

► BELDEN VILLAGE COLLECTION

Belden Village St NW @ Whipple Avenue NW in Canton, Ohio 44718



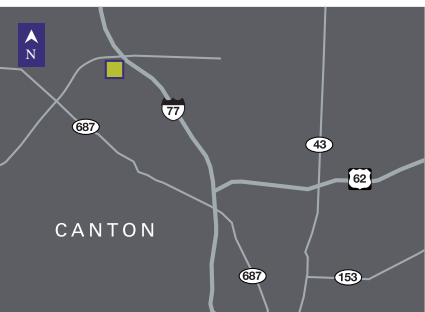
DOMINANT DESTINATION FOR CANTON & THE EASTERN OHIO MARKET



Shadow Anchors



Dillard's



VEHICLES PER DAY	
I-77 south of Everhard Rd NW	69,450
Everhard Rd NW west of I-77	25,519
Whipple Ave north of Belden Village St NW	24,203
Belden Village St west of Whipple Ave	17,468

AVERAGE INCOME	
1 Mile	\$80,050
3 Miles	\$105,025
5 Miles	\$94,032

POPULATION	
1 Mile	2,395
3 Miles	54,125
5 Miles	157,838



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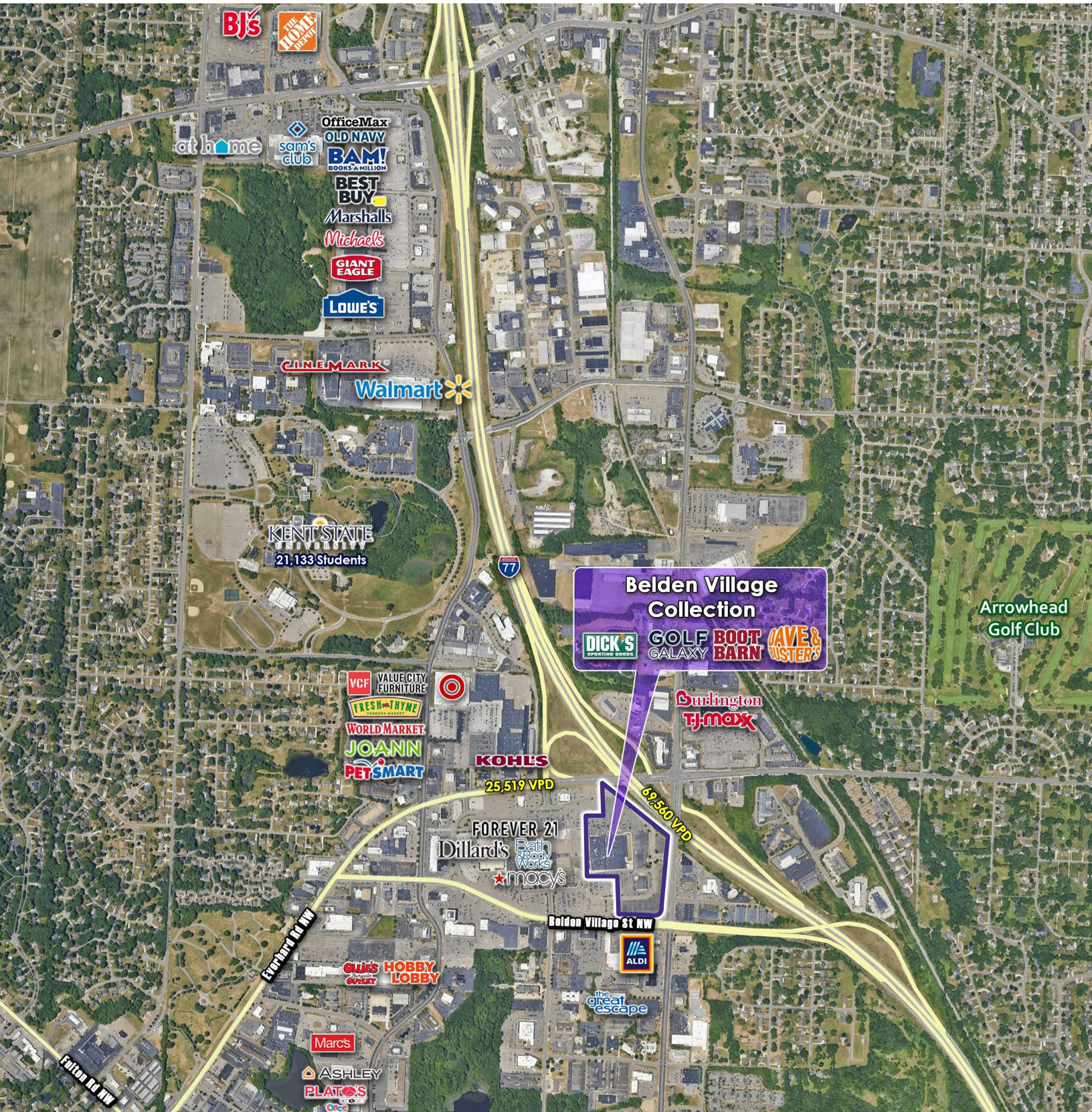
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STRONG VISIBILITY FROM I-77 WITH TRAFFIC COUNTS EXCEEDING 69,000 VPD



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30,148 SF • 9,562 SF • PAD SITE FOR GROUND LEASE



Tenant List

Tenant	Address	SF/Acres
A Dave & Buster's	4110 Belden Village Cir NW	
B AVAILABLE	4110 Belden Village St NW	30,148
C Dick's/Golf Galaxy	4100 Belden Village Mall #4105	

Tenant List (continued)

Tenant	Address	SF/Acres
D Boot Barn	4100 Belden Village St NW #1120	
1 KPot Korean BBQ & Hotpot	4100 Belden Village St NW	
2 AVAILABLE	4100 Belden Village St NW	9,562
3 AVAILABLE	GROUND LEASE OPPORTUNITY	Pad Site

Available Lease Pending Executed



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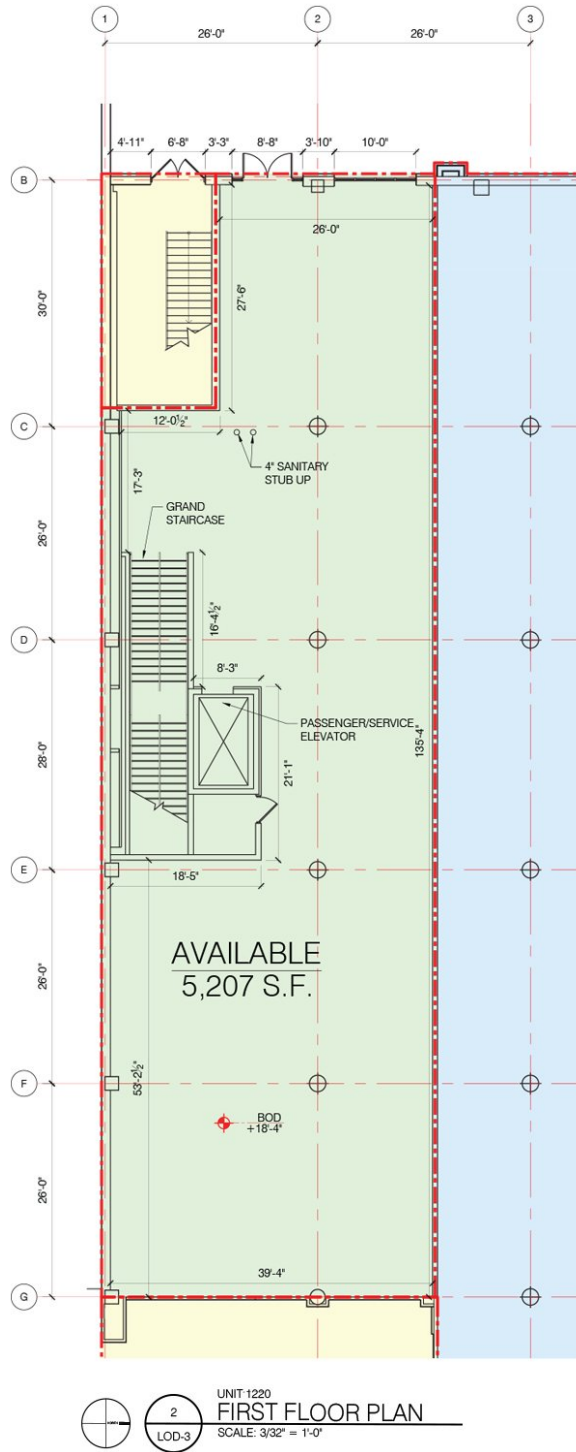
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FOR MORE INFORMATION VISIT FRPLTD.COM

SPACE B - 1ST FLOOR 5,207 SF



SPACE B
2ND FLOOR PLAN
NEXT PAGE



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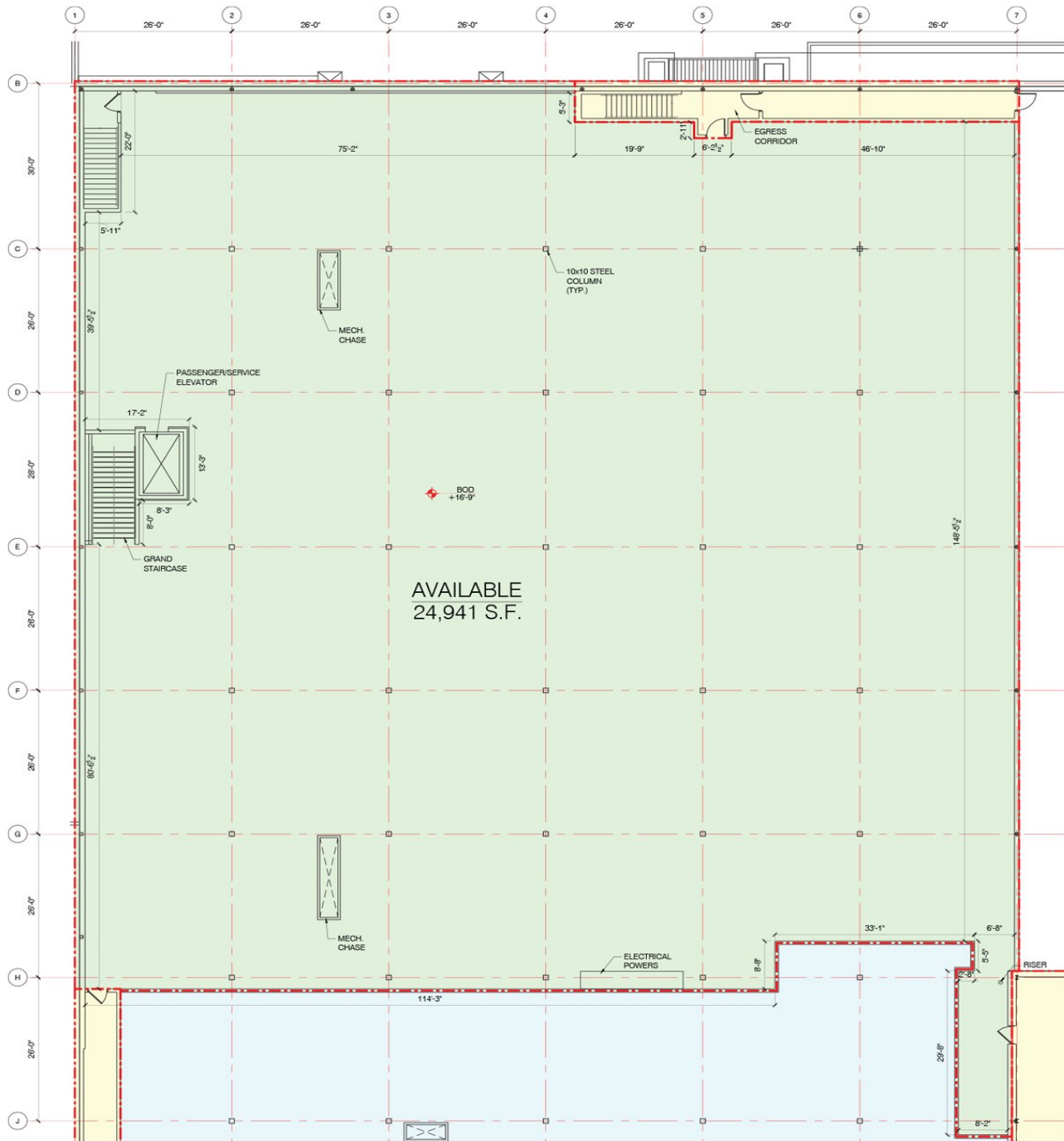
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SPACE B - 2ND FLOOR 24,941 SF



UNIT 1220
1 SECOND FLOOR PLAN
LOO-3 SCALE: 3/32" = 1'-0"



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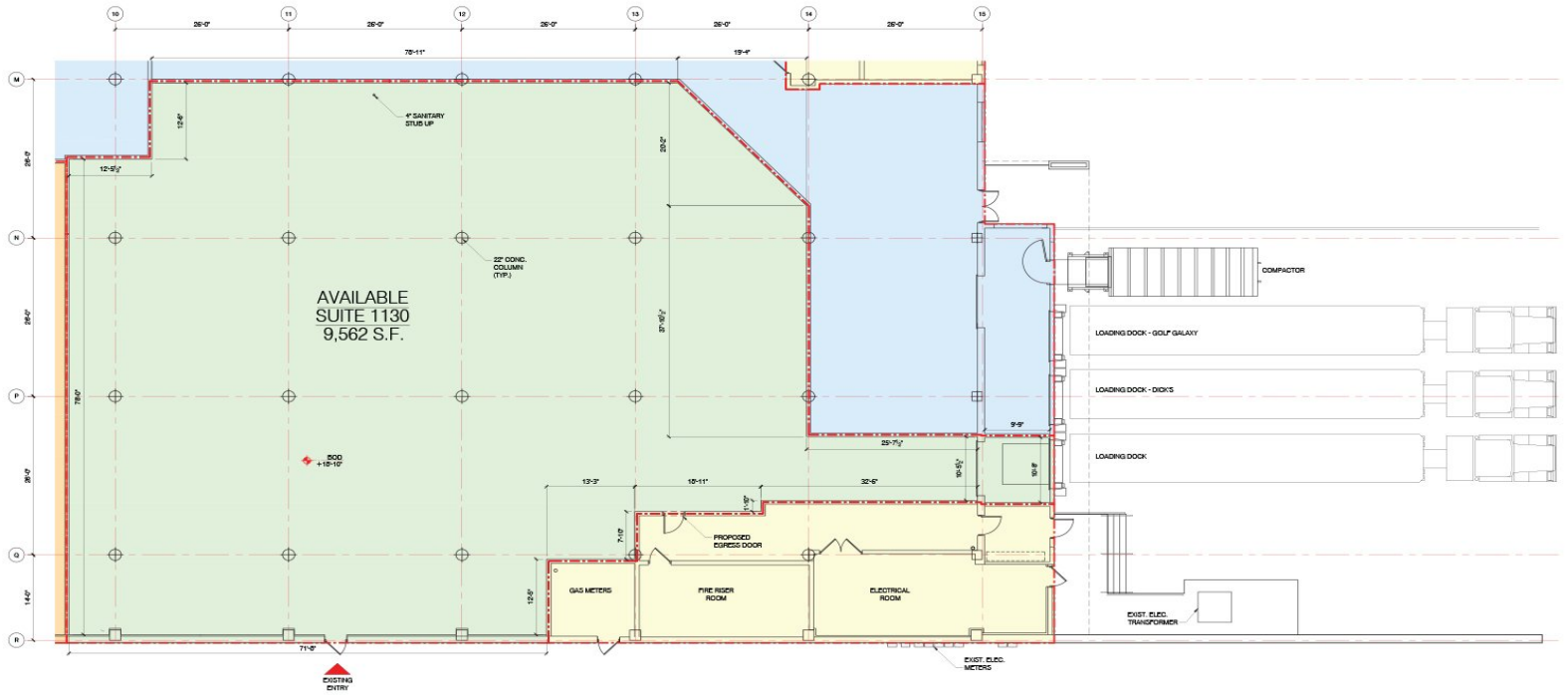
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SPACE 2 - 9,562 SF



UNIT 1130
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/belden-village-collection

Lat/Lon: 40.857/-81.4254

Belden Village Canton, OH 44718	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	2,395	54,125	157,838
2028 Projected Population	2,438	53,316	154,782
2020 Census Population	2,484	54,447	159,055
2010 Census Population	2,491	53,888	159,643
Projected Annual Growth 2023 to 2028	0.4%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2023	-0.3%	-	-
2023 Median Age	49.3	43.5	41.3
Households			
2023 Estimated Households	1,227	25,183	69,120
2028 Projected Households	1,215	24,197	66,121
2020 Census Households	1,256	25,022	68,837
2010 Census Households	1,218	24,234	67,193
Projected Annual Growth 2023 to 2028	-0.2%	-0.8%	-0.9%
Historical Annual Growth 2010 to 2023	-	0.3%	0.2%
Race and Ethnicity			
2023 Estimated White	85.4%	85.6%	82.8%
2023 Estimated Black or African American	7.0%	6.8%	9.6%
2023 Estimated Asian or Pacific Islander	2.5%	3.1%	2.5%
2023 Estimated American Indian or Native Alaskan	-	0.1%	0.2%
2023 Estimated Other Races	5.0%	4.4%	5.0%
2023 Estimated Hispanic	3.3%	2.6%	3.0%
Income			
2023 Estimated Average Household Income	\$80,050	\$105,025	\$94,032
2023 Estimated Median Household Income	\$63,865	\$70,630	\$67,149
2023 Estimated Per Capita Income	\$41,178	\$49,023	\$41,337
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.0%	4.8%
2023 Estimated High School Graduate	35.6%	31.6%	33.5%
2023 Estimated Some College	20.5%	20.4%	21.3%
2023 Estimated Associates Degree Only	11.0%	9.2%	9.2%
2023 Estimated Bachelors Degree Only	20.9%	20.6%	18.2%
2023 Estimated Graduate Degree	7.8%	13.6%	11.4%
Business			
2023 Estimated Total Businesses	1,036	3,258	6,350
2023 Estimated Total Employees	12,181	34,355	69,479
2023 Estimated Employee Population per Business	11.8	10.5	10.9
2023 Estimated Residential Population per Business	2.3	16.6	24.9



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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



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Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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