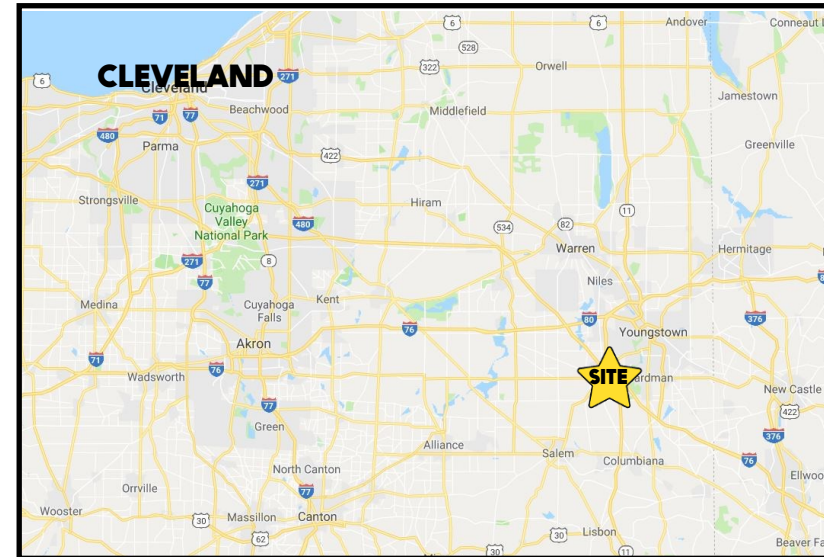


## LOCATION

4530-4538 Boardman Canfield Rd, Canfield, OH 44406



## TRAFFIC

Boardman Canfield Rd = 29,660 VPD  
Raccoon Rd = 8,051 VPD

## HIGHLIGHTS

- Premium location on US 224, just east of SR 11
- Next to Chipotle, Starbucks, and Get Go
- Co-tenants include Farmers Bank, Sports Clips, and Queen Nails, across from Sheetz
- Endcap available

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@platzrealtygroup.com

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

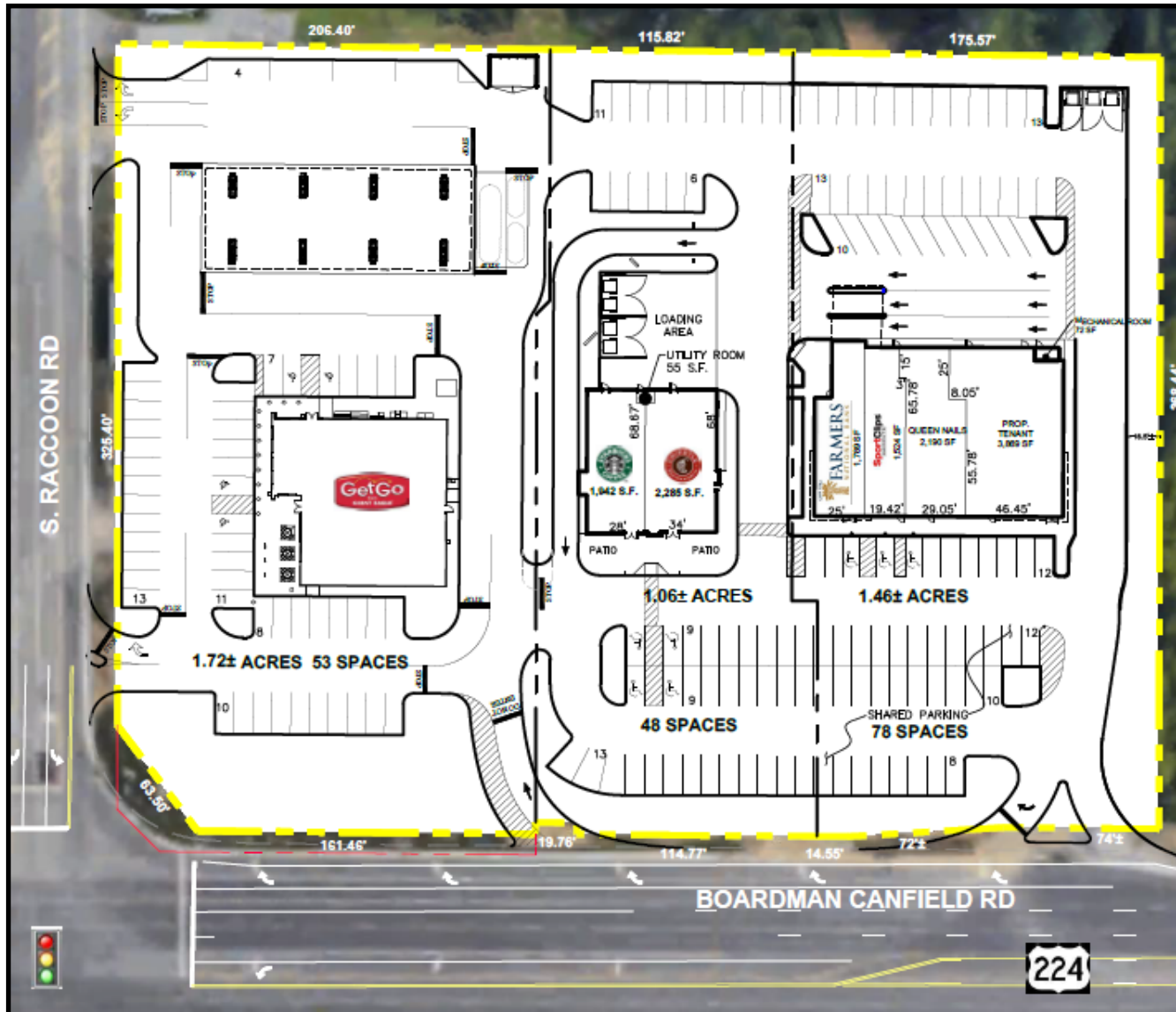




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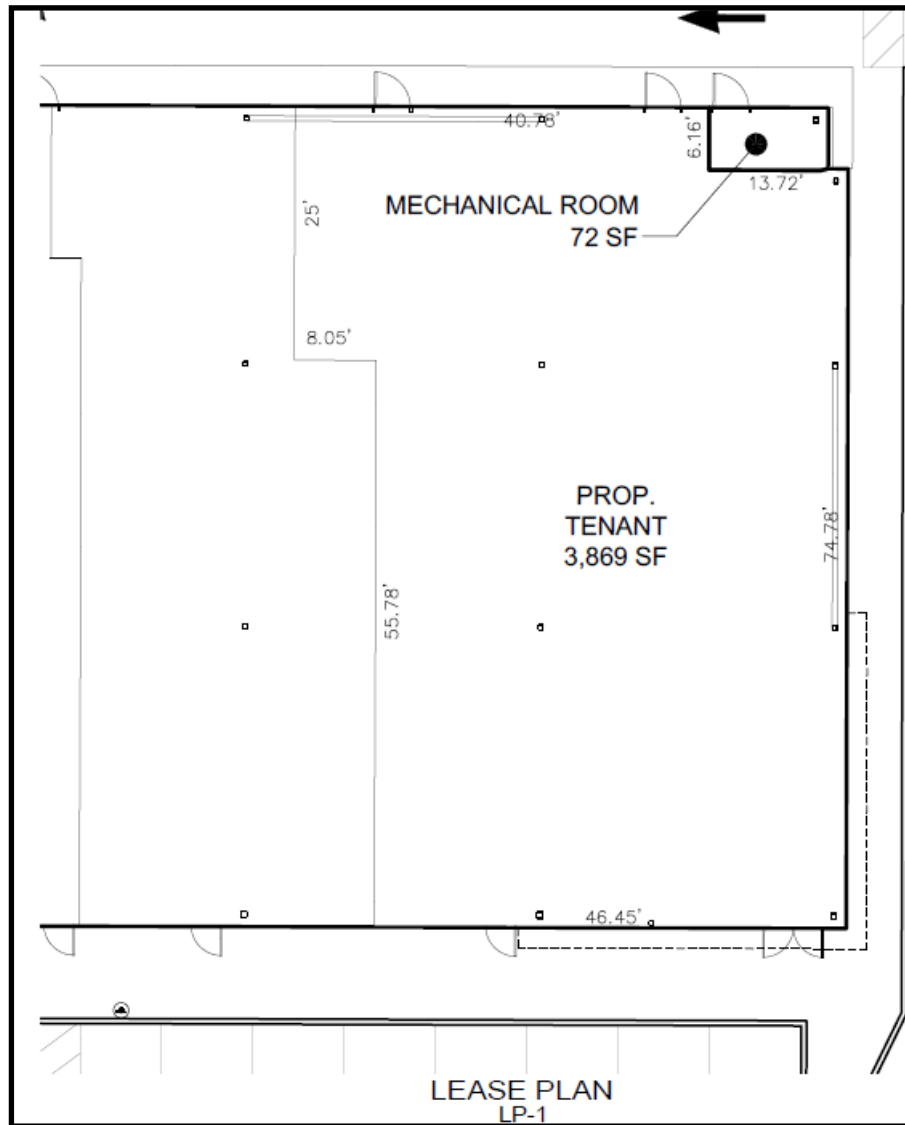
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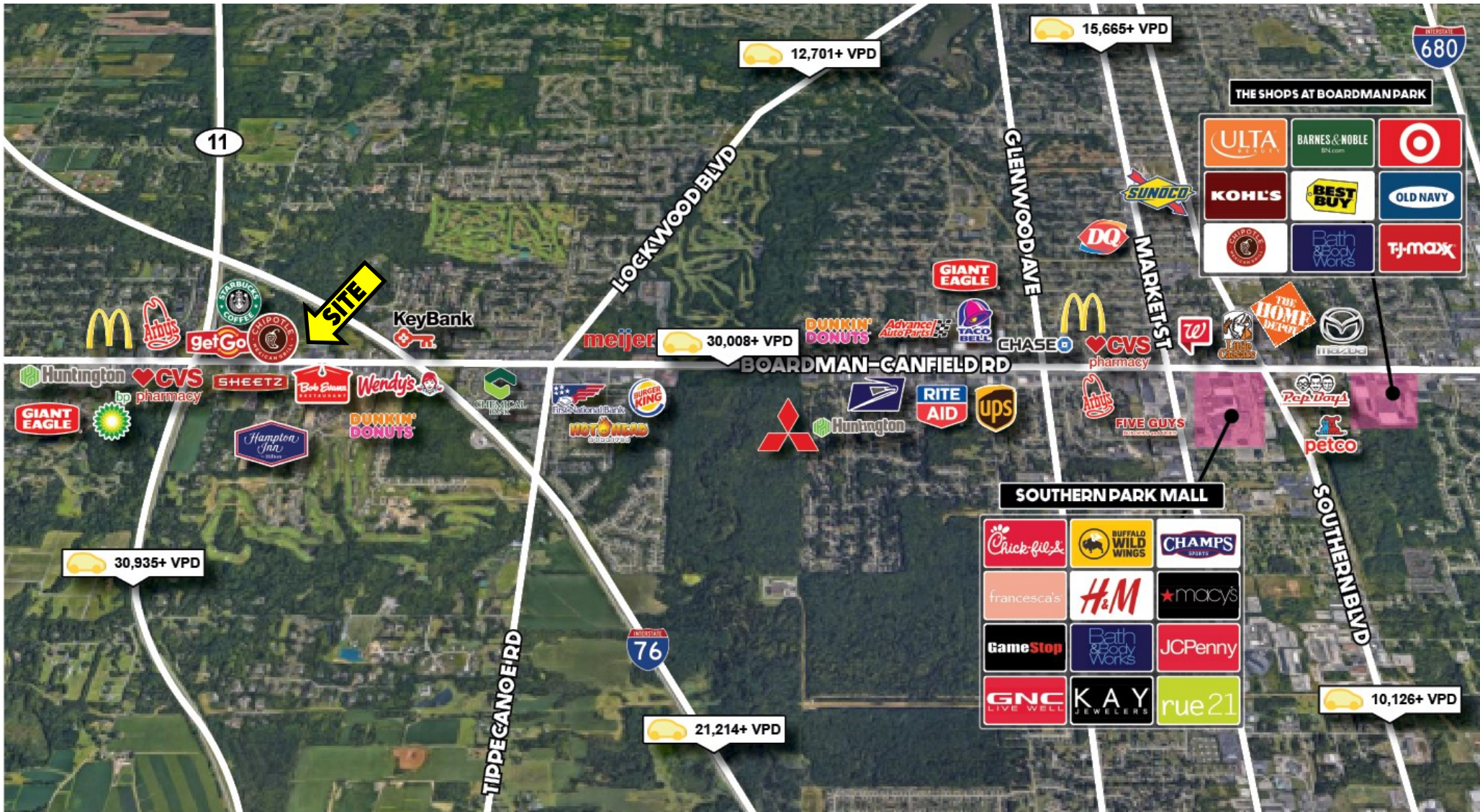
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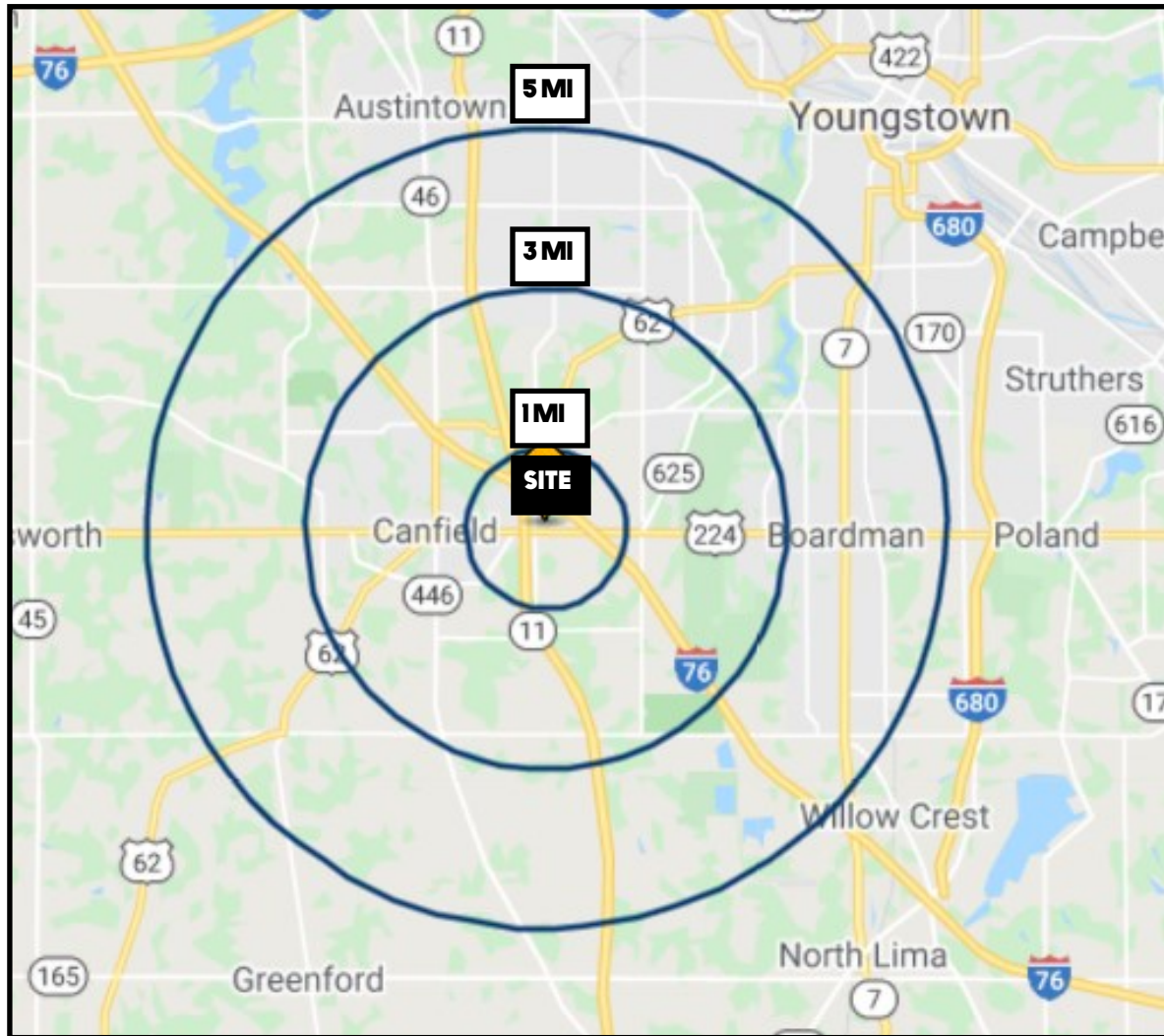


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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,570	27,204	88,505
<b>HOUSEHOLDS</b>	1,530	11,448	38,032
<b>AVERAGE AGE</b>	43	43	43
<b>AVERAGE HH INCOME</b>	\$102,587	\$97,110	\$76,458

**SITE INFORMATION**

<b>LOCATION</b>	Canfield Township Mahoning County
<b>PROPERTY TYPE</b>	Retail / Office
<b>YEAR BUILT</b>	2019
<b>SIZE</b>	3,869 SF - will subdivide
<b>UTILITIES</b>	Separately metered
<b>BASE RENT</b>	\$35.00/SF NNN
<b>NNN CHARGES</b>	Estimated at \$7.00-\$8.00/SF

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