



# HIGHWAY-VISIBLE RESTAURANT

5441 Whipple Ave NW  
Canton, OH



## HIGHLIGHTS

- **AVAILABLE:** 3,024 SF former Freddy's Frozen Custard
- Located off Interstate 77 (92,400 VPD) and Whipple Avenue (17,252 VPD) in Canton, this site has tremendous access
- Excellent signage visibility and direct frontage, capturing high-volume daily traffic from this major retail corridor
- Strong positioning near major national retailers like Target, The Home Depot, and Walmart, and top dining like Chick-fil-A, Chipotle, and Panera, all within a high-traffic corridor including The Belden Village Mall
- Includes placement on two pylon signs

## DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2030 Projection	52,517	152,795	241,657
2025 Estimate	52,692	153,937	243,461
INCOME	3 MILE	5 MILE	7 MILE
2025 Average	\$99,669	\$92,113	\$88,162
2025 Median	\$69,179	\$65,641	\$64,507
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	35,369	71,732	97,435

## LEASING INFORMATION

[www.goodmanrealestate.com](http://www.goodmanrealestate.com)  
216.381.8200

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

## ZACK SOGOLOFF

Executive Vice President

[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

## TRISTAN PALMIERI

Sales Associate

[tristan@goodmanrealestate.com](mailto:tristan@goodmanrealestate.com)





## LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200



## ZACK SOGOLOFF

Executive Vice President  
zack@goodmanrealestate.com

## TRISTAN PALMIERI

Sales Associate  
tristan@goodmanrealestate.com

# HIGHWAY-VISIBLE RESTAURANT

Canton, Ohio



JUN 25





## LEASING INFORMATION

www.goodmanrealestate.com

216.381.8200



## ZACK SOGOLOFF

Executive Vice President  
zack@goodmanrealestate.com

## TRISTAN PALMIERI

Sales Associate  
tristan@goodmanrealestate.com

# HIGHWAY-VISIBLE RESTAURANT

Canton, Ohio







# HIGHWAY-VISIBLE RESTAURANT



Canton, Ohio

## LEASING INFORMATION

P 216.381.8200  
F 216.381.8211

[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

## CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

## COLUMBUS

100 W OLD WILSON BRIDGE ROAD,  
SUITE 207  
WORTHINGTON, OH 43085

## ZACK SOGOLOFF

Executive Vice President  
[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

## TRISTAN PALMIERI

Sales Associate  
[tristan@goodmanrealestate.com](mailto:tristan@goodmanrealestate.com)





## LEASING INFORMATION

[www.goodmanrealestate.com](http://www.goodmanrealestate.com)

216.381.8200

### ZACK SOGOLOFF

Executive Vice President  
[zack@goodmanrealestate.com](mailto:zack@goodmanrealestate.com)

### TRISTAN PALMIERI

Sales Associate  
[tristan@goodmanrealestate.com](mailto:tristan@goodmanrealestate.com)

# HIGHWAY-VISIBLE RESTAURANT

Canton, Ohio

## 30' STREET PYLON SIGN



**PANELS  
AVAILABLE**

## 50' HIGHWAY PYLON SIGN



LED internally  
illuminated, double-  
sided pole sign with  
translucent flexface  
tenant panels.