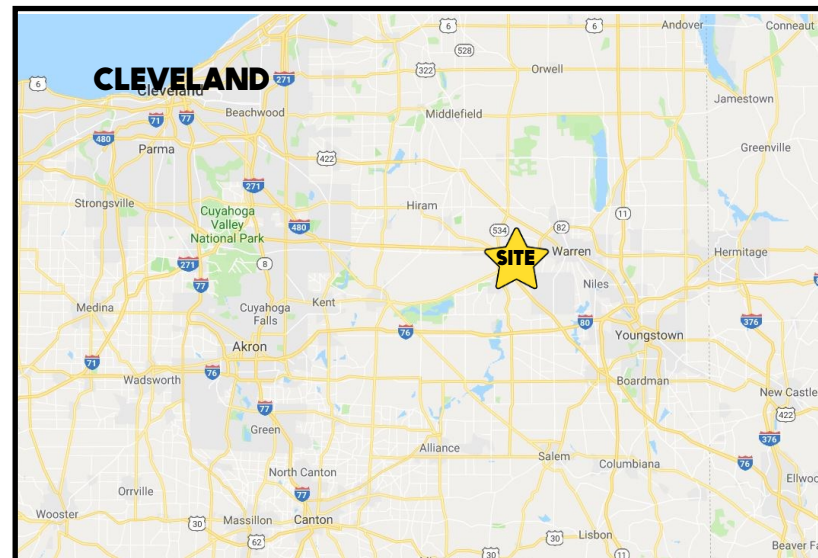


LOCATION

3815 SR 5, Newton Falls, OH 44444



TRAFFIC

SR 5 = 10,807 VPD

HIGHLIGHTS

- All4Golf Driving Range + 600 SF Apartment
- Passive income from Driving Range
- Business includes: Driving range, 9 Hole Par 3 Course, Pro Shop, Putting Green, Mini Golf, Golf Simulator, Club Repair/fittings, and lessons
- Golf Equipment also available for sale

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

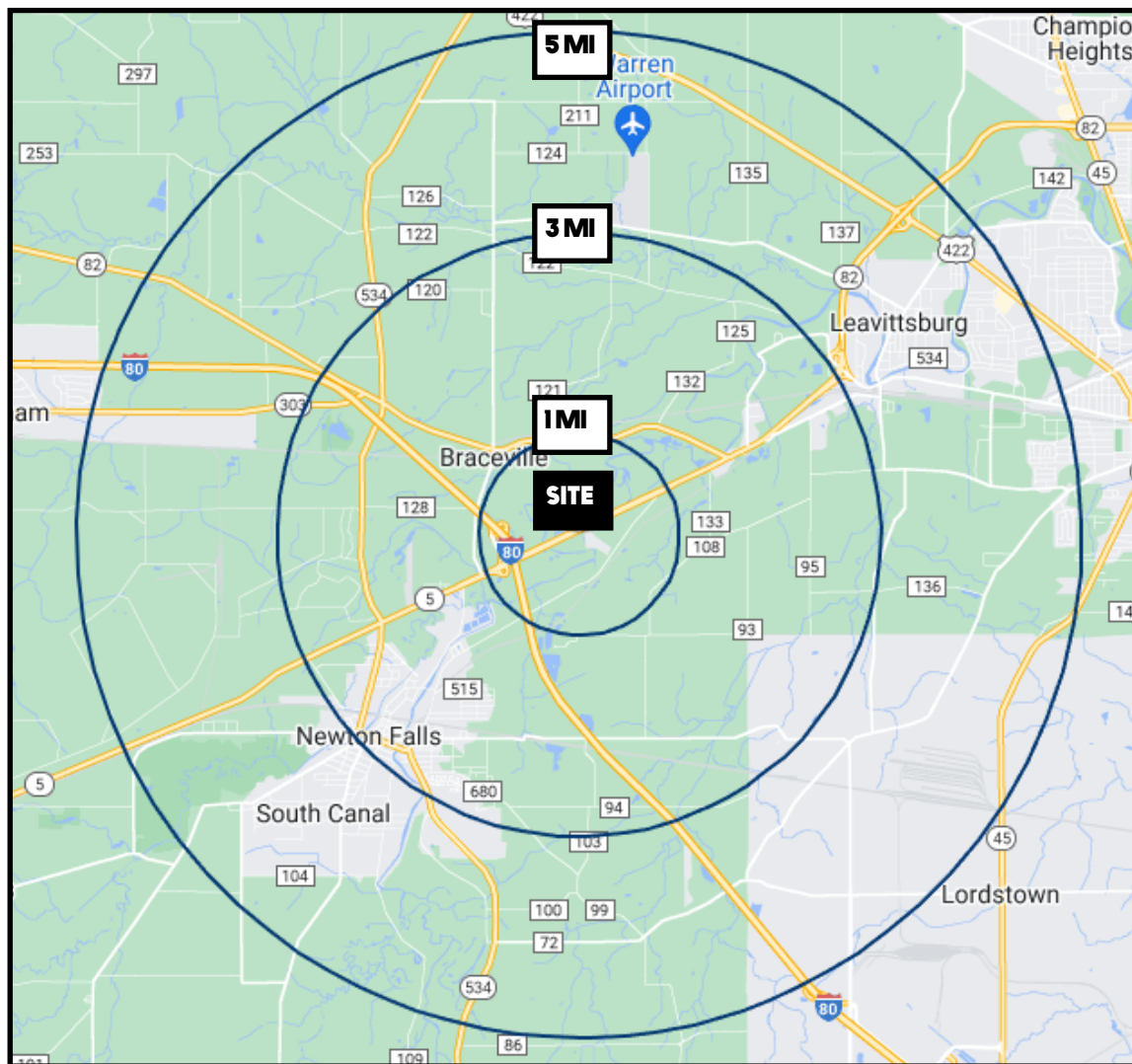
www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 452 | 6,927 | 22,813 |
| HOUSEHOLDS | 175 | 2,738 | 8,680 |
| MEDIAN AGE | 46 | 44 | 43 |
| AVERAGE HH INCOME | \$62,730 | \$58,588 | \$57,401 |

| SITE INFORMATION | |
|----------------------|--|
| LOCATION | Braceville Township Trumbull County |
| PARCEL | 54-131120 |
| PROPERTY TYPE | Driving Range + golf course (Golf Course needs makeover) |
| FACILITIES | Pro Shop with second floor apartment |
| UTILITIES | All utilities; new septic system |
| SIZE | 31.7 acres |
| PRICE | Real Estate: \$425,000 \$395,000 Equipment: \$50,000 |

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com