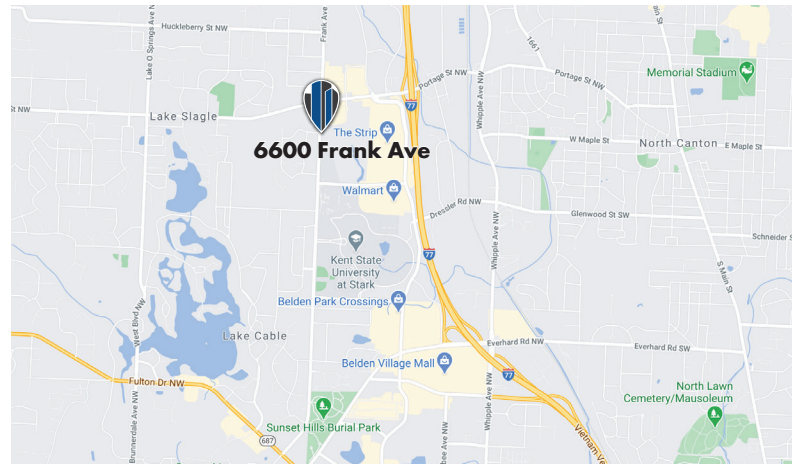




## FOR SALE

- 6.95 AC prime development parcel
- Located in the heart of Belden Village just off of Portage St and I-77
- High traffic retail corridor with more than 18,000 vehicles passing per day on Frank Ave, 23,000 VPD on Portage St, and 16,000 VPD on Strip Ave
- Flat topography with public utilities in place
- Surrounded by major retailers and restaurants such as Lowes, Walgreens, Sam's Club, BB&B, Best Buy, Old Navy, Home Depot, McDonalds, Starbucks, Panera, Taco Bell, Wendys, Outback, and Walmart
- Stark County Parcel #: 10002275
- Jackson Township Commercial Zoning: B2
- Residential house on property that is leased month-to-month with no considerable value

**SALES PRICE: \$2,950,000**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	3,056	39,651	113,589
<b>TOTAL HOUSEHOLDS:</b>	1,314	17,394	47,759
<b>MEDIAN HH INCOME:</b>	\$80,253	\$65,933	\$66,718

# 6.95 AC Development Site

6600 Frank Ave NW, Canton, OH 44720

