

LEASED BY: **kInb**



RENOVATIONS RECENTLY COMPLETED!

ALL NEW PAINTING, SIGNAGE, LIGHTING, LANDSCAPING, SEATING

OPERATED BY:  **MCB**
REAL ESTATE LLC

PROPERTY HIGHLIGHTS

LOCATED IN THE HEART OF CANTON
Surrounded by a dense, affluent, and growing residential population base.

CONVENIENT SURFACE PARKING
Additional parking in a structured garage on site.

EXCELLENT VISIBILITY
Highly trafficked Boston Street (17,371 ADT)

HIGH VOLUME RETAILERS
Adjacent to high volume Safeway

BUILT-IN DAYTIME POPULATION
AOL and DAP occupy office space within the project.
With 350* daytime office employees, the total office GLA is 150,000 SF*.

RENOVATIONS

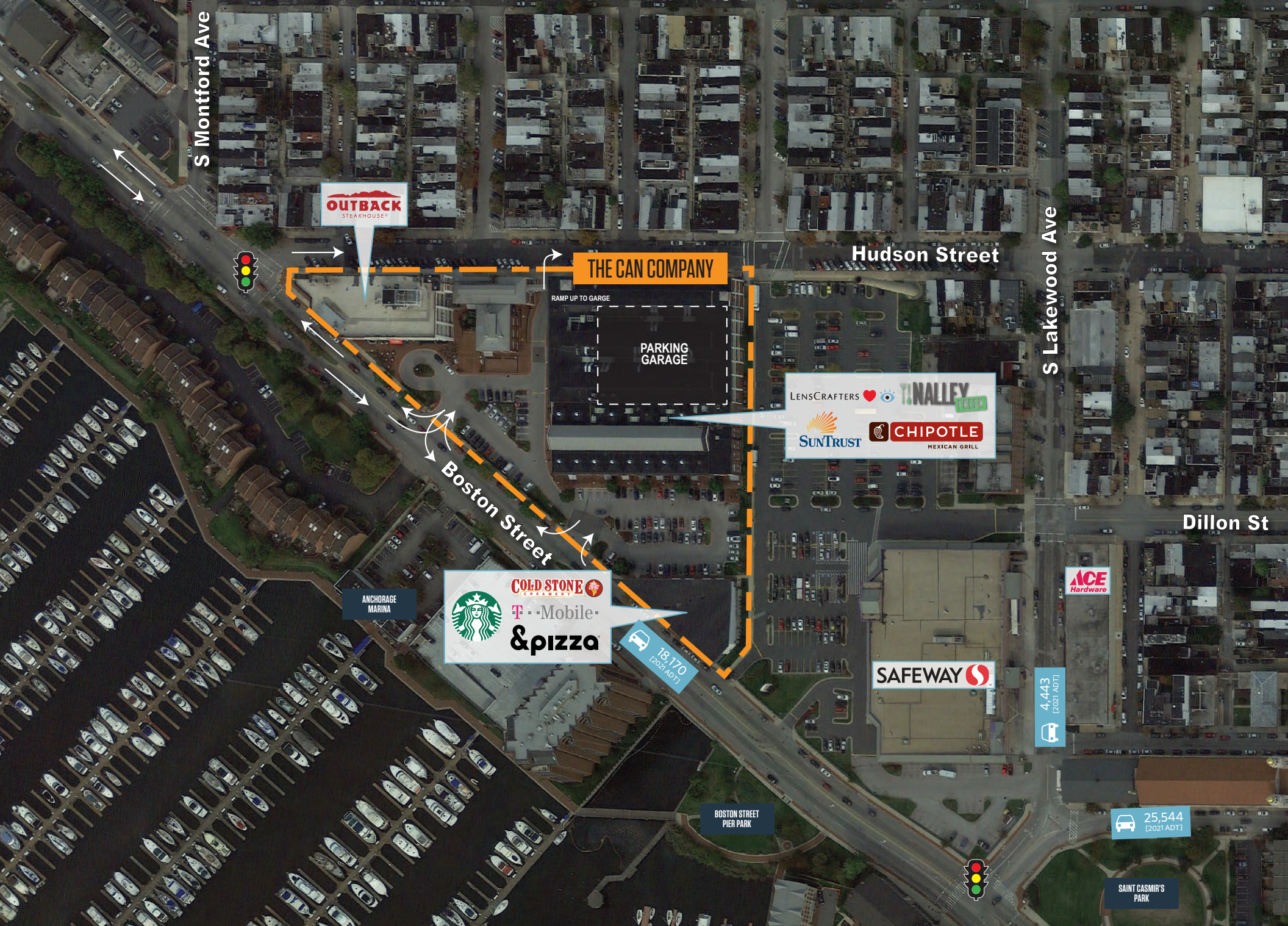
- Painting exterior buildings
- New monument sign, wayfinding signage and blade signage to be installed
- Lighting upgrades to increase the amount of light throughout the property in the evening hours
- Installation of planter boxes that will include fixed seating
- Additional floating seating to be placed at the property in addition to the fixed seating

DEMOGRAPHICS

	0.5 Mile	1 Mile	2 Miles
 POPULATION	10,475	41,321	107,033
 DAYTIME POPULATION	4,443	25,402	123,337
 HOUSEHOLDS	5,610	20,564	50,041
 AVERAGE HH INCOME	\$189,199	\$153,351	\$128,463







S Montford Ave

OUTBACK
STEAKHOUSE

THE CAN COMPANY

RAMP UP TO GARGE

PARKING
GARAGE

Hudson Street

S Lakewood Ave

Dillon St

Boston Street

ANCHORAGE
MARINA

STARBUCKS
COLD STONE
CREAMERY
T-Mobile
&pizza

LENSCRAFTERS
T. WALLEY
SUNTRUST
CHIPOTLE
MEXICAN GRILL

ACE
Hardware

SAFeway

4,443
(2021 ADT)

BOSTON STREET
PIER PARK

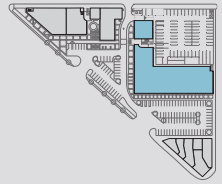
25,544
(2021 ADT)

SAINT CASMIR'S
PARK



#	TENANT	SQ. FT.
116 & 114	ATI PHYSICAL THERAPY	3,492
124	Veterinary	3,286
120	Region ALE	3,327
106	LENSCRAFTERS	3,416
FS-104A	T-Mobile	1,000
101	OUTBACK STEAKHOUSE	6,334
110	SUNTRUST	1,400
112	cwc Chiropractic & Wellness Center	2,600
FS-104B	KISNER'S SALON & BARBER	1,309
FS-102	COLD STONE CREAMERY	1,171
100	Babylon Nails	1,200
126	CHIPOTLE MEXICAN GRILL	2,729
FS-101	Starbucks	2,729
104	AVAILABLE	1,200
102	Removery Tattoo Removal & Fading	1,211
FH GROUND	Aol.	10,360
401	ORDER UP	2,586
109	TiNALLEY FRESH	1,738
108	HALFSMOKE	3,956
FS-105	&pizza	2,337
101A	THE ORIGINAL PANCAKE HOUSE	7,000
118	tropical CAFE and barbershop	1,205
122	UBREAKIFIX	1,236
FS-103	ALLCARE	2,275





FACTORY BUILDING PLAN

Leased
 Available
 AT Lease
 LOI











LEASED BY: **klnb**



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