

LEASE

PROMENADE AT BELDEN

4066 Belden Village St. Canton, OH 44718

ENDCAP
AVAILABLE
2,873 SF



AVAILABLE
3,740 SF



*Source: Placer AI. Percentages based on information collected from mobile phone data traffic.

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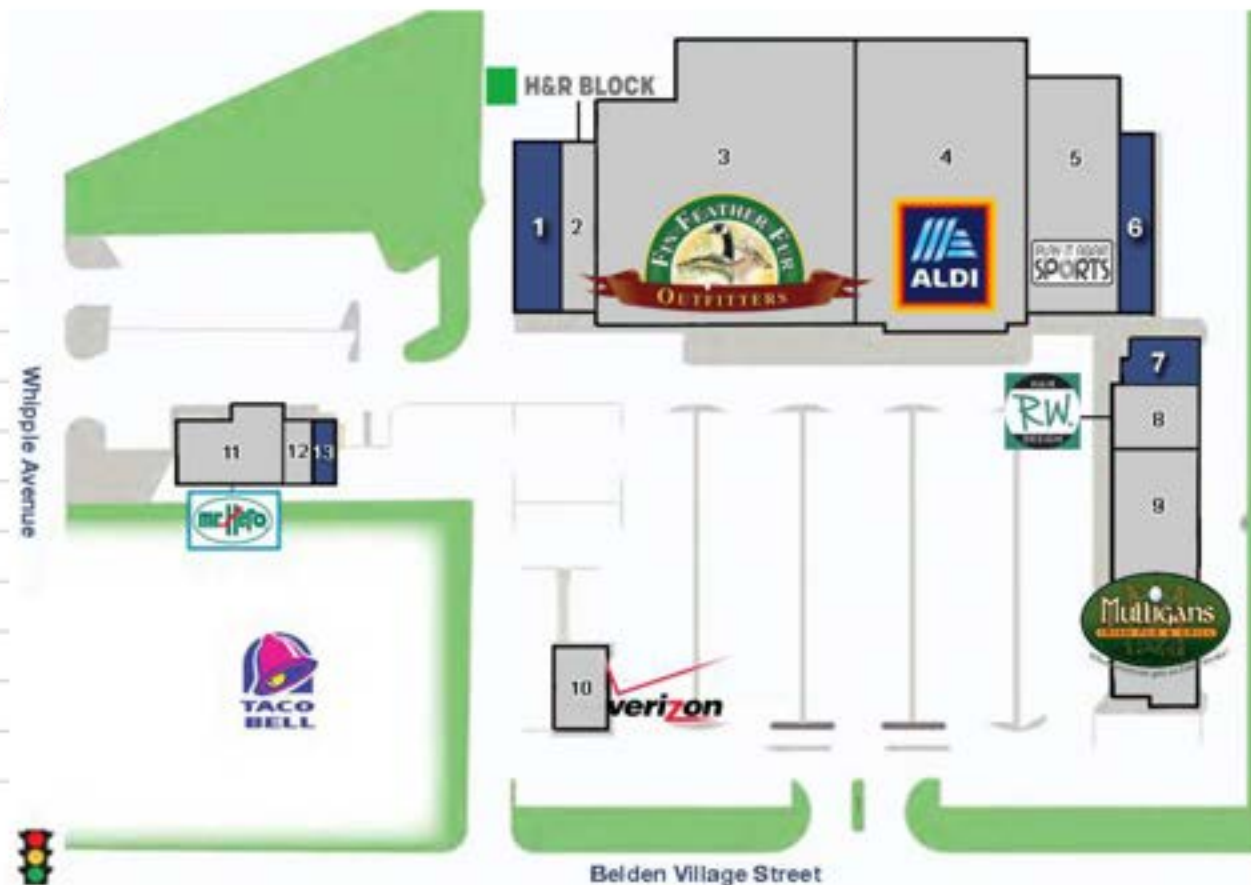
**COLDWELL BANKER
COMMERCIAL**
EMMCO REALTY GROUP

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SUITE	TENANT	SIZE (SF)
1	Available	2,873 SF
2	H&R Block	2,093 SF
3	Goschinski's Fin Feather Fur	24,675 SF
4	Aldi's	17,760 SF
5	Play It Again Sports	6,270 SF
6	Available	3,740 SF
7	Available	560 SF
8	Roger W. Hair Design	1,884 SF
9	Mulligan's Pub	8,200 SF
10	Verizon Wireless	1,600 SF
11	Mr. Hero	2,072 SF
12	24/7 Juice	764 SF
13	Available	650 SF



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PROPERTY DESCRIPTION

Offering Competitive lease rates In this Major Retail Market! Belden Village Is a premier shopping destination located in the hub of Eastern Ohio and conveniently located off I-77. It is just minutes away from the nationally known Canton Pro Football Hall of Fame and Akron-Canton Airport.

PROPERTY HIGHLIGHTS

- Endcap Space Available For Lease - Refreshed exterior for increased visibility, expansive showroom with additional offices and ample backroom
- Parking has been reconfigured to create more spaces and Improved maneuverability
- 650 SF Office/Retail freshly redeveloped available in a free standing building directly on Whipple Ave. NW! - MOVE IN READY
- Ingress / Egress From Both Belden Village St. & Whipple Ave.
- Belden Village Street = 17,100 VPD and Whipple Ave. NW = 21,400 VPD
- Terrific Signage
- Serviced By Two I-77 Interchanges
- Rental Rates as low as \$15/sf NNN
- Directly Opposite Belden Village Mall
- 560 - 3740 sq. ft. available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,518	25,524	72,079
Total Population	3,042	56,004	166,908
Average HH Income	\$82,386	\$93,023	\$87,201
Total Businesses	1,039	3,383	6,592
Total Employees	14,388	48,412	97,361

LEASE SPACES	SPACE SIZE	LEASE RATE	DESCRIPTION
1	2,873 SF	\$3,591.25 NNN	Refreshed endcap with large showroom, additional offices, and backroom Move-In Condition
6	3,740 SF	\$4,675.00 NNN	Large, open corner space with additional rear parking Move-In Condition
7	560 SF		Raw commercial space
13	650 SF	\$1,083.33 NNN	Refreshed, open office space Move-In Condition

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FEATURED ENDCAP FOR LEASE

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ENDCAP AVAILABLE WITH ACCESSIBILITY FROM WHIPPLE AVE. & BELDEN VILLAGE STREET

- 2,873 SF Endcap Available
- 1,300 SF Front showroom with 26'+ frontage
- Two large workrooms
- Two private offices: (10'x10') and (12'x10')
- Recently cleared landscaping for enhanced visibility and reconfigured parking



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RETAIL MAP

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