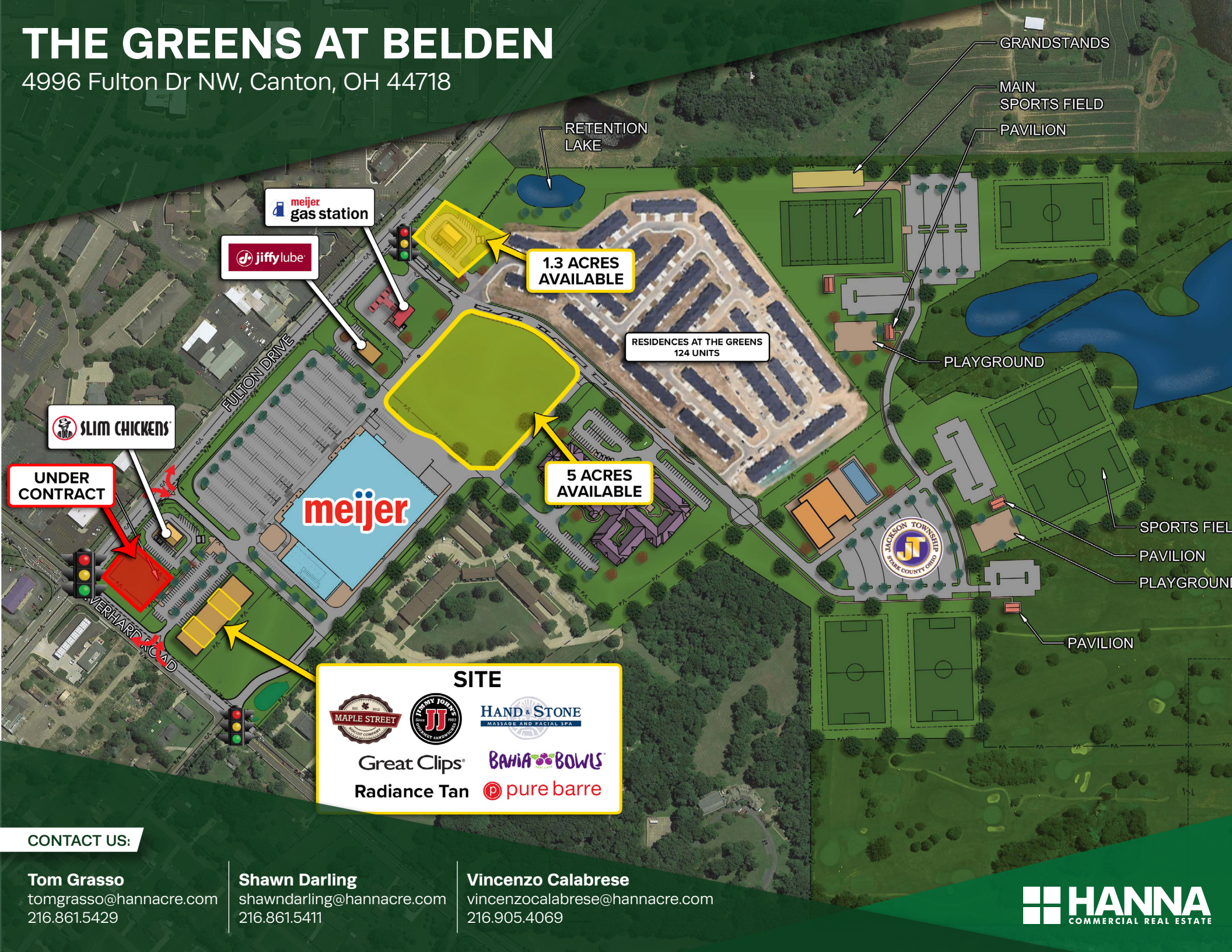


# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718



1.3 ACRES AVAILABLE

RESIDENCES AT THE GREENS  
124 UNITS

5 ACRES AVAILABLE

UNDER CONTRACT

**SITE**

MAPLE STREET JIMMY JOHN'S HAND & STONE  
Great Clips BAHIA BOWLS  
Radiance Tan pure barre

### CONTACT US:

**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069



# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

PROPERTY OVERVIEW

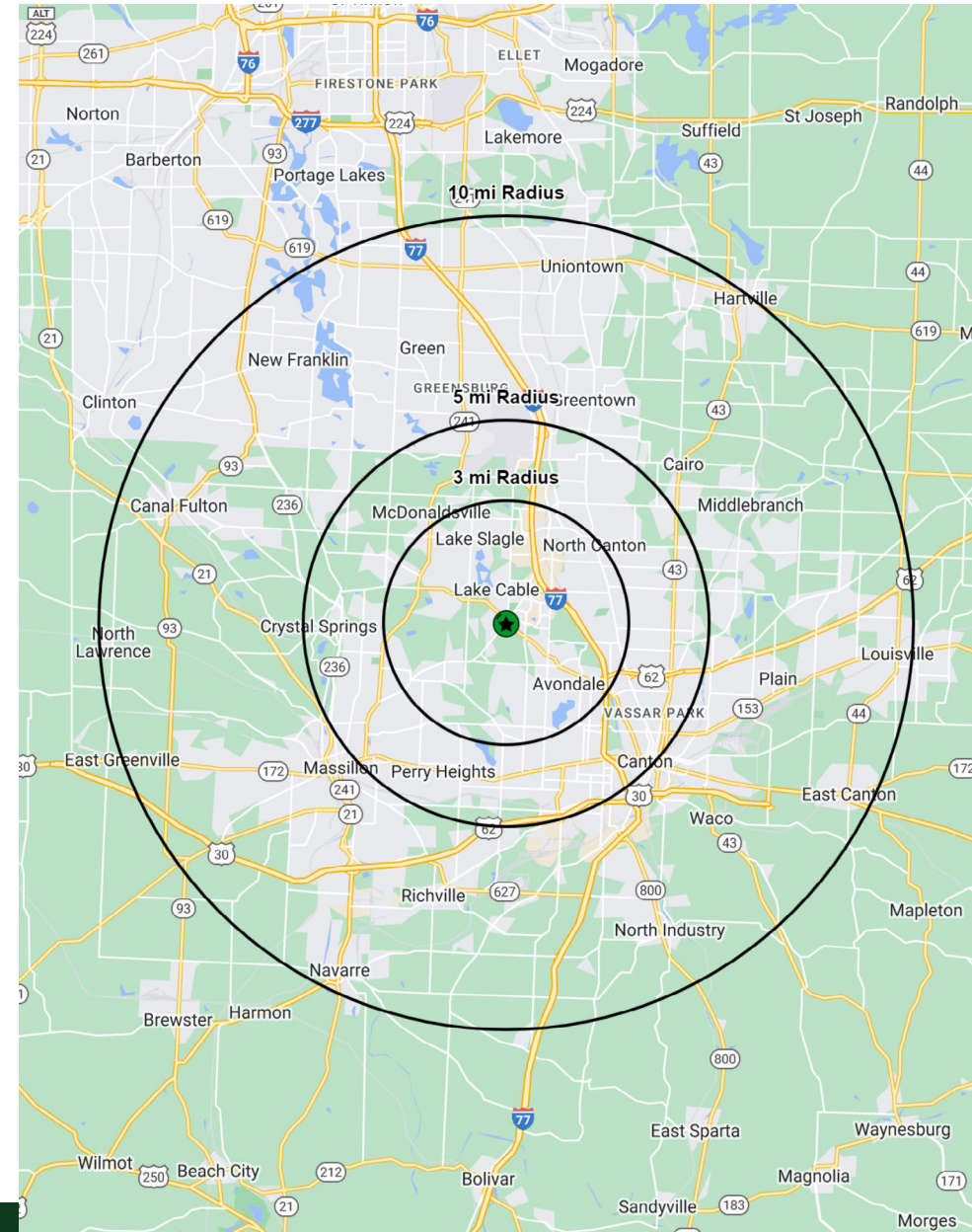
## PROPERTY OVERVIEW

- 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
- 2 units available: 1,886 SF and 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](#)



**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069

Google

©2022 Stee USA. All Rights Reserved. 480-491-1112 www.steeusa.com  
This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.  
Logos are for identification purposes only and may be trademarks of their respective companies.

**HANINA**  
COMMERCIAL REAL ESTATE

Map data ©2023 Google

# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

MICRO SITE PLAN

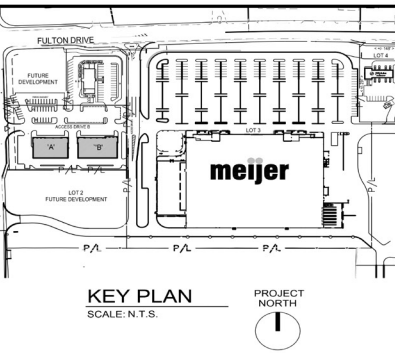
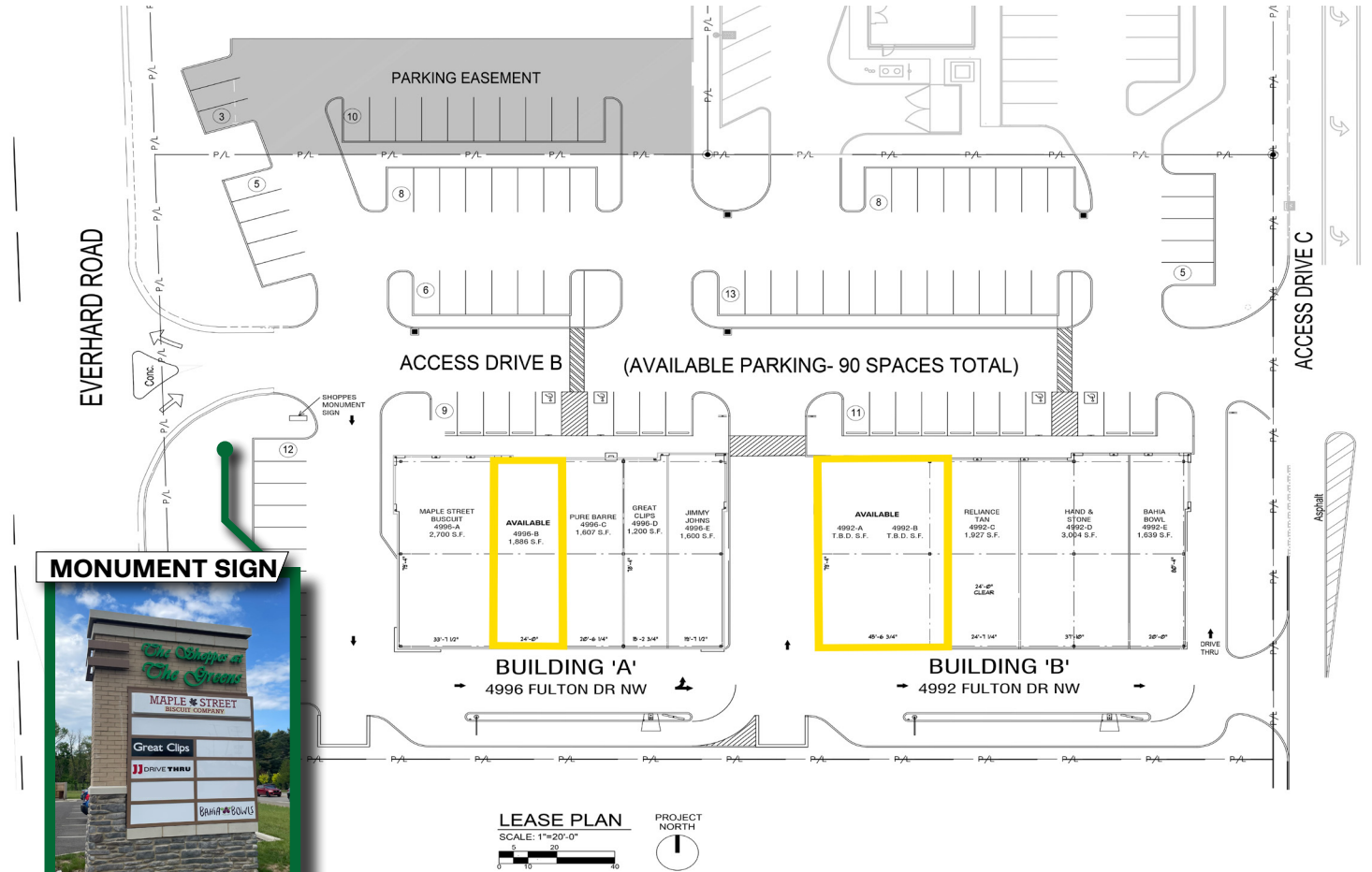
## BUILDING DATA

### 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" | 1,866 S.F. | AVAILABLE            |
| 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. | BAHA 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:          | 44.22 AC  |
| ACRES:              |           |
| <b>TOTAL G.L.A.</b> |           |
| BUILDING A          | 8,933 SF  |
| BUILDING B          | 10,185 SF |
| TOTAL               | 19,118 SF |

**PARKING**  
 PROVIDED: 90 SPACES (WITH EASEMENT)  
 PARKING RATIO: 4.69/1000SF

**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

**Tom Grasso**  
 tomgrasso@hannacre.com  
 216.861.5429

**Shawn Darling**  
 shawndarling@hannacre.com  
 216.861.5411

**Vincenzo Calabrese**  
 vincenzocalabrese@hannacre.com  
 216.905.4069

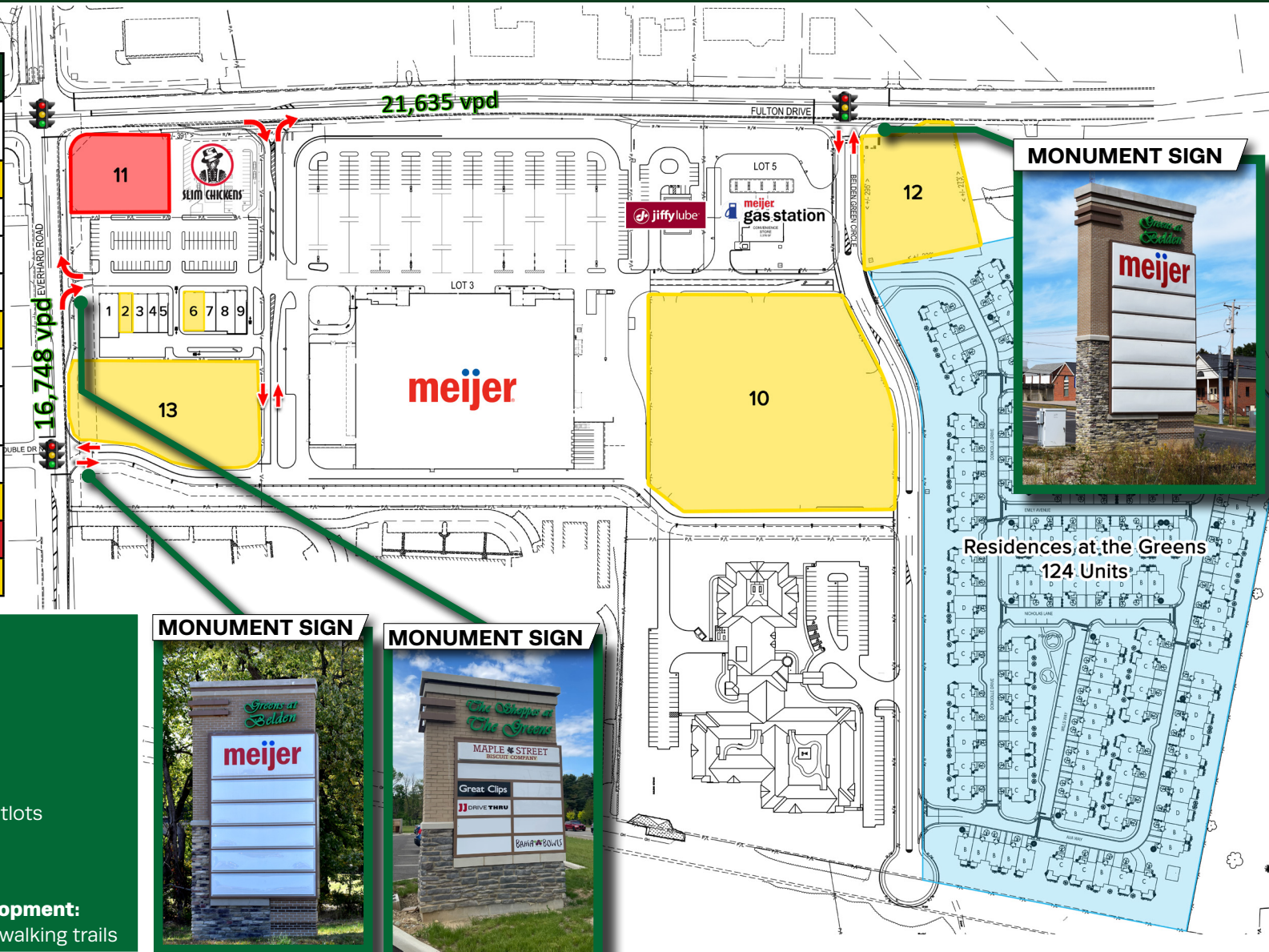


# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

MACRO SITE PLAN

| SITES |                                       |
|-------|---------------------------------------|
| 1     | Maple Street Biscuit Company          |
| 2     | <b>1,886 SF AVAILABLE</b>             |
| 3     | Pure Barre                            |
| 4     | Great Clips                           |
| 5     | Jimmy Johns                           |
| 6     | <b>3,662 SF AVAILABLE</b>             |
| 7     | Radiance Tan                          |
| 8     | Hand and Stone Massage and Facial Spa |
| 9     | Bahia Bowls                           |
| 10    | <b>5 ACRES AVAILABLE</b>              |
| 11    | <b>UNDER CONTRACT</b>                 |
| 12    | <b>1.3 ACRES AVAILABLE</b>            |



**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**

**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069



# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

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 WINGSTORY
- 16 SUBWAY
- 17 DiBella's Subs
- 18 Applebees
- 19 verizon
- 20 golden CORN
- 21 Olive Garden
- 22 Culver's
- 23 KFC
- 24 DUNKIN' DONUTS
- 25 DUNKIN' DONUTS
- 26 FISHERS
- 27 BOMBAY SUBS
- 28 FRIDAYS
- 29
- 30 ROSTERS
- 31 MCDONALD'S

**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069



# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

PHOTOS



**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069



# THE GREENS AT BELDEN

4996 Fulton Dr NW, Canton, OH 44718

PHOTOS



**Tom Grasso**  
tomgrasso@hannacre.com  
216.861.5429

**Shawn Darling**  
shawndarling@hannacre.com  
216.861.5411

**Vincenzo Calabrese**  
vincenzocalabrese@hannacre.com  
216.905.4069

