

PACIFIC
RETAIL

Belden Village

A PLACE
TO RECONNECT

PREMIER DESTINATION
FOR SHOPPING, DINING, AND
ENTERTAINMENT
IN EAST CENTRAL OHIO

**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**



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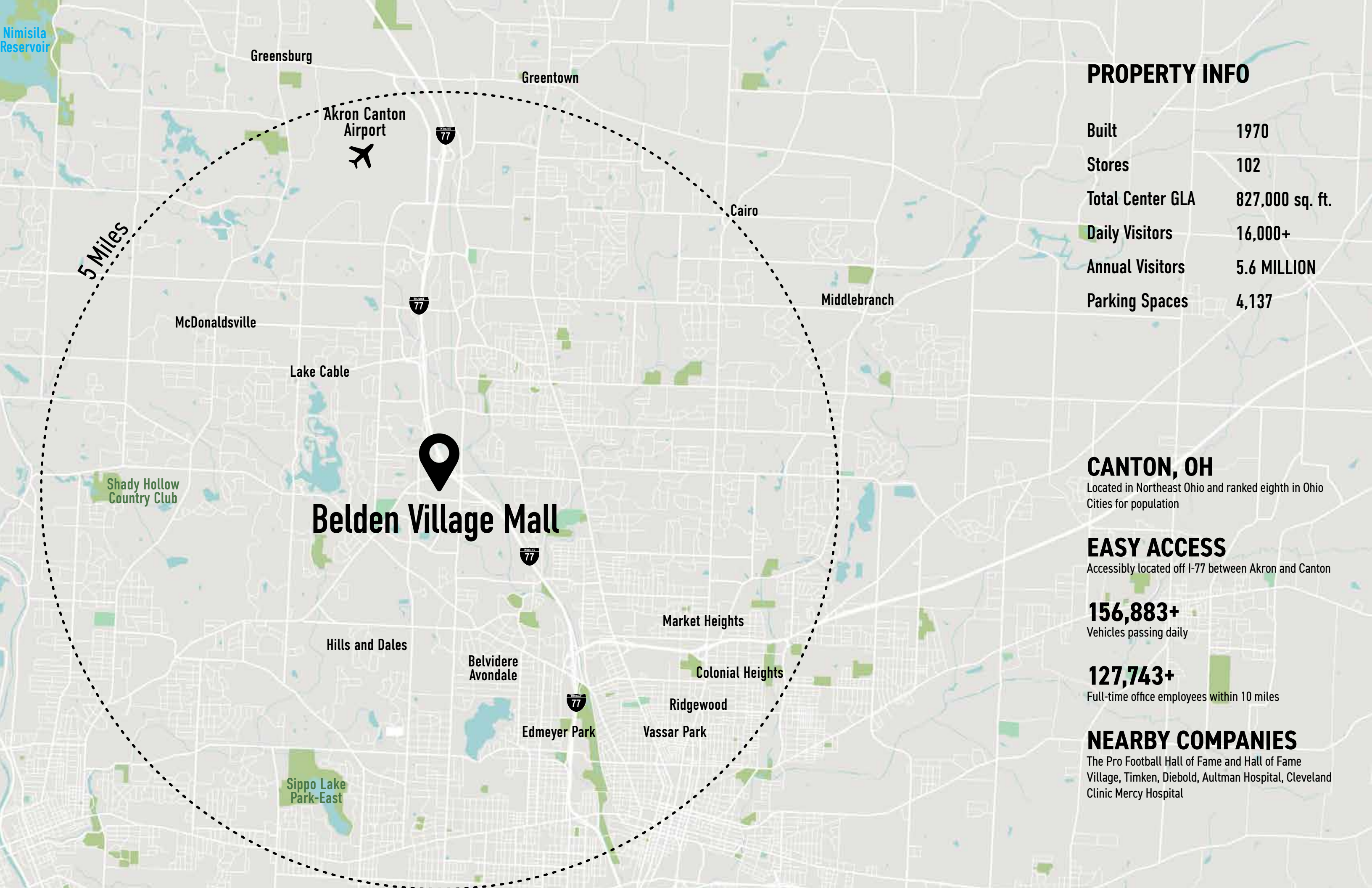
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Welcome

Belden Village, the premier shopping destination located in the hub of East Central Ohio. It boasts over 100 specialty shops and restaurants. Conveniently located off I-77, the center is just minutes away from the nationally known Pro Football Hall of Fame and Akron-Canton Airport. Anchored by Dillard's, Macy's, Dave & Buster's, and the Dick's Sporting Goods / Golf Galaxy combo store, Belden Village Mall welcomes visitors to experience top-of-the-line shopping and dining. It is home to a variety of favorites such as Sephora, Pandora, The Good Feet Store, Condado Tacos, Hollister, American Eagle, Bath & Body Works, and Tradehome Shoes.



PROPERTY INFO

Built	1970
Stores	102
Total Center GLA	827,000 sq. ft.
Daily Visitors	16,000+
Annual Visitors	5.6 MILLION
Parking Spaces	4,137

CANTON, OH

Located in Northeast Ohio and ranked eighth in Ohio Cities for population

EASY ACCESS

Accessibly located off I-77 between Akron and Canton

156,883+

Vehicles passing daily

127,743+

Full-time office employees within 10 miles

NEARBY COMPANIES

The Pro Football Hall of Fame and Hall of Fame Village, Timken, Diebold, Aultman Hospital, Cleveland Clinic Mercy Hospital

Nearby Universities

Of the 18 schools near Canton, nine are four-year private colleges or universities where 11,612 undergraduate students are enrolled. The three universities below are within a 15-mile radius of Canton, Ohio as well as regional campuses like Kent State Stark and Stark State.



UNIVERSITY OF MOUNT UNION

The University of Mount Union is a small, private institution in Ohio that provides a practical education grounded in the liberal arts tradition.



MALONE UNIVERSITY

Malone University is a private Christian liberal arts college in Canton, Ohio. In addition to Malone University's traditional undergraduate college, the school also maintains a graduate school offering masters in a wide field of professional studies.

WALSH UNIVERSITY

As a Catholic University welcoming students from 38 states and 31 countries offering undergraduate, graduate, and online adult accelerated degree programs, Walsh's ultimate mission is to develop leaders in service to others.



Nearby Attractions

HOME OF THE PRO FOOTBALL HALL OF FAME AND VILLAGE

Located 3 miles away from Belden Village, the Pro Football Hall of Fame opened in 1963 and has continuously grown throughout the years. As of 2023, there are a total of 371 elected members of the Pro Football Hall of Fame. The members are referred to as “Gold Jackets” due to the distinctive gold jackets they receive during the induction ceremony. This highly anticipated and eventful week attracts over 200,000 visitors annually, drawing them to Belden Village Mall as an additional destination, significantly boosting foot traffic and tenant sales. Their attendees come from all over the U.S. and continues to be a staple in the Canton community. Hall of Fame Village is a three-phased mixed use project focused around the Pro Football Hall of Fame. Phase III is under construction with openings in 2025 & 2026.*



INDOOR FOOTBALL-THEMED WATERPARK*

A spectacular 147,000 square foot football themed waterpark with waterslide tower, lazy river, wave pool, zero entry fun zone, swim up bar, and outdoor entertainment area scheduled to open in winter 2025.



HILTON TAPESTRY HOTEL*

A seven-story, 154,000 square foot premium Hilton Tapestry Hotel featuring 180 guestrooms, 10 suites, a 5,000 square foot ballroom, 2,100 square feet of meeting rooms, an indoor pool and fitness center, as well as a full service 106 seat restaurant with indoor and outdoor seating. Opening in 2025.

EATERY BRANDS

Currently open: Gridiron Gastropub, Starbucks, The Pizza Oven, The Brew Kettle Bar & Grill featuring Top Golf Swing Suites, Smoosh Cookies, and Heggy’s Nut Shop.

PLAY-ACTION PLAZA

Featuring a Forward Pass Zipline and the Redzone Giant Ferris Wheel with 20 gondolas soaring around for unrivaled views.

CONSTELLATION CENTER FOR EXCELLENCE

Located in the west endzone of Tom Benson Hall of Fame Stadium, the 75,000 square foot retail, research, and office building serves as the anchor for a one-of-a kind media mesh video wall attached to the side of the structure.

CENTER FOR PERFORMANCE

An entertainment and performance area with endless possibilities containing 85,000 square feet of exhibition halls and athletic performance space.



Retail Mix

SHOPPING

★macy's Dillard's PANDORA PINK
Bath&BodyWorks VICTORIA'S SECRET EXPRESS LOFT Buckle JD
DRY GOODS SEPHORA zumiez ZALES THE DIAMOND STORE Foot Locker

DINING

CONDADO TACOS • TEQUILA • MARGARITAS BRAVO! ITALIAN KITCHEN chili's
Sbarro CHARLEY'S Auntie Anne's GREAT AMERICAN cookies

ENTERTAINMENT

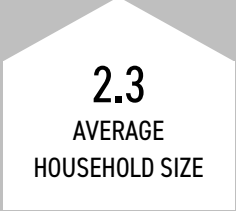
DAVE & BUSTER'S

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	55,684	162,726	343,823
TOTAL HOUSEHOLDS	25,791	71,042	145,504

HOUSEHOLDS & EDUCATION

10-MILE RADIUS



144k+ College or Graduate Degree
69k+ Graduate or Professional Degree
105k+ High School Graduate or Higher



\$98,000 - \$108,000 Family Incomes
128,445+ Full-time office employees are within a 10-mile drive

Generates **\$122 million** in sales annually

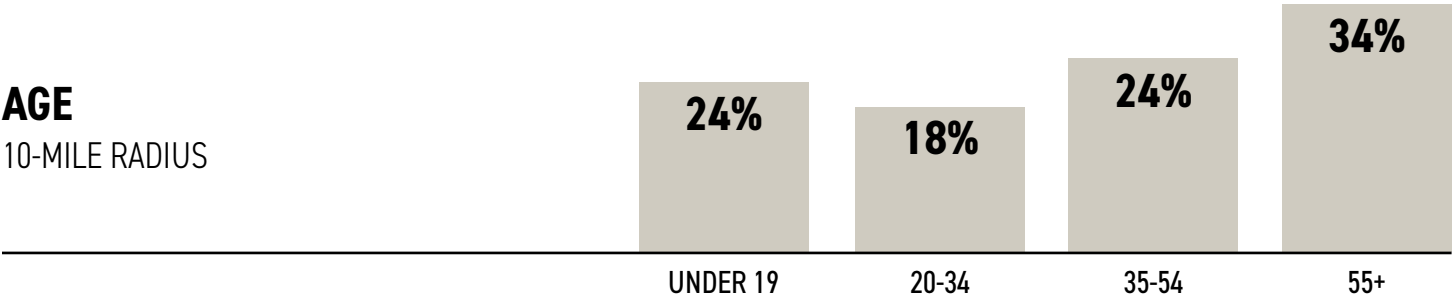
Boasts over **\$13 million** in restaurant sales annually



Estimated 5.6 million shoppers per year

466,000+ shoppers per month and **108,000+** shoppers per week
I-77 serves **90,683** cars estimated daily
156,883+ vehicles travel past the shopping center per day

AGE
10-MILE RADIUS



A Central Gathering Place

CREATING A SENSE OF PLACE

Belden Village Mall welcomes shoppers to experience cutting-edge styles and top-of-the-line shopping. From stores such as Chico's, White House | Black Market, Pandora, PINK, Windsor, and Sephora to restaurants like Burntwood Tavern, Bravo!, Italian Kitchen, Chili's, Condado Tacos, and so many more, Belden Village Mall offers one-stop shopping and dining experience.

Belden Village Mall celebrated half a century in 2020 and continues to be a cornerstone across generations with community-centric programming and experiential activities.

Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



Tenant Marketing

Belden Village features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

— DIGITAL & SOCIAL

Inclusion on property website and directories.
Regular social media posts on property social media channels with paid support when applicable.
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

— PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.
Strong relationships with local media and influencers who can offer turnkey services.

— ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





*Belden Village represents the shopping, dining and **entertainment mecca** of Canton, Ohio*



Community Programming & Signature Events



BRIDAL SHOW



PHOTOS WITH SANTA

100+
ANNUAL CENTER
ACTIVATIONS

4+
SIGNATURE EVENTS
PER YEAR

15K+
PARTICIPATING
ATTENDEES PER YEAR

MIDWEST SPORTS AUTOGRAPH SHOW



PET PHOTO WITH BUNNY



COMMUNITY ENGAGEMENT



MALLOWEEN





REGIONAL
FREEWAY ACCESS



24/7 SECURITY
PRESENCE



COMMUNITY
ART DISPLAYS



MAGNIFICENT
TENANT MIX



PUBLIC
TRANSPORTATION



AMPLE
PARKING



COMMUNITY ACTIVITIES
& ENTERTAINMENT



STROLLERS AND
COMPLIMENTARY
WHEELCHAIRS

By The Numbers

FACEBOOK

39,000+ Page Likes
62,000+ Check-ins
120,000+ Monthly Impressions

WEBSITE

15,000+ Average Monthly Sessions
32,000+ Average Monthly Page Views
+70%+ Monthly Increase of New visitors

INSTAGRAM

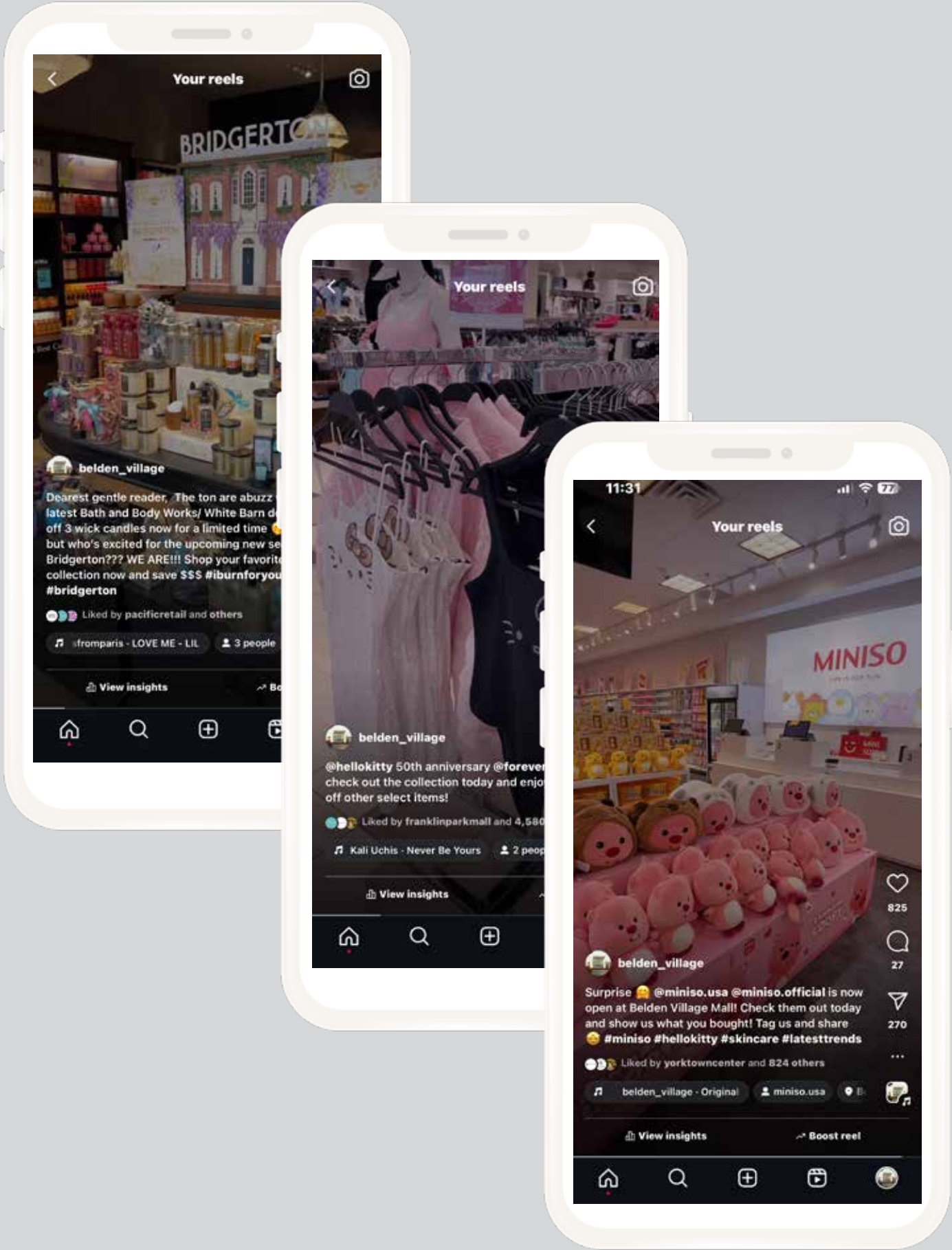
8,100+ Total Followers
150,000+ Monthly Views

EMAIL

50,000+ Total Subscribers

SMS

29,100+ Subscribers



Environmental, Social & Governance

OUR COMMITMENT

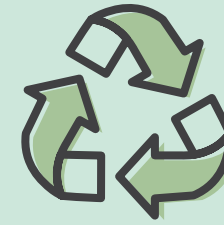
At Belden Village, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.

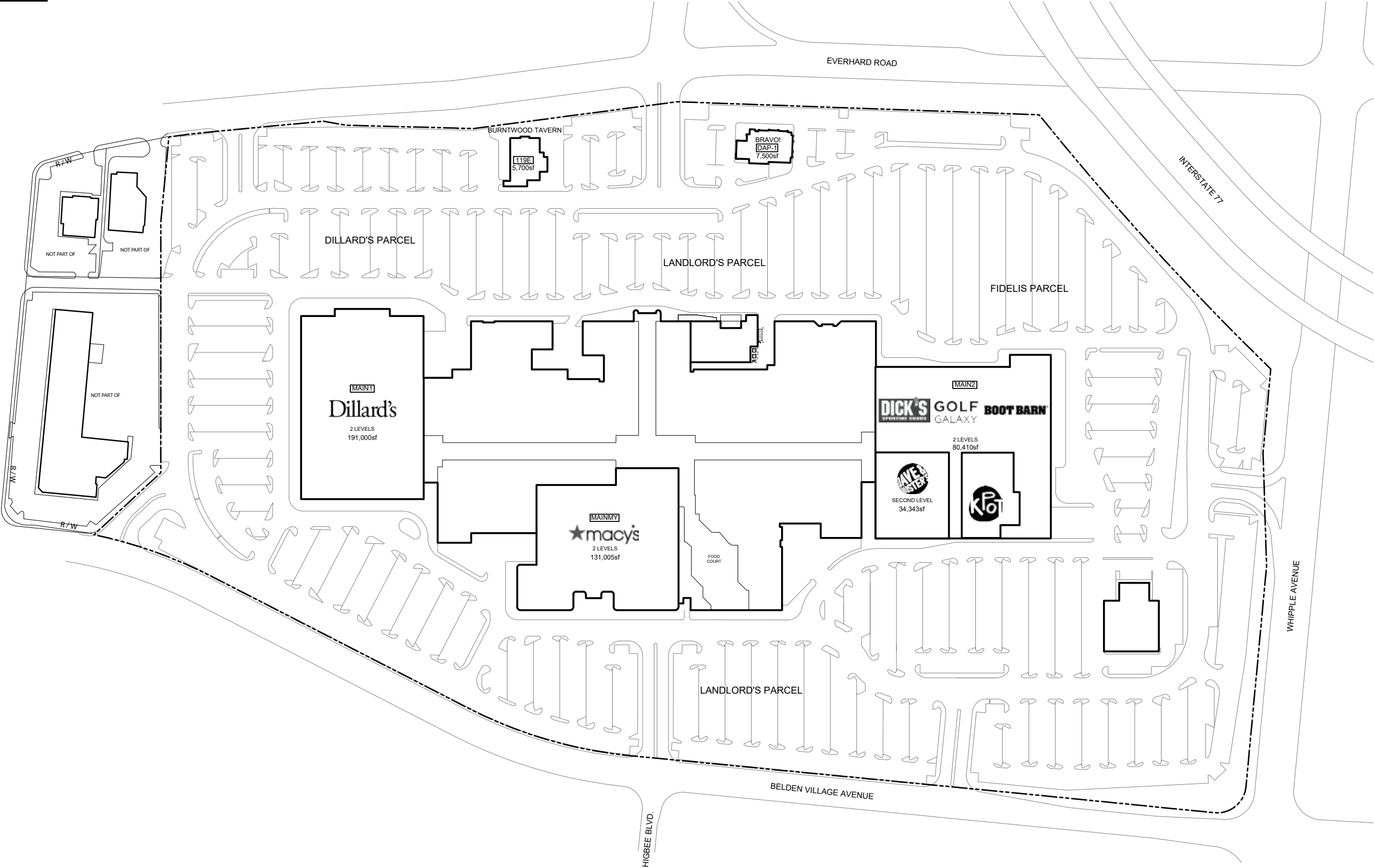


We make recycling easy for our tenants. All recyclables are placed in a single bin for recycling.



Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Belden Village.

Site Plan







LEASING

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 @BeldenVillageMall

 @Belden_Village
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Canton, OH 44718

The image shows the exterior of a Condado restaurant at dusk. The building has a dark, textured facade. Large, white, 3D block letters spell out "CONDADO" across the upper part of the facade. Below "CONDADO", the words "TACOS", "TEQUILA", and "MARGARITAS" are also in 3D block letters, separated by small dots. A string of warm white string lights is draped across the front of the building. Large windows on the ground floor reflect the sky and show some interior details. In the bottom left corner, there is a small vertical sign that says "TACOS" and another sign that says "CONDADO".

CONDADO
TACOS • TEQUILA • MARGARITAS

Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.

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