



**COLDWELL
BANKER
COMMERCIAL**

EMMCO REALTY GROUP

FOR LEASE

EMMCOREALTYGROUP.COM

PROMENADE AT BELDEN

4066 Belden Village St.
Canton, OH 44718



OFFICE

Kristen Kantounatakis
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Jeffrey Soclof, CCIM
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COLDWELL BANKER COMMERCIAL
EMMCO REALTY GROUP
3681 S. Green Road, Suite 201, Beachwood, OH 44122
216.292.3700



PROMENADE AT BELDEN

4066 Belden Village St., Canton, OH 44718

LEASE



PROPERTY DESCRIPTION

Offering Competitive lease rates in this Major Retail Market! Aldi's completed facade renovation and store upgrades in Spring of 2018. Mulligan's Pub is under new management.

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
- 1409 - 3740 sq. ft. available

SPACES

SPACES	SPACE SIZE
1	2,873 SF
6	3,740 SF
11	1,409 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 TYPE		NNN
TOTAL SPACE		1,409 - 3,740 SF
LEASE TERM		Negotiable
LEASE RATE		Price upon request



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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	Roger W. Hair Design	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	1,409 SF	NNN
12	Verizon Wireless	1,600 SF	NNN

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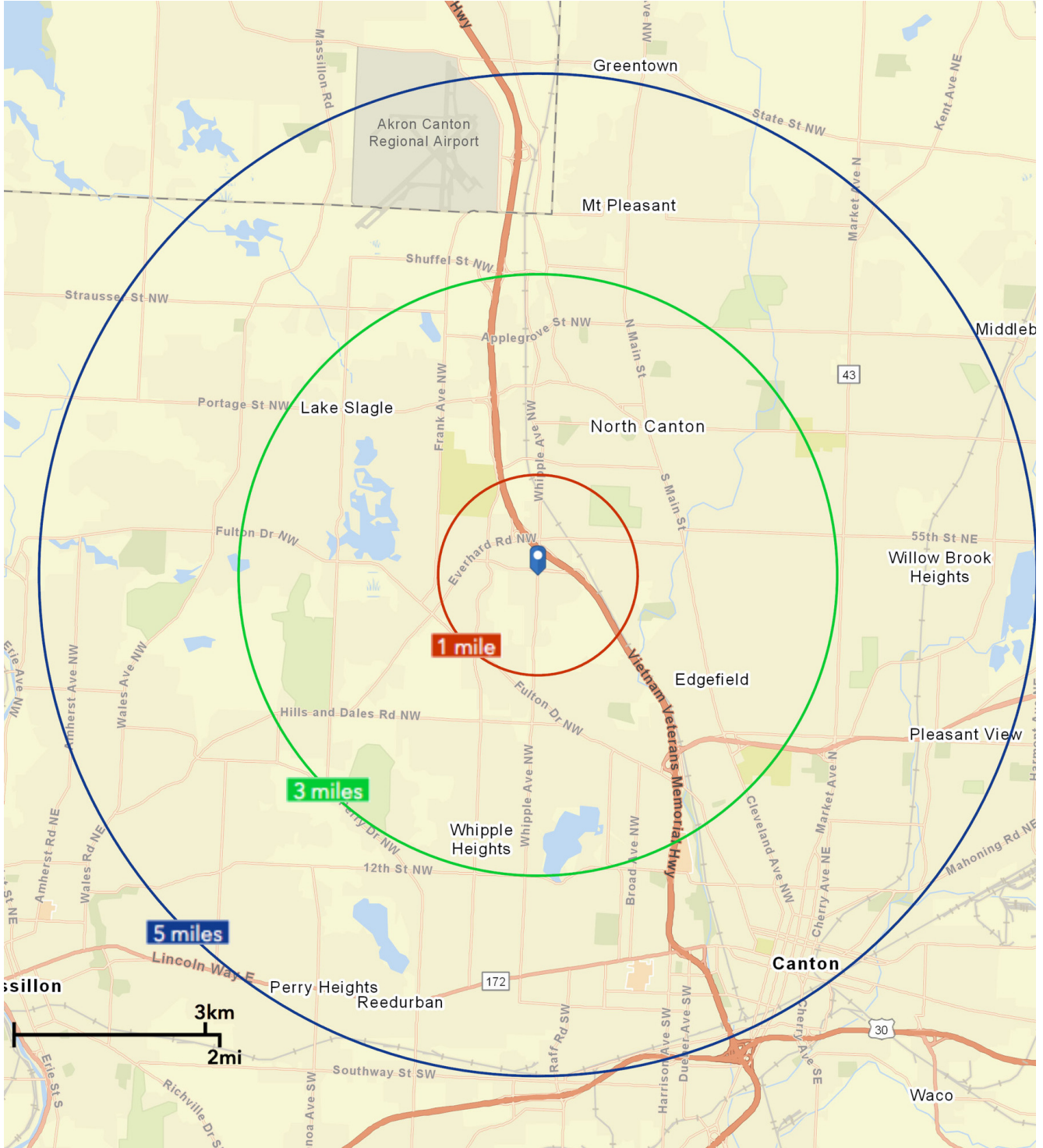
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DEMOGRAPHICS: RADIUS 1, 3, 5 MILES

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DEMOGRAPHICS: 5 MILES

4066 Belden Village St., Canton, OH 44718

KEY FACTS

162,004

Population



Average Household Size

43.2

Median Age

\$51,253

Median Household Income

EDUCATION

8%

No High School Diploma



32%

High School Graduate



31%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



6,255

Total Businesses



99,109

Total Employees

EMPLOYMENT



64%

White Collar



20%

Blue Collar



16%

Services

4.3%

Unemployment Rate

INCOME



\$51,253

Median Household Income



\$30,190

Per Capita Income



\$83,919

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	12.4%	+0.4%	
\$15,000 - \$24,999	11.1%	+0.6%	
\$25,000 - \$34,999	11.9%	+0.5%	
\$35,000 - \$49,999	13.3%	-0.7%	
\$50,000 - \$74,999	17.9%	-0.8%	
\$75,000 - \$99,999	11.6%	-0.9%	
\$100,000 - \$149,999	12.8%	-0.7%	
\$150,000 - \$199,999	5.5%	+0.7%	
\$200,000+	3.5%	+0.9%	

Bars show deviation from Stark County

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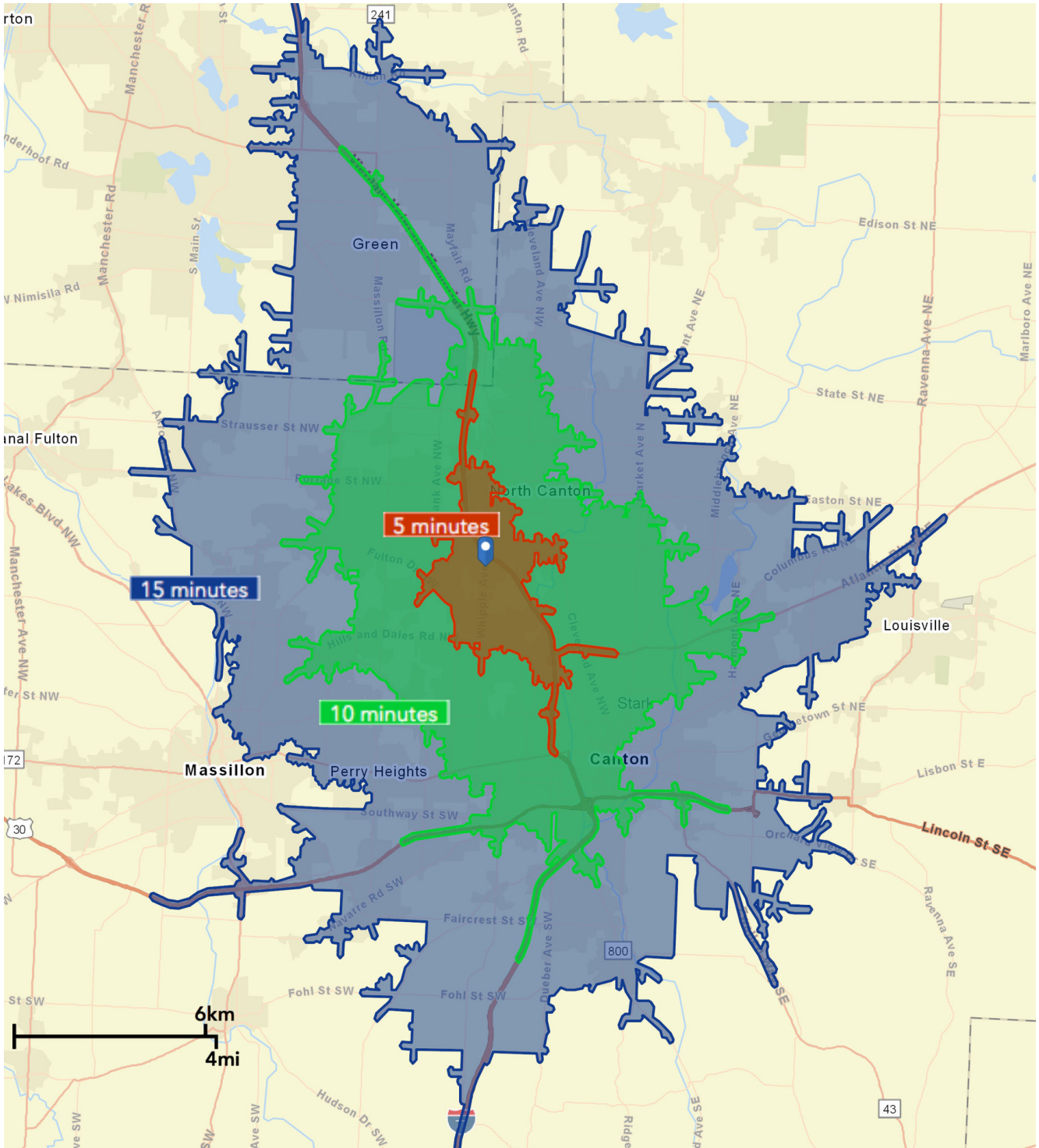
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DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

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DEMOGRAPHICS: 10 MINUTES

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KEY FACTS

115,525

Population



Average Household Size

41.9

Median Age

\$45,483

Median Household Income

BUSINESS



5,356

Total Businesses



83,973

Total Employees

INCOME



\$45,483

Median Household Income



\$28,171

Per Capita Income



\$58,083

Median Net Worth

EDUCATION

9%

No High School Diploma



33%

High School Graduate



32%

Some College



26%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



61%

White Collar



21%

Blue Collar



17%

Services

5.0%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (3.1%)

Indicator	Value	Difference	
<\$15,000	14.5%	+2.5%	
\$15,000 - \$24,999	12.0%	+1.5%	
\$25,000 - \$34,999	13.0%	+1.6%	
\$35,000 - \$49,999	13.9%	-0.1%	
\$50,000 - \$74,999	17.7%	-1.0%	
\$75,000 - \$99,999	10.8%	-1.7%	
\$100,000 - \$149,999	10.8%	-2.7%	
\$150,000 - \$199,999	4.3%	-0.5%	
\$200,000+	3.1%	+0.5%	

Bars show deviation from Stark County

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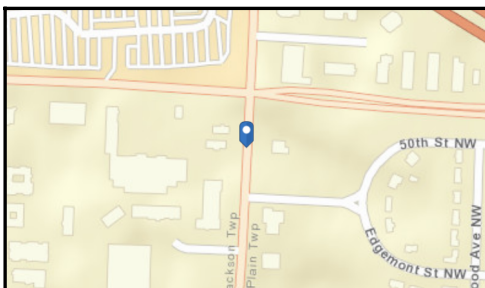
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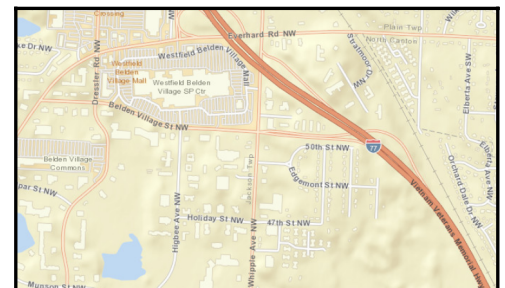


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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