

**4990 DRESSLER ROAD NW  
CANTON, OHIO 44718**  
NEW DEVELOPMENT

**Anchor**  
CLEVELAND

← PHASE ONE  
OPENING SUMMER 2023

PHASE TWO →  
AVAILABLE 1.0 ACRE PAD



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**CLICK TO VIEW ON  
GOOGLEMAPS**





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## 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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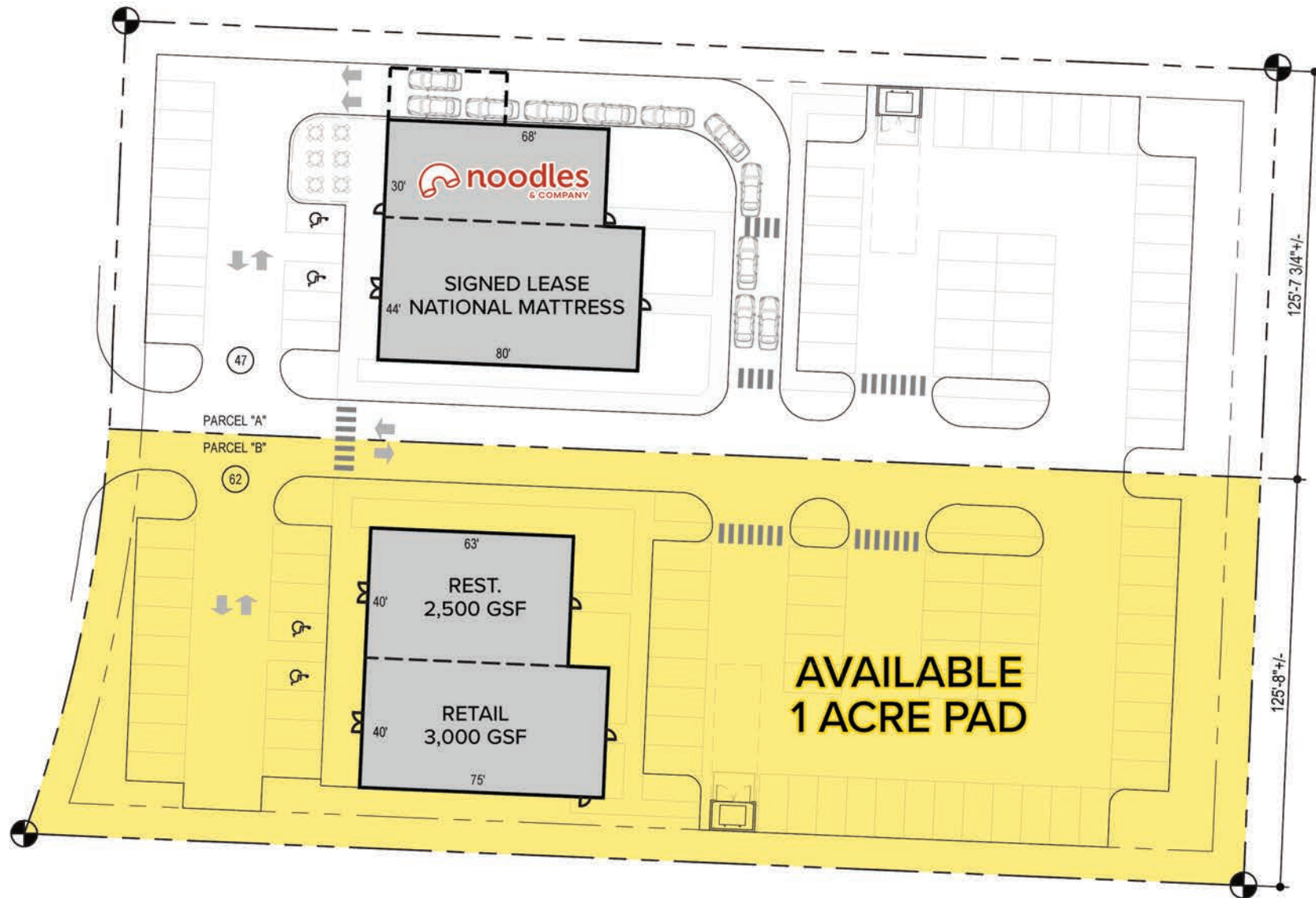
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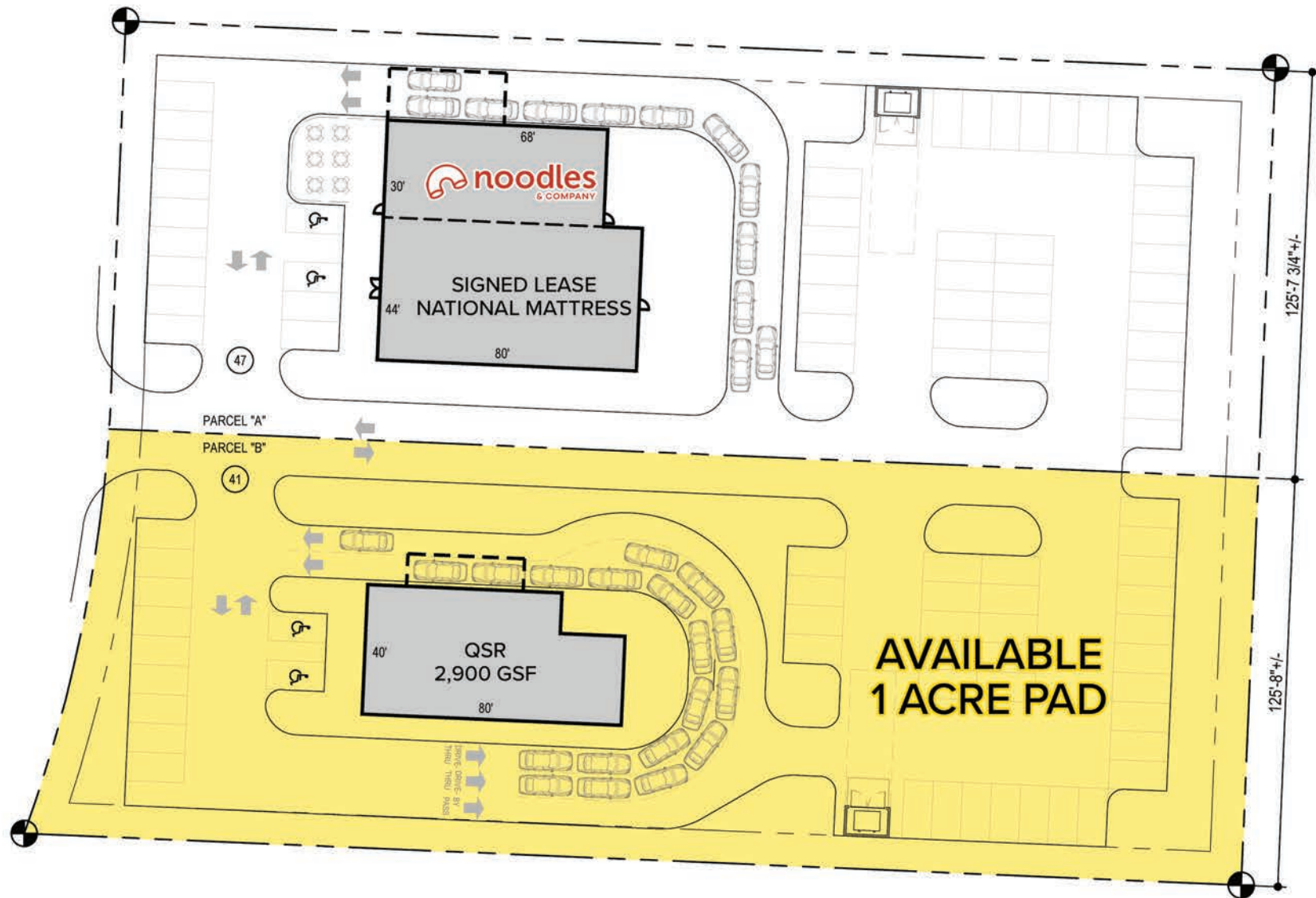
## CONCEPTUAL SITE PLAN



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## ALTERNATE SITE PLAN



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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

## RANKING OVERVIEW - CHAIN



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## RANKING OVERVIEW - CHAIN

### Ranking Overview - Chain

● Chipotle Mexican Grill / Dressler Rd NW

● Aldi / Belden Village St NW

#### United States

314 / 2,202

85%

2 / 1,960

99%

#### Ohio

35 / 176

80%

1 / 134

100%

#### Local (15 mi)

1 / 8

100%

1 / 6

100%

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

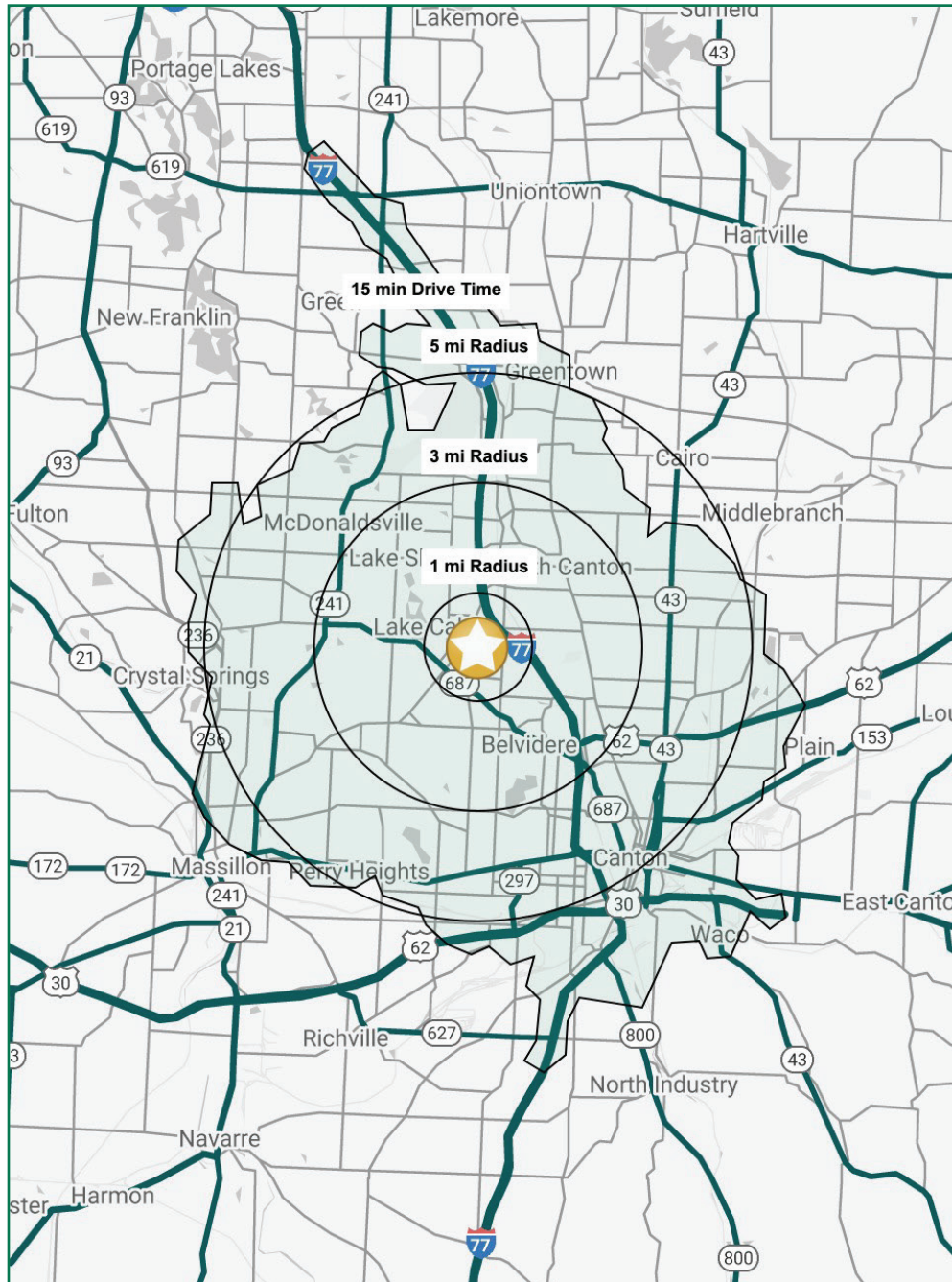
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))













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## DEMO 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%B

Demographics ©2021 AGS

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