

THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718



meijer gas station

jiffylube

1.3 ACRES AVAILABLE

RESIDENCES AT THE GREENS 124 UNITS

5 ACRES AVAILABLE

SLIM CHICKENS

CHASE

meijer

THE LEARNING EXPERIENCE

RETENTION LAKE

Jackson Township Park

SITE

SWTHZ
CONTRAST THERAPY STUDIO

HAND & STONE
MASSAGE AND FACIAL SPA

pure barre

BahiA BOWLS

Great Clips®

Radiance Tan

CONTACT US:

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PROPERTY OVERVIEW

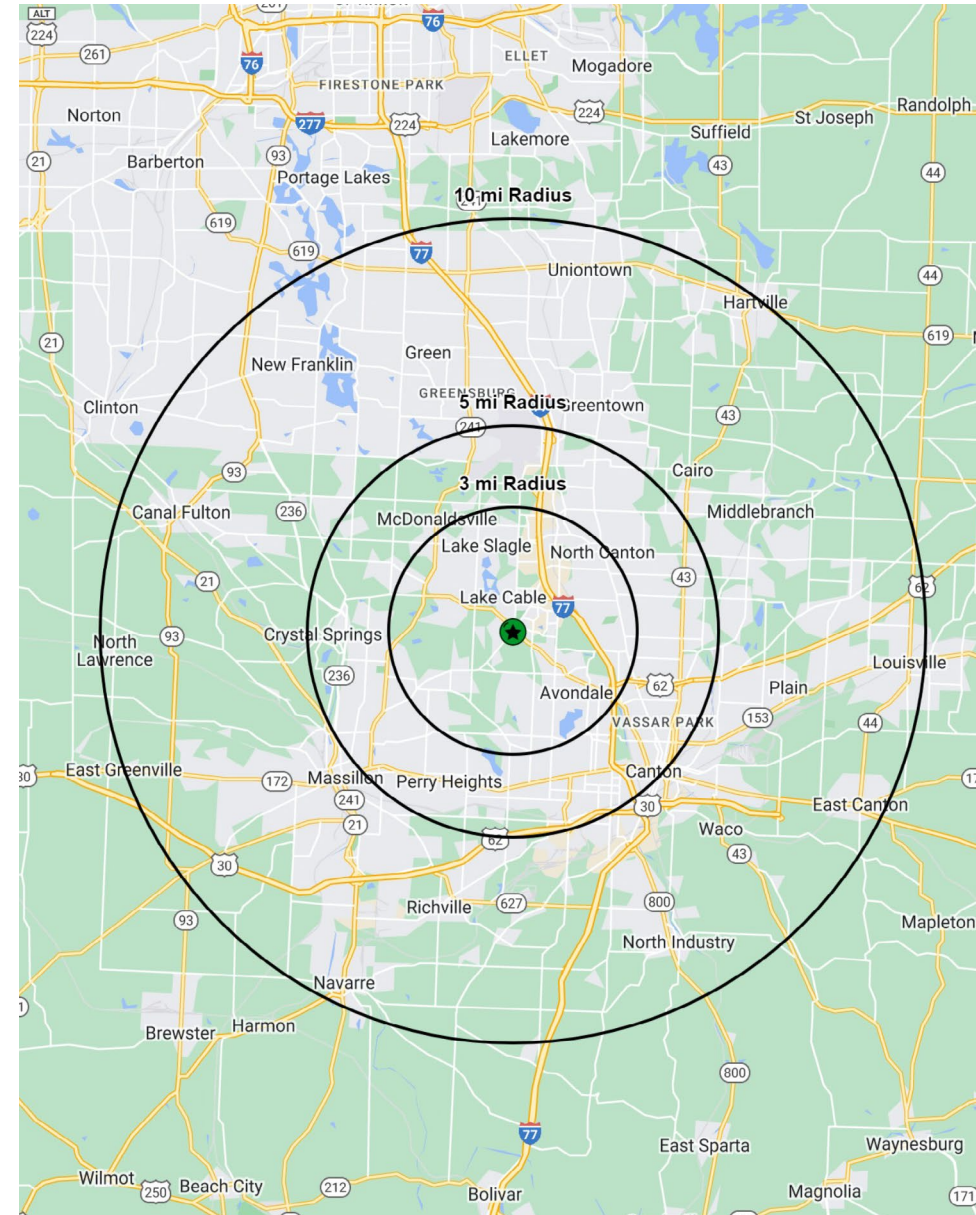
PROPERTY OVERVIEW

- Meijer anchored mixed use development
- Anchor space, medium box, outlots and inline space available
- 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
- 1 unit available: 3,662 SF

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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HANNA
COMMERCIAL REAL ESTATE

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MICRO SITE PLAN

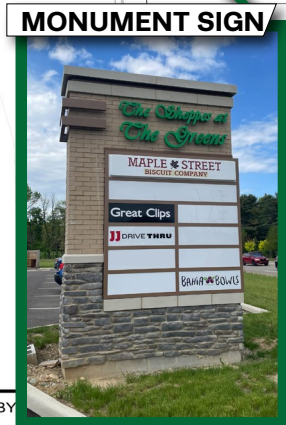
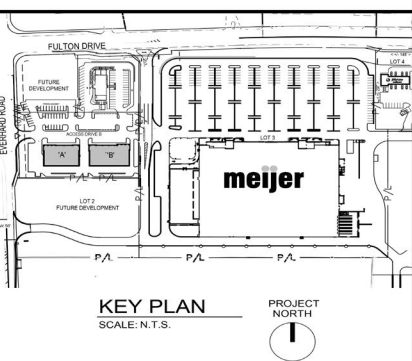
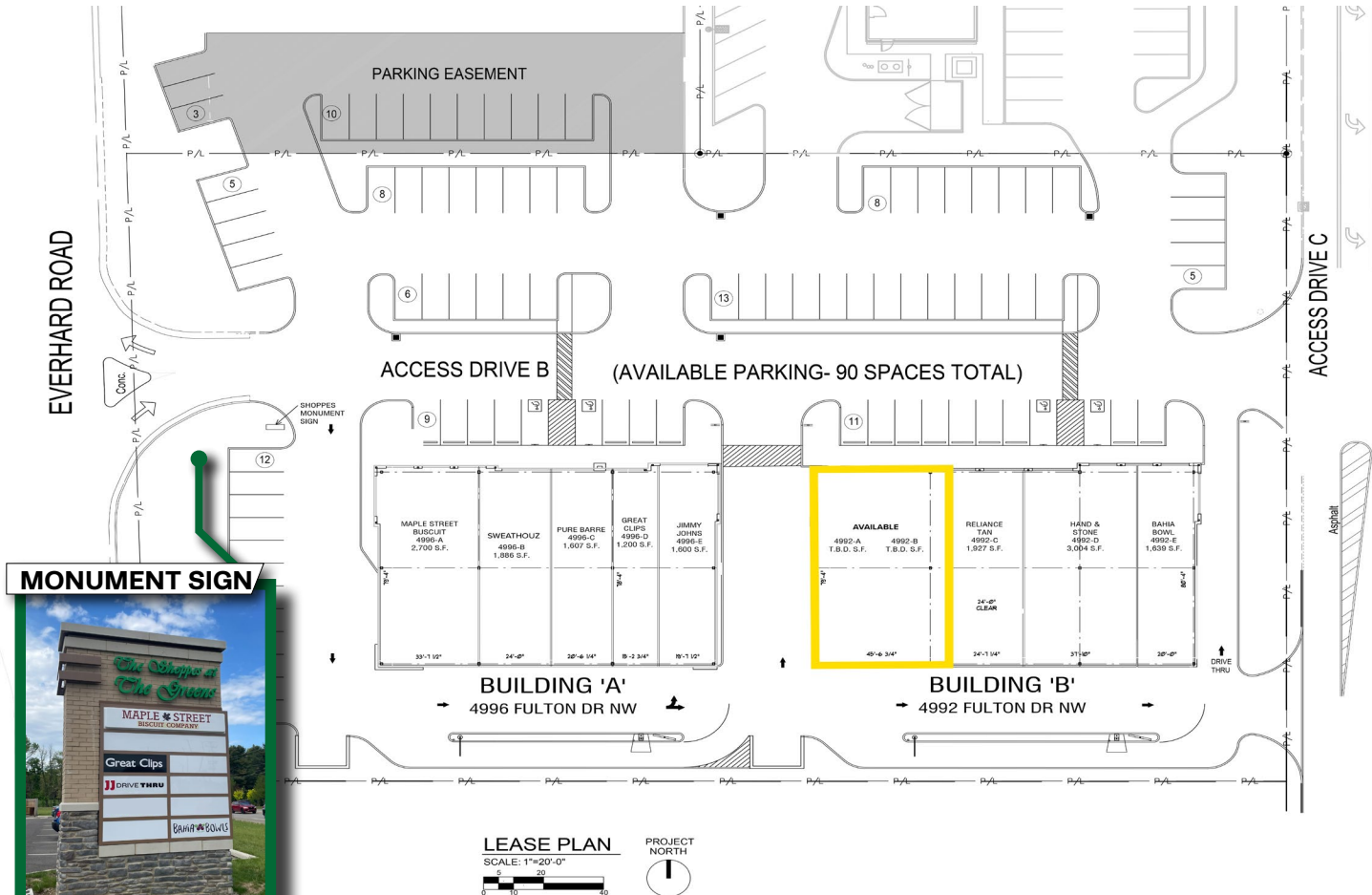
BUILDING DATA

BUILDING A-4996 FULTON DR NW

SPACE	DIMENSIONS	AREA	TENANT
4996-A	33'-7" X 79'-4"	2,700 S.F.	MAPLE STREET BISCUIT
4996-B	24'-0" X 78'-4"	1,886 S.F.	SWEATHOUZ
4996-C	20'-6" X 78'-4"	1,607 S.F.	PURE BARRE
4996-D	15'-2" X 78'-4"	1,200 S.F.	GREAT CLIPS
4996-E	19'-7" X 80'-4"	1,600 S.F.	JIMMY JOHNS

BUILDING B-4992 FULTON DR NW

SPACE	DIMENSIONS	AREA	TENANT
4992-A	TBD X 79'-4"	TBD	AVAILABLE
4992-B	TBD X 78'-4"	TBD	AVAILABLE
4992-C	24'-7" X 78'-4"	1,927 SF	RELIANCE TAN
4992-D	37'-10" X 80'-4"	3,004 S.F.	HAND & STONE
4992-E	21'-4" X 80'-4"	1,639 S.F.	BAHIA BOWL



MANAGED & LEASED BY
 ABC Development, LLC
 3955 Center Road
 PO Box 836
 Brunswick, OH 44212

*The Shoppes at
 The Greens*
 JACKSON TOWNSHIP
 CANTON, OHIO

PROJECT DATA:

SITE AREA:	± 2.2 AC
ACRES:	
TOTAL G.L.A.	
BUILDING A	8,993 SF
BUILDING B	10,185 SF
TOTAL	19,178 SF

PARKING PROVIDED: 90 SPACES (WITH EASEMENT)
 PARKING RATIO: 4.68/1000SF

NOTE:
 ALL ASPECTS OF THE ABOVE LEASE PLAN, INCLUDING ACCESS POINTS, DIMENSIONS, ADDRESSES, TRADE NAMES, ETC., ARE BELIEVED TO BE ACCURATE BUT REMAIN SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

ISSUE DATE:
 JULY 22, 2024
LP7

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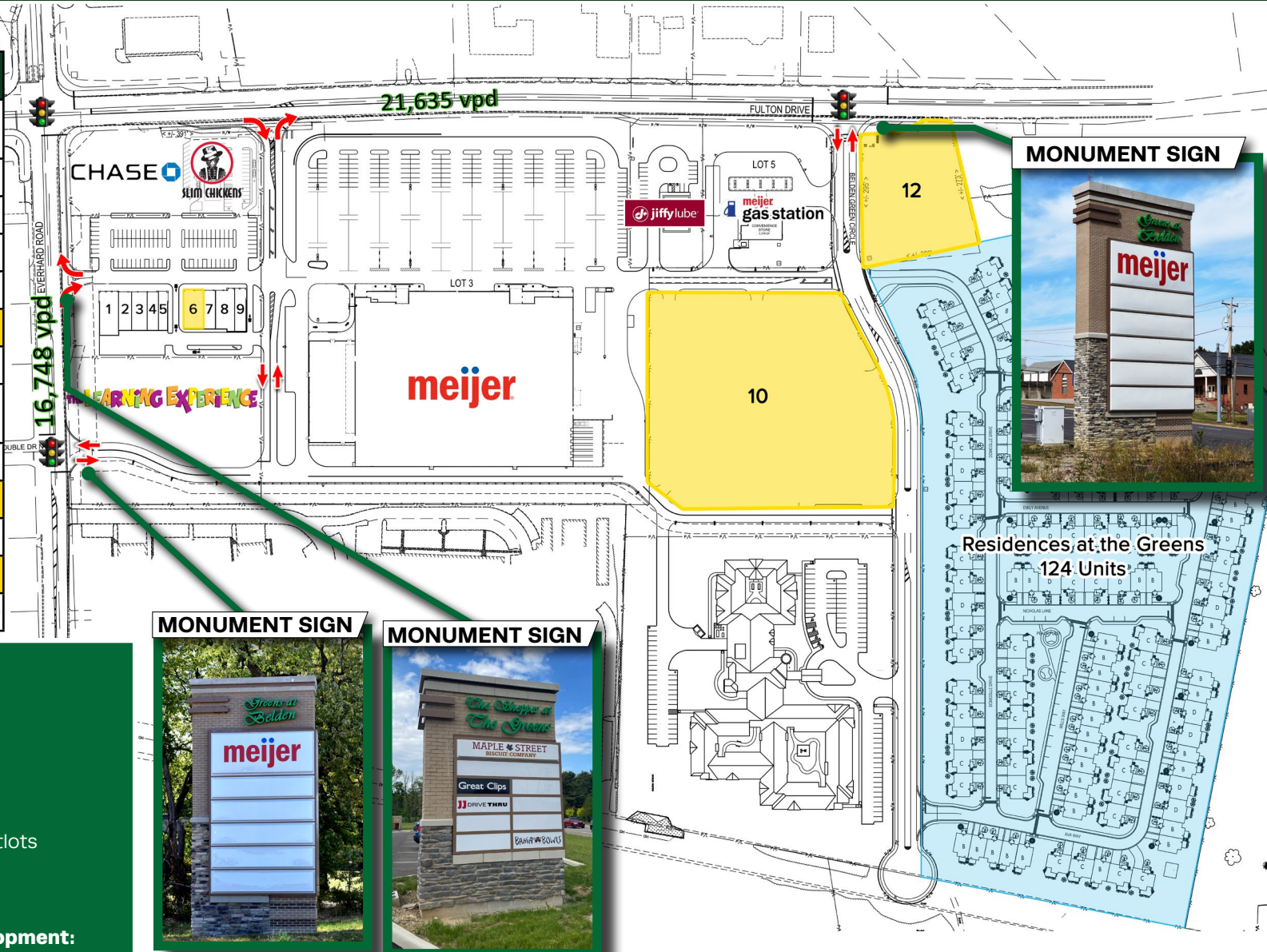


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MACRO SITE PLAN

SITES	
1	Maple Street Biscuit Company
2	SweatHouz
3	Pure Barre
4	Great Clips
5	Jimmy Johns
6	3,662 SF AVAILABLE
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



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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