



ANCHOR
RETAIL

← PHASE ONE ————— | ————— PHASE TWO ————— →
OPENING SUMMER 2023 AVAILABLE 1.0 ACRE PAD



NEW DEVELOPMENT

4990 Dressler Road NW
Canton, Ohio 44718

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

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4990 Dressler Road NW, Canton, Ohio, 44718



HIGHLIGHTS

- ▶ Highly desirable location in Belden Village's prime retail corridor
- ▶ Prime 1 acre pad available
- ▶ High profile location with easy access
- ▶ Expansive regional trade area which draws from five (5) counties
- ▶ Per the attached Placer AI data, store traffic volumes for many areas retailers rate high both on a State and National level
- ▶ 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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Anchor CLEVELAND

Anchor RETAIL

REALTY RESOURCES MEMBER

Callouts:

- Top Left:** TARGET, KOHL'S, PETSMART, DAVID'S BRIDAL, VCF, VALUE CITY FURNITURE, WORLD MARKET, FRESH THYME, JOANN, PartyCity, five BEL'W, ULTA, carter's, Chick-fil-ee, JARED, RedRoof
- Top Right:** The Venue at Belden, TJ-maxx, HomeGoods, KIRKLAND'S, EARTH FARE, TALBOTS, Waffle House, Burlington, SKECHERS
- Center:** Belden Village Commons, Tuesday Morning, AMERICA'S BEST CONTACTS & EYEGLASSES, Lucky Shoes, TEXAS, Arby's, PetPeople, Belden Village Commons, Belden Village St NW, 4990 Dressler Rd NW (marked with a yellow star), Gordon, Party Place, Home 2, Dillard's, macy's, GOLF GALAXY, CHAMPS, DICK'S, MELT, Chick-fil-ee, BRAVO, Tavern, chili's
- Bottom Left:** Thursday's Plaza West, CLOTHES MENTOR, Ashley, Bubba's, SECONDSOLE, Office of a child, PLATO'S, The Greens of Belden, meijer -opened April 2022-
- Bottom Center:** Hillsdale Plaza, ACME Fresh Market, Cosmo Prof, GIDDY'S, Harbor Freight Tools, Hallmark, Huntington
- Bottom Right:** Springbrook Plaza, Michaels, Goodwill, planet fitness, SKY ZONE TRAMPOLINE PARK, Belden Square, Giordano's, Orangetheory, BIBIBOP, Wild Winos

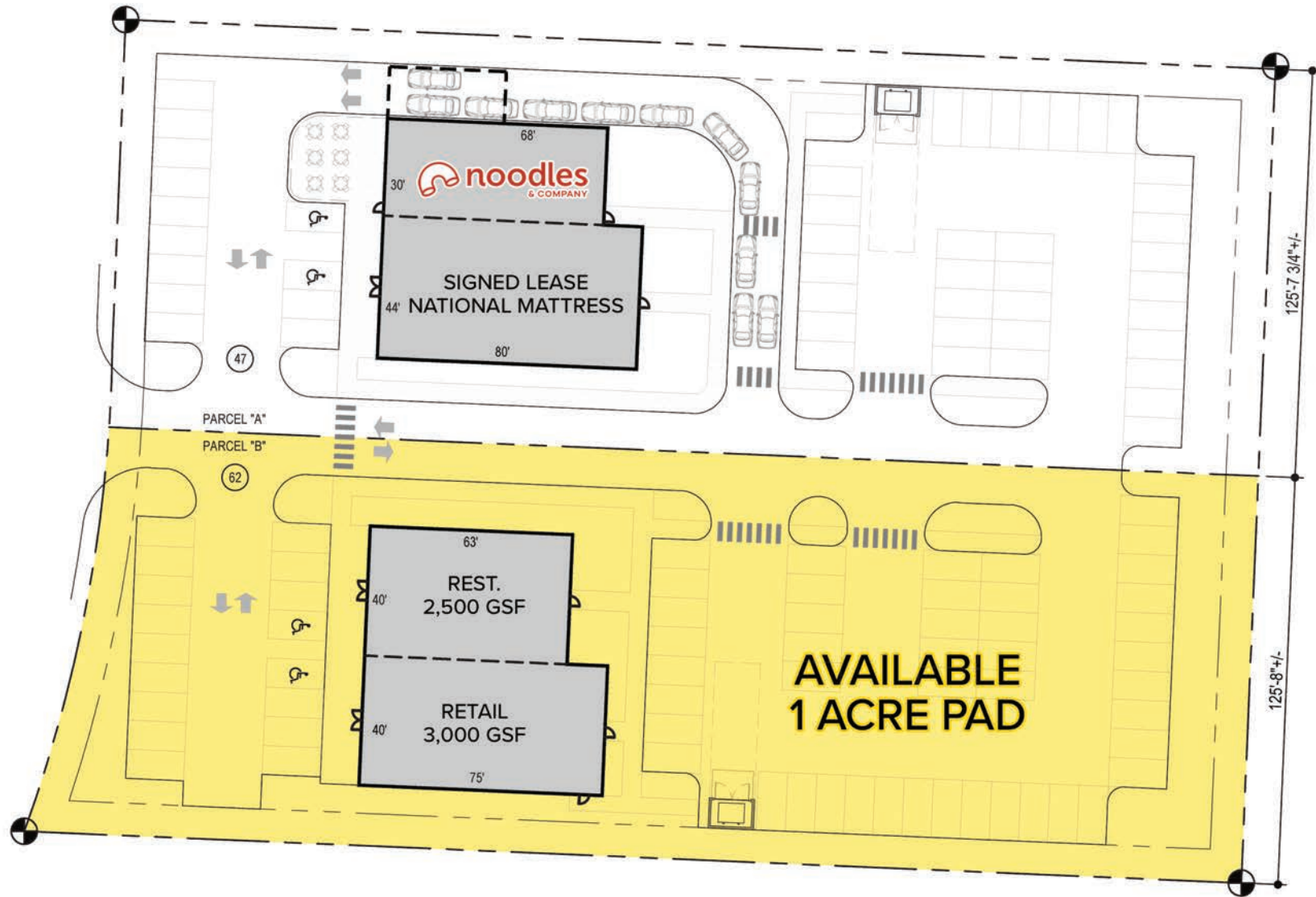
Right Side List:

- MISSION BBQ
- McDonald's
- Wendy's
- BROWN DERBY
- Old Carolina
- FIREHOUSE SUBS
- Red Lobster
- PIADA
- BLAZE PIZZA
- FIRST WATCH
- SUBWAY
- DiBella's Subs
- Applebees
- golden CORN
- Olive Garden
- KFC
- ninety one
- DUNKIN'
- FRIDAYS
- Roosters
- McDonald's
- Wendy's
- GRINDERS
- BURGER KING
- Orange Julius

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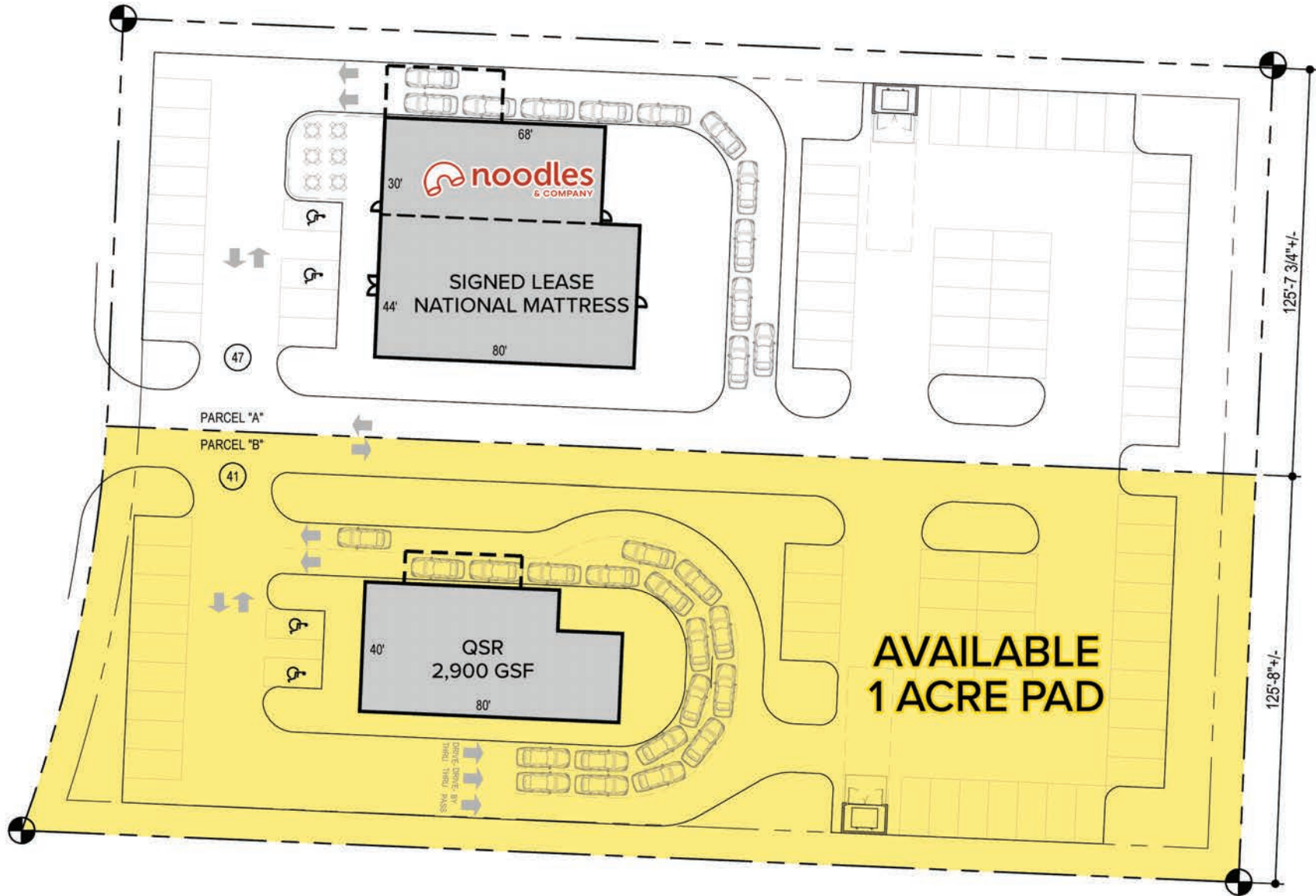
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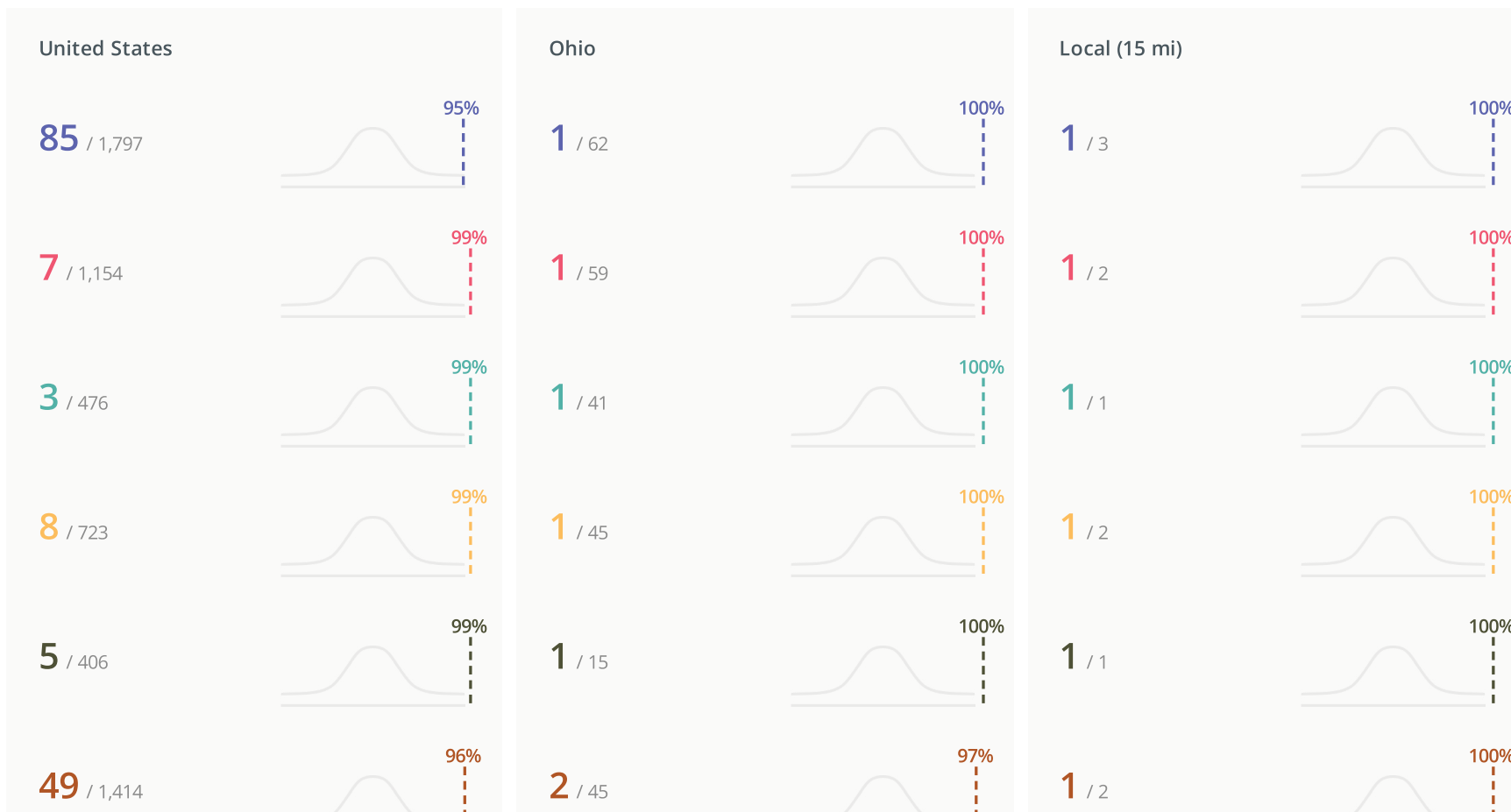
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Ranking Overview - Chain

- Target / Dressler Rd NW
- Raising Cane's Chicken Fingers / Dressler Rd
- DSW Designer Shoe Warehouse / Dressler Road
- Value City Furniture / Dressler Rd NW
- Kohl's / Dressler Rd NW
- Jo-Ann Fabric and Craft / Dressler Rd NW
- PetSmart / Dressler Rd NW
- Aldi / Belden Village St NW



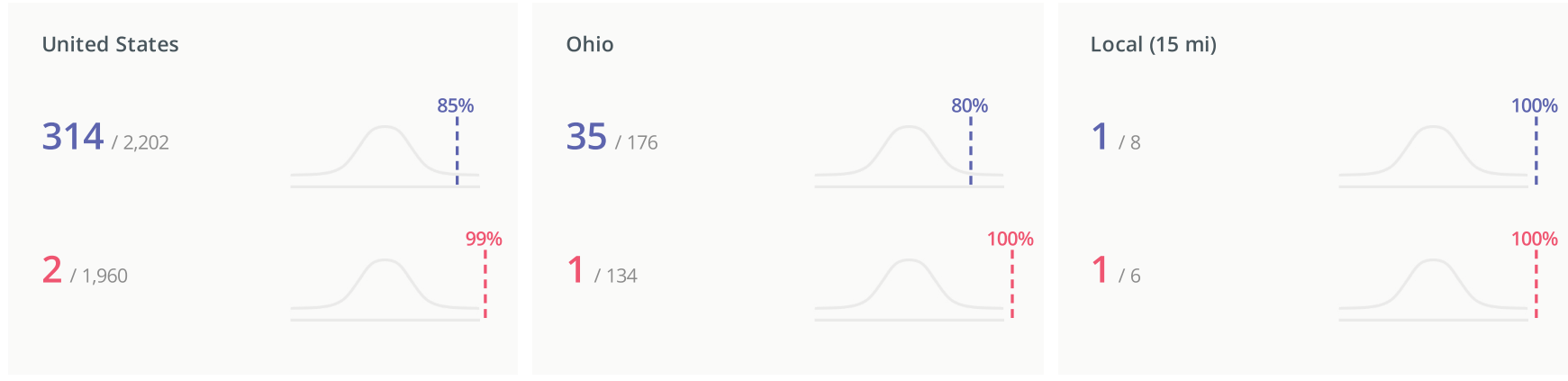
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Ranking Overview - Chain

● Chipotle Mexican Grill / Dressler Rd NW ● Aldi / Belden Village St NW

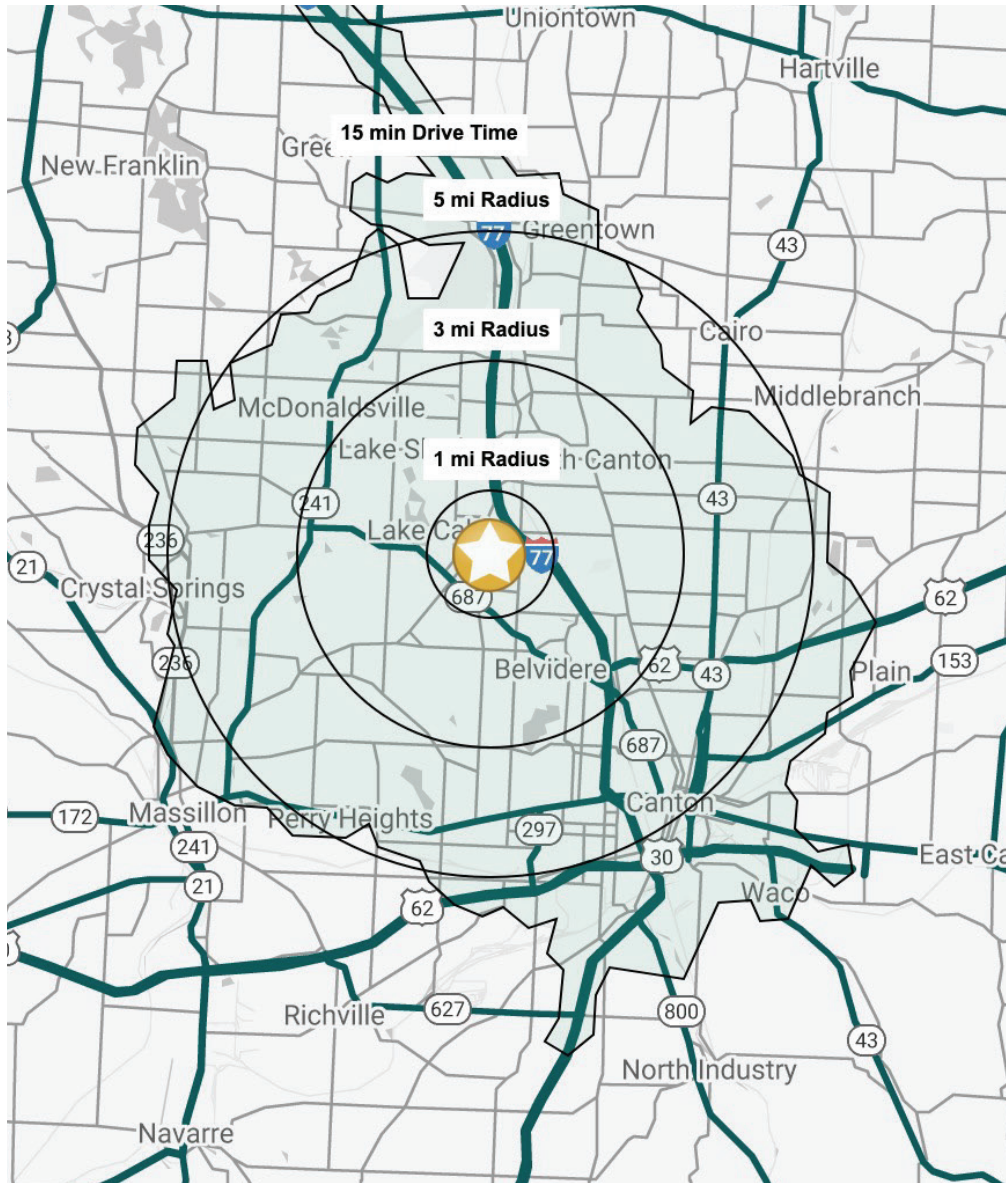


Showing Chain | Metric Visits | Coverage Chipotle Mexican Grill Nationwide 80% Ohio 87% (07.2022), Coverage Aldi Nationwide 96% Ohio 98% (07.2022) | Jul 1, 2021 - Jun 30, 2022
 Data provided by Placer Labs Inc. (www.placer.ai)



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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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