

**3,662 SF RETAIL
SPACE FOR LEASE**

**CONFIDENTIAL OFFERING – PLEASE
DO NOT CONTACT OWNERSHIP OR STAFF**



FREESTANDING RESTAURANT FOR LEASE

4996 Fulton Dr NW, Canton, OH 44718

Vincenzo Calabrese

VincenzoCalabrese@HannaCRE.com
(216) 861-5286

CONTACT:

Tom Grasso

TomGrasso@HannaCRE.com
(216) 861-5429

Shawn Darling

ShawnDarling@HannaCRE.com
(216) 861.5411

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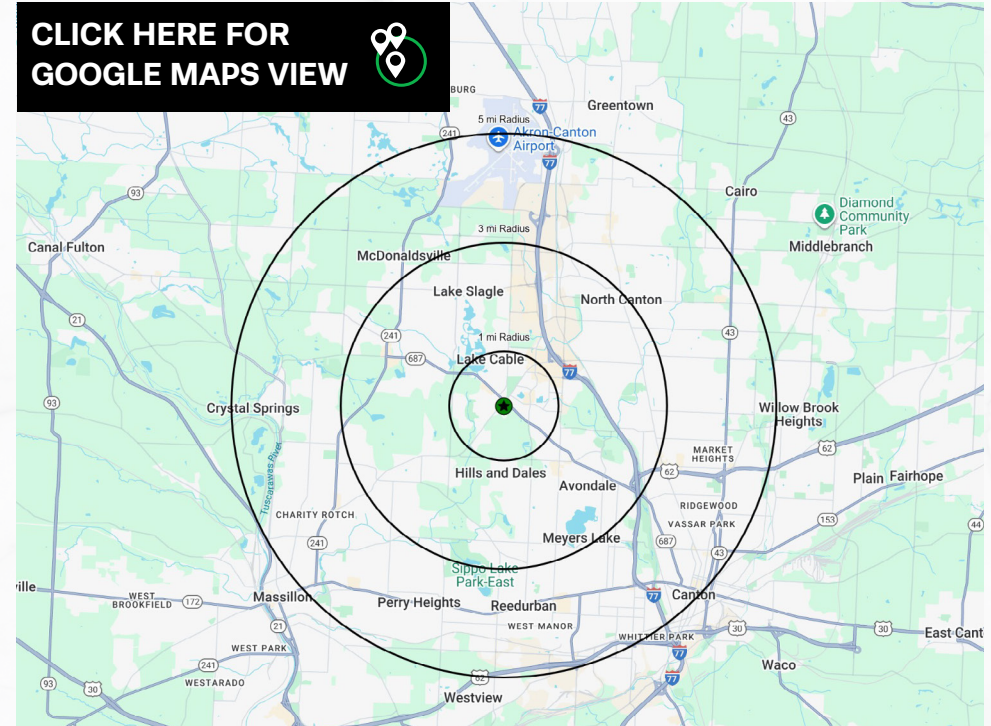
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- 3,662 SF freestanding restaurant building with drive-thru available for lease
- Prime location along Everhard Road and Fulton Drive a dominant retail and restaurant corridor in North Canton
- Excellent visibility and strong frontage with easy ingress/egress
- High traffic counts (17,447 vpd Fulton Rd) and dense surrounding retail, including national and regional brands
- Located near The Strip and Belden Village trade area, Stark County's strongest retail hub
- Surrounded by strong residential density, incomes and daytime employment
- Ample on-site parking
- Ideal for QSR, fast casual, or other restaurant users seeking a proven location

CLICK HERE FOR
GOOGLE MAPS VIEW



DEMOGRAPHICS

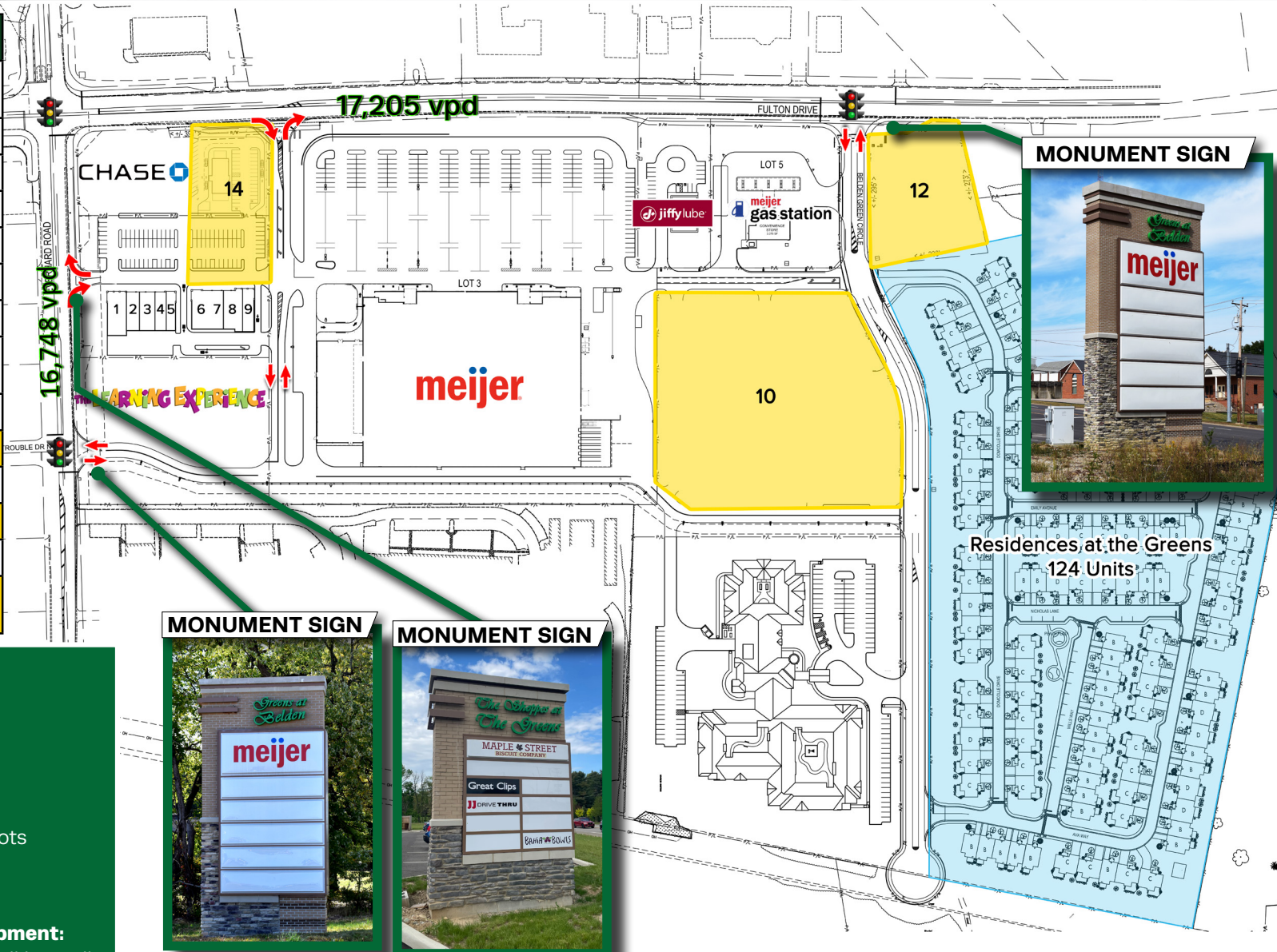
	1-MILE	3-MILE	5-MILE
POPULATION	4,394	49,556	160,590
HOUSEHOLDS	2,245	22,681	70,508
AVERAGE HH INCOME	\$95,197	\$116,692	\$97,868
MEDIAN HH INCOME	\$60,093	\$82,098	\$71,504
DAYTIME POPULATION	10,199	44,448	125,301

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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	3,662 SF Freestanding Restaurant on 0.95 AC



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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MICRO AERIAL



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MACRO AERIAL



- 1 WAFFLE HOUSE
- 2 OHIO GOLD & PAWN
- 3 DUNKIN' DONUTS
- 4 MISSION BBQ
- 5 MCDONALD'S
- 6 WENDY'S
- 7 BROWN DERBY
- 8 1899
- 9 Old Carolina
- 10 RED LOBSTER
- 11 PIADA
- 12 STARBUCKS
- 13 CHIPOTLE
- 14 WAYBACK
- 15 WING WINGS
- 16 SUBWAY
- 17 DiBella's Subs
- 18 Applebees
- 19 verizon
- 20 golden corral
- 21 Olive Garden
- 22 Culver's
- 23 KFC
- 24 DUNKIN' DONUTS
- 25 DUNKIN' DONUTS
- 26 FISHERS
- 27 Dunkin' Donuts
- 28 FRIDAYS
- 29
- 30 ROOSTERS
- 31 MCDONALD'S