



**COLDWELL  
BANKER  
COMMERCIAL**

**EMMCO REALTY GROUP**

**FOR LEASE**

EMMCOREALTYGROUP.COM

**PROMENADE AT BELDEN**

4066 Belden Village St.  
Canton, OH 44718



**OFFICE**

Kristen Kantounatakis  
216 292 3700  
kristen@emmcorealtygroup.com

Jeffrey Soclof, CCIM  
216 292 3700  
jeffrey@emmcorealtygroup.com

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**EMMCO REALTY GROUP**  
3681 S. Green Road, Suite 201, Beachwood, OH 44122  
216.292.3700



## PROMENADE AT BELDEN

4066 Belden Village St., Canton, OH 44718

LEASE



### PROPERTY DESCRIPTION

Offering Competitive lease rates in this Major Retail Market! Aldi's completed facade renovation and store upgrades in Spring of 2018. Mulligan's Pub is under new management.

### PROPERTY HIGHLIGHTS

- Two Endcap Spaces Available For Lease
- 1,409 SF Office/Retail Space Available In A Free Standing Building directly on Whipple Ave.
- Ingress / Egress From Both Belden Village St & Whipple Ave
- Terrific Signage
- Serviced By Two I-77 Interchanges
- Directly Opposite Belden Village Mall
- 1409 - 3740 sq. ft. available

### SPACES

SPACES	SPACE SIZE
1	2,873 SF
6	3,740 SF
11	1,409 SF

### DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,265	70,971	161,429
Total Population	4,919	168,203	398,332
Average HH Income	\$58,510	\$62,672	\$61,901
Total Businesses	1,041	3,190	6,342
Total Employees	15,529	46,213	97,892

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SUITE	TENANT	SIZE (SF)	LEASE TYPE
1	Available	2,873 SF	NNN
2	H&R Block	2,093 SF	NNN
3	Goschinski's Fin Feather Fur	24,675 SF	NNN
4	Aldi's	17,760 SF	NNN
5	Play It Again Sports	6,270 SF	NNN
6	Available	3,740 SF	NNN
7	Roger W. Hair Design	560 SF	NNN
8	Roger W. Hair Design	1,884 SF	NNN
9	Mulligan's Pub	8,200 SF	NNN
10	Mr. Hero	2,072 SF	NNN
11	Available	1,409 SF	NNN
12	Verizon Wireless	1,600 SF	NNN

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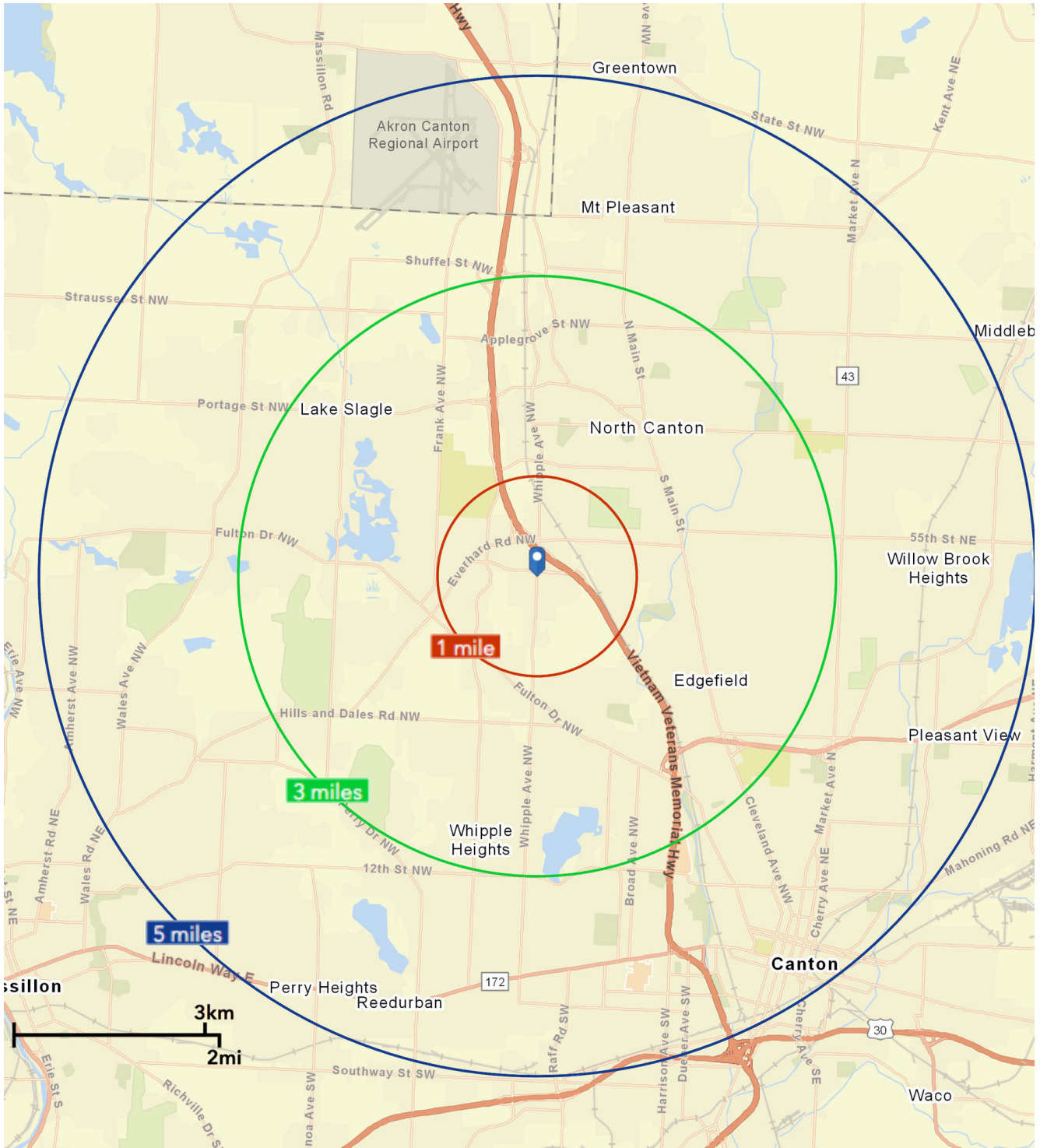
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# DEMOGRAPHICS: RADIUS 1, 3, 5 MILES

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# DEMOGRAPHICS: 5 MILES

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## KEY FACTS

162,004

Population



Average Household Size

43.2

Median Age

\$51,253

Median Household Income

## BUSINESS



6,255

Total Businesses



99,109

Total Employees

## INCOME



\$51,253

Median Household Income



\$30,190

Per Capita Income



\$83,919

Median Net Worth

## EDUCATION

8%

No High School Diploma



32%

High School Graduate



31%

Some College



29%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



64%

White Collar



20%

Blue Collar



16%

Services

4.3%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	12.4%	+0.4%	
\$15,000 - \$24,999	11.1%	+0.6%	
\$25,000 - \$34,999	11.9%	+0.5%	
\$35,000 - \$49,999	13.3%	-0.7%	
\$50,000 - \$74,999	17.9%	-0.8%	
\$75,000 - \$99,999	11.6%	-0.9%	
\$100,000 - \$149,999	12.8%	-0.7%	
\$150,000 - \$199,999	5.5%	+0.7%	
\$200,000+	3.5%	+0.9%	

Bars show deviation from Stark County

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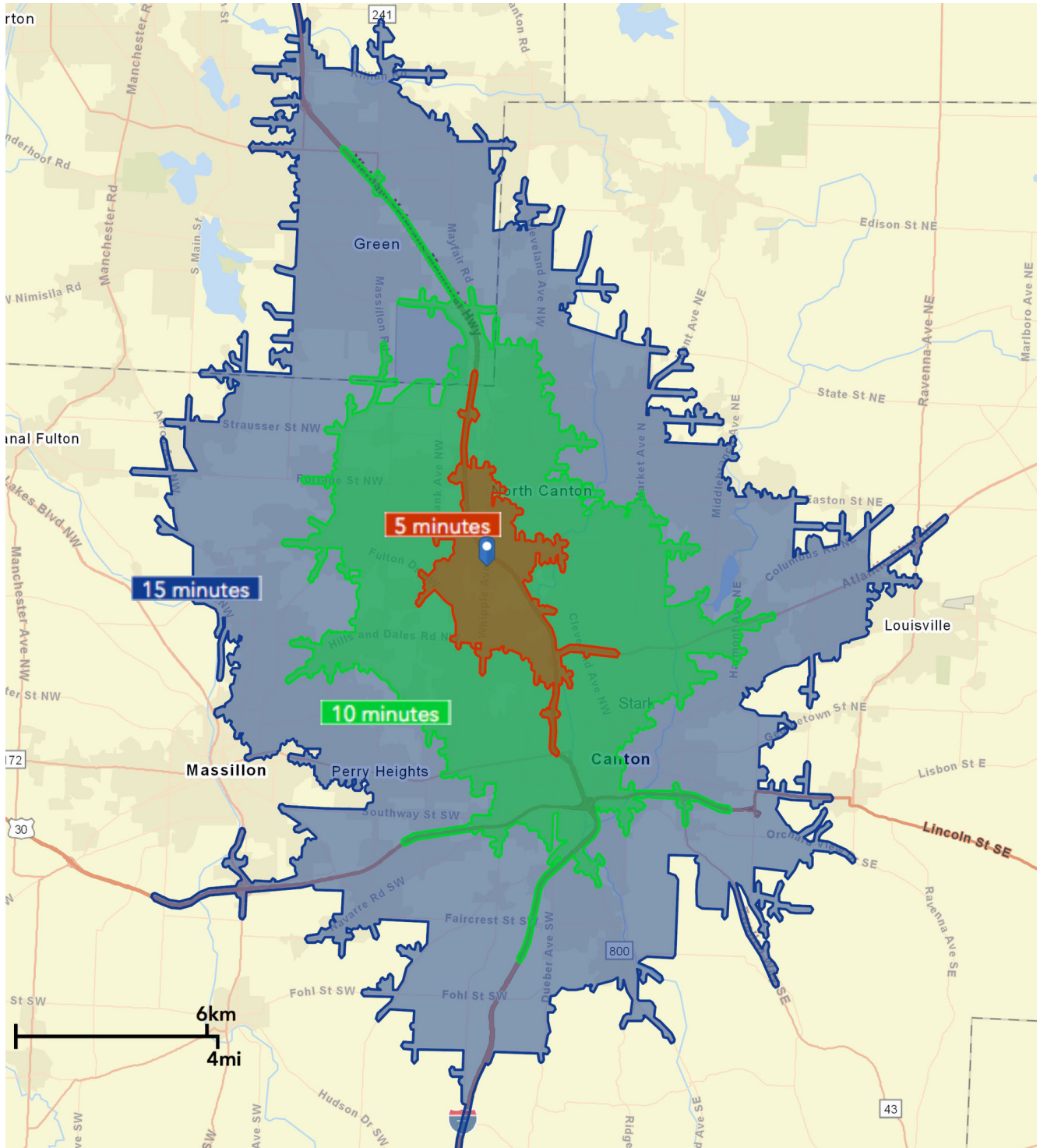
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# DEMOGRAPHICS: DRIVE TIMES 5, 10, 15 MINUTES

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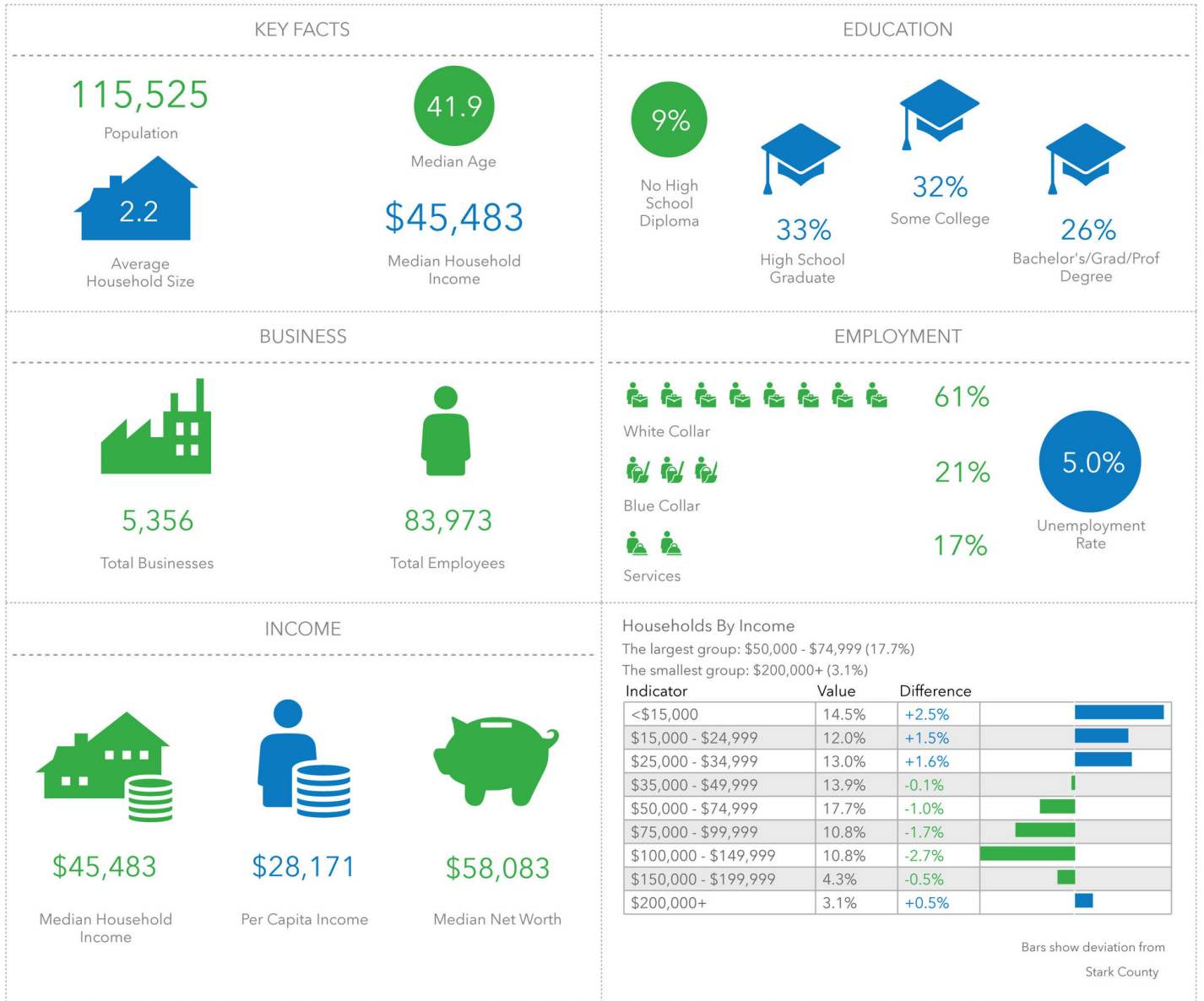
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# DEMOGRAPHICS: 10 MINUTES

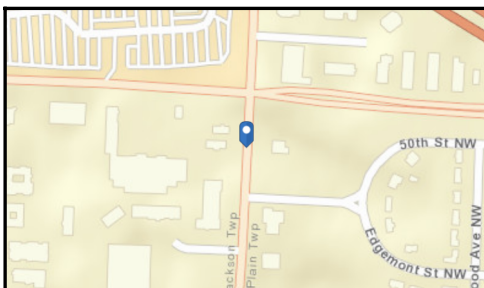
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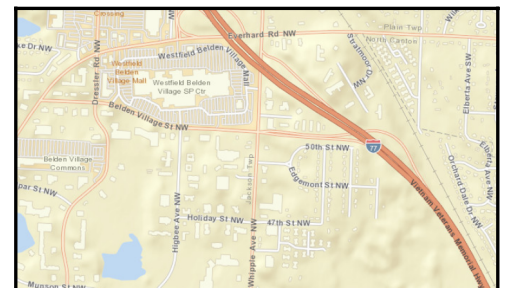
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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