



ANCHOR  
RETAIL



**1- ACRE PAD FOR SALE/GROUND LEASE &  
PRIME RETAIL ENDCAP AVAILABLE**

**4990 Dressler Road NW  
Canton, Ohio 44718**

# 1-Acre Pad for Sale/Ground Lease & Prime Retail Endcap Available

# NEW DEVELOPMENT

4990 Dressler Road NW, Canton, Ohio, 44718



## HIGHLIGHTS

- ▶ Highly desirable location in Belden Village's prime retail corridor
- ▶ Prime 1 acre pad/ 7,000 SF available
- ▶ High profile location with easy access
- ▶ Expansive "super" regional trade area which draws from five (5) counties
- ▶ According to the provided Placer.ai data, several neighboring national retailers experience high store volumes, ranking impressively high on both State and National scale
- ▶ Nearby retailers include: Target, Chipotle, Kohl's Starbucks, Olive Garden, Chick-fil-a, and the Belden Village Mall (Dillard's, Macy's, DSG, and over 90 specialty stores and restaurants)

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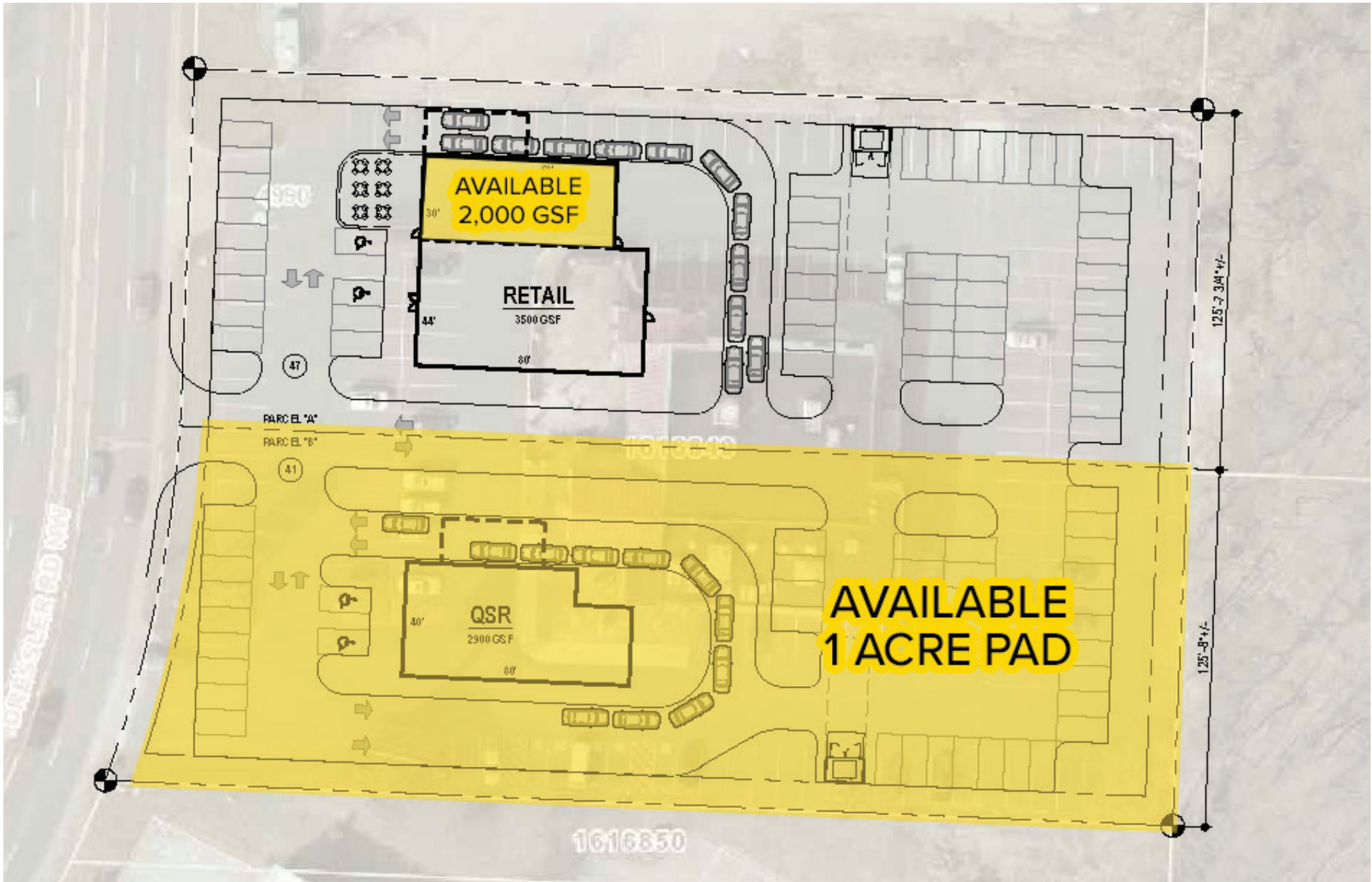
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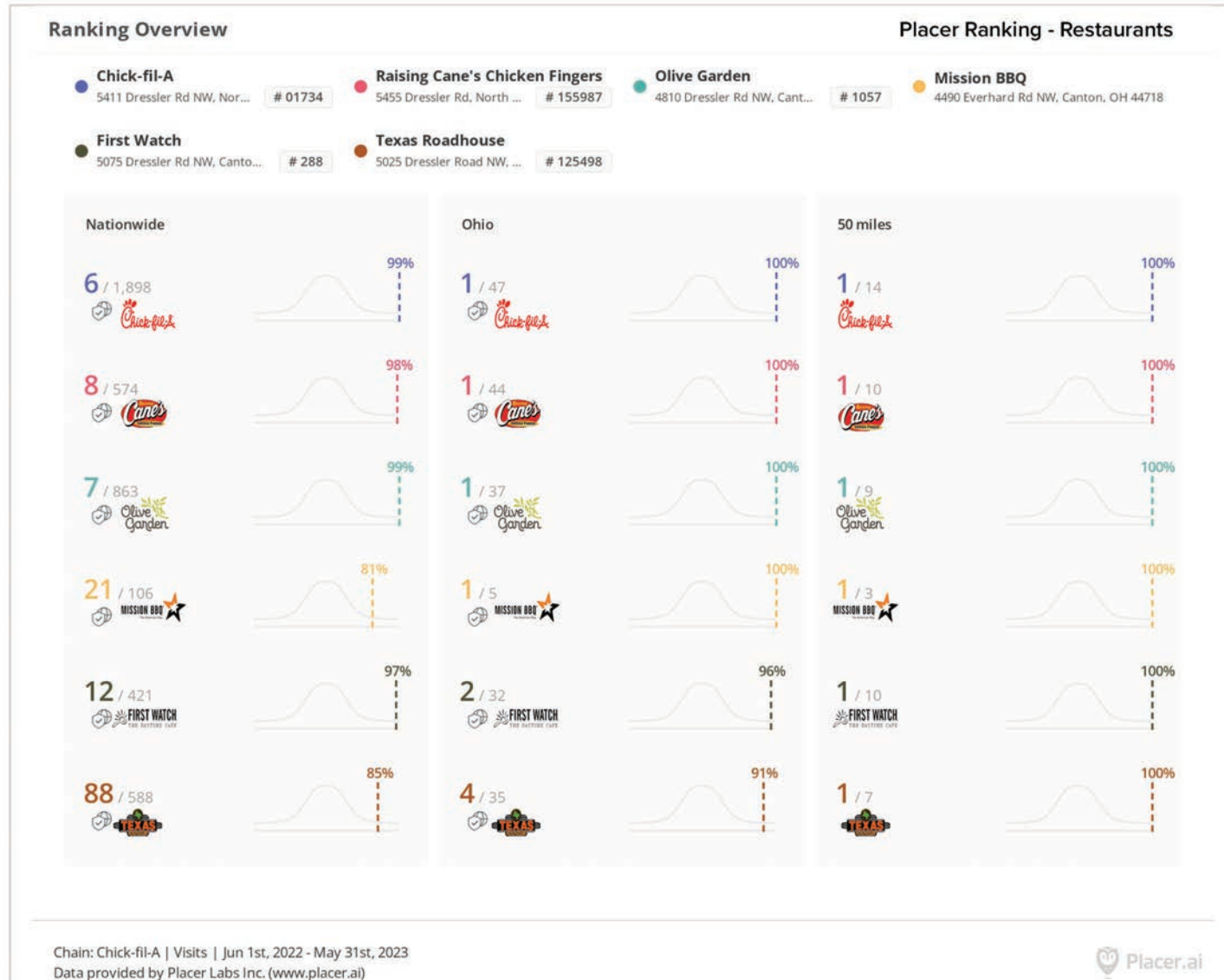


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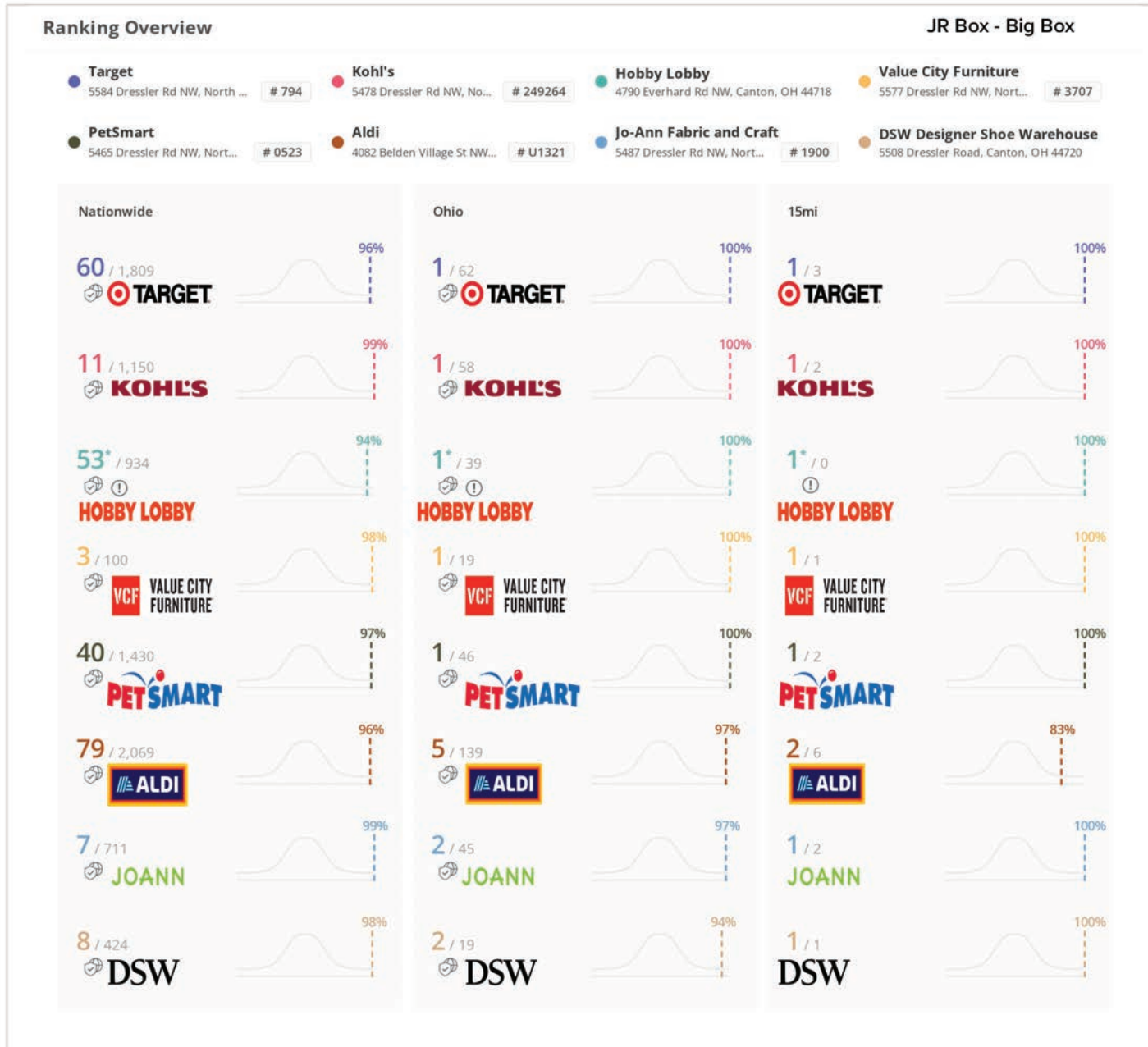
## Ranking Overview - Restaurants

Jun 1, 2022 - May 31, 2023



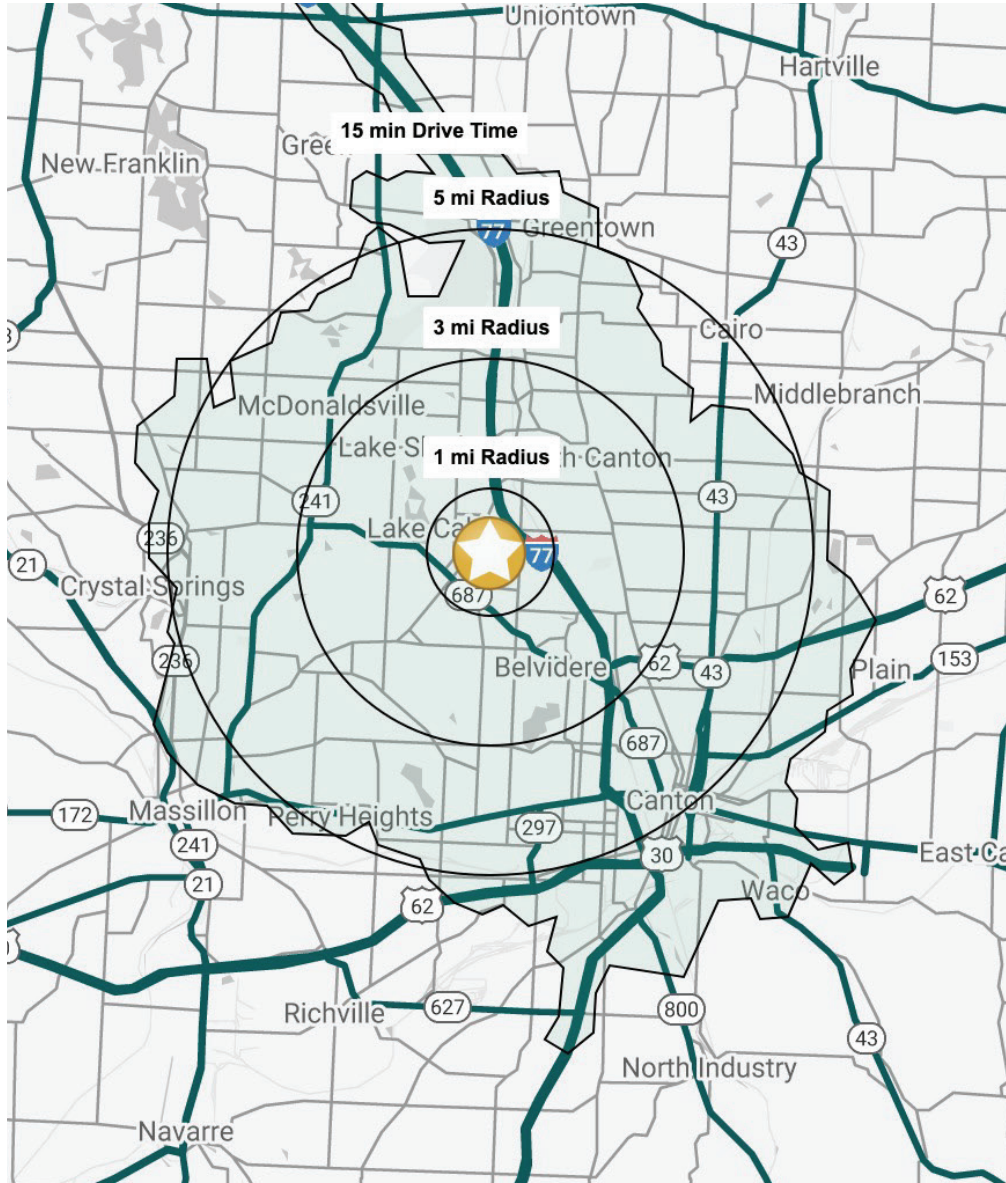
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## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	15 MIN DRIVE
POPULATION	2,615	51,903	160,809	192,596
HOUSEHOLDS	1,309	23,818	69,804	82,961
MEDIAN AGE	51.6	45.8	43.0	42.1
AVERAGE HH INCOME	\$68,528	\$85,325	\$76,654	\$73,146
MEDIAN HH INCOME	\$62,517	\$64,379	\$60,649	\$57,694
BUSINESSES	1,037	3,081	6,382	7,509
EMPLOYEES	13,501	35,058	81,509	99,001
EDUCATION: BACHELORS +	28.5%	32.9%	27.9%	25.8%



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