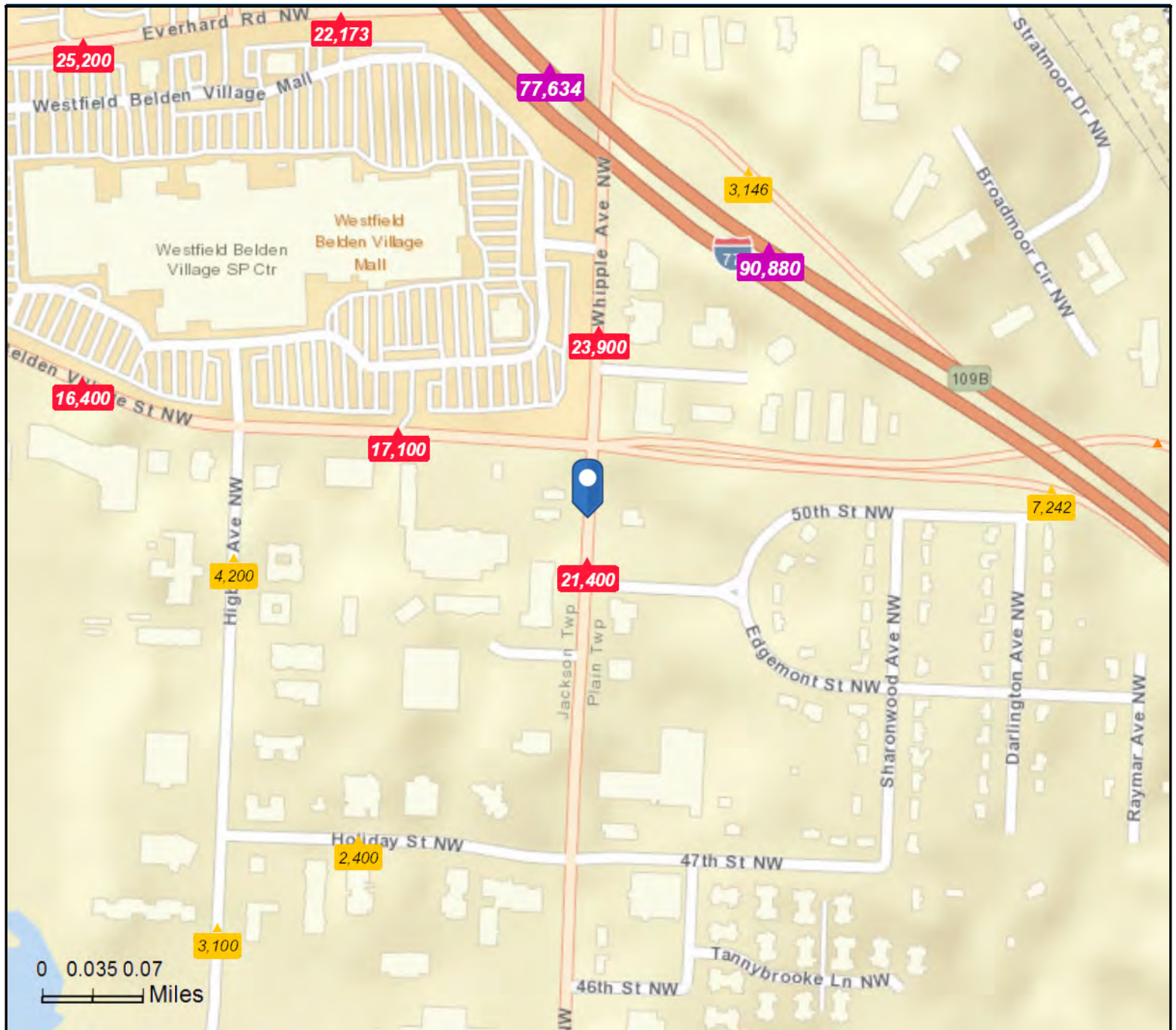
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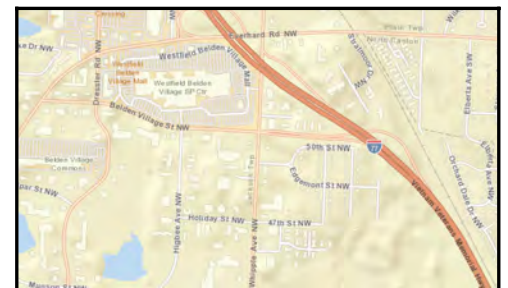
## Traffic Count Map - Close Up

5021 Whipple Ave NW, Canton, Ohio, 44718  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 40.85437  
Longitude: -81.42301



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 15, 2019