

1,440 SF IN THE HEART OF BELDEN VILLAGE

4640 Belden Village Street NW. Canton, Ohio 44718



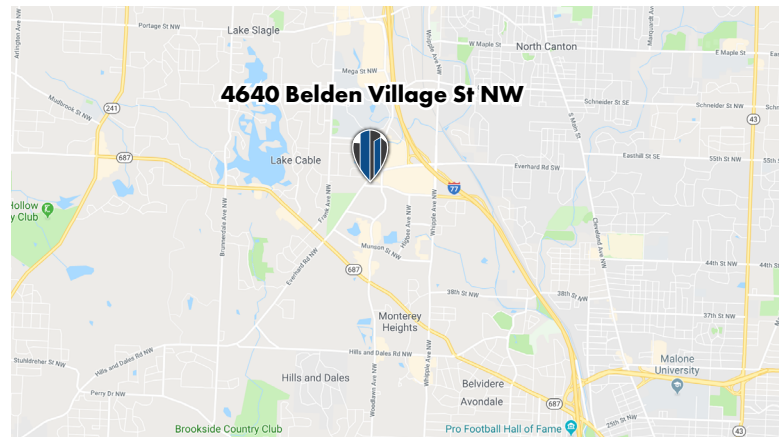
FOR LEASE

1,440 SF Retail space available for lease (The Blowout Studio) next to long-term tenants including, Mathnasium, Batteries Plus, high-performing Dollar Tree, and Firehouse Sub next door.

HIGHLIGHTS:

- Ample parking
- Heavily traveled retail corridor with 8,500+ VPD on Belden Village St NW, 24,500+ VPD on Everhard Rd NW, and 18,000+ VPD on Dressler Rd NW
- Pylon signage with excellent visibility
- Easily accessible to/from I-77
- Available for occupancy August 2025

LEASE RATE: \$18/SF plus CAM of approximately \$4.50/SF. CAM includes Common Area Maintenance, Landscaping, Snow Removal, Sewer and Property Insurance.

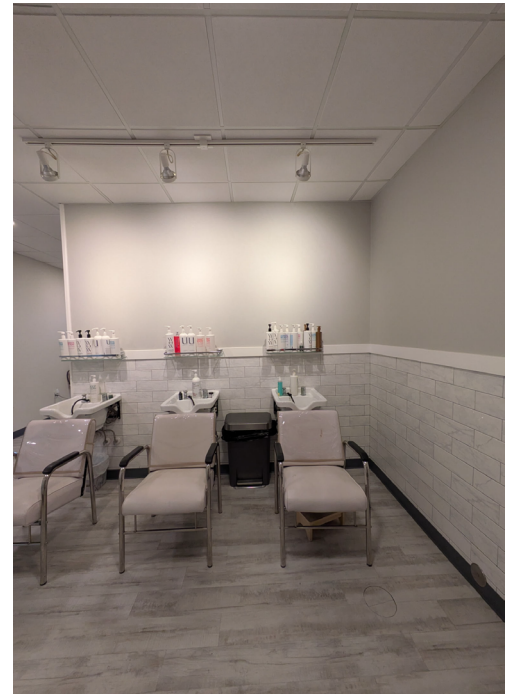


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	3,654	49,680	157,431
TOTAL HOUSEHOLDS:	1,802	22,511	67,865
AVERAGE HH INCOME:	\$81,236	\$88,990	\$83,459

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This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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