FORMER RITE AID AVAILABLE!

3527 CANFIELD RD, YOUNGSTOWN, OHIO 44511



FOR SALE & FOR LEASE 19,429 SF | 1.41 AC

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THE OPPORTUNITY

- Freestanding 19,429 SF former Rite Aid on 1.41 AC available for sale or lease
 - Former Rite Aid: 11,688 SF
 - Tanning Salon: 2,080 SF, currently month to month
 - Endcap: 5,661 SF
- The property is located at a signalized intersection and has 225' of frontage along Canfield Rd and 273' of frontage along Tippecanoe Rd
- Zoning: MU-C Community
- Average household incomes of \$83,151 within a 1-mile radius
- Traffic counts of 10,503 VPD on Tippecanoe Rd and 8,241 VPD on Canfield Rd (Source: ODOT TIMS)
- Nearby retailers include Meijer, Dollar General,
 Dollar Tree, Dairy Queen, Save-A-Lot, Dunkin',
 KFC, Family Dollar, True Value, Walgreens, Subway,
 Pizza Hut, McDonald's, Huntington Bank and more!



QUICK STATS - 3 MILE RADIUS



DAYTIME POPULATION

45,911



POPULATION

60,274



HOUSEHOLDS

27,689



POPULATION 25 & OVER

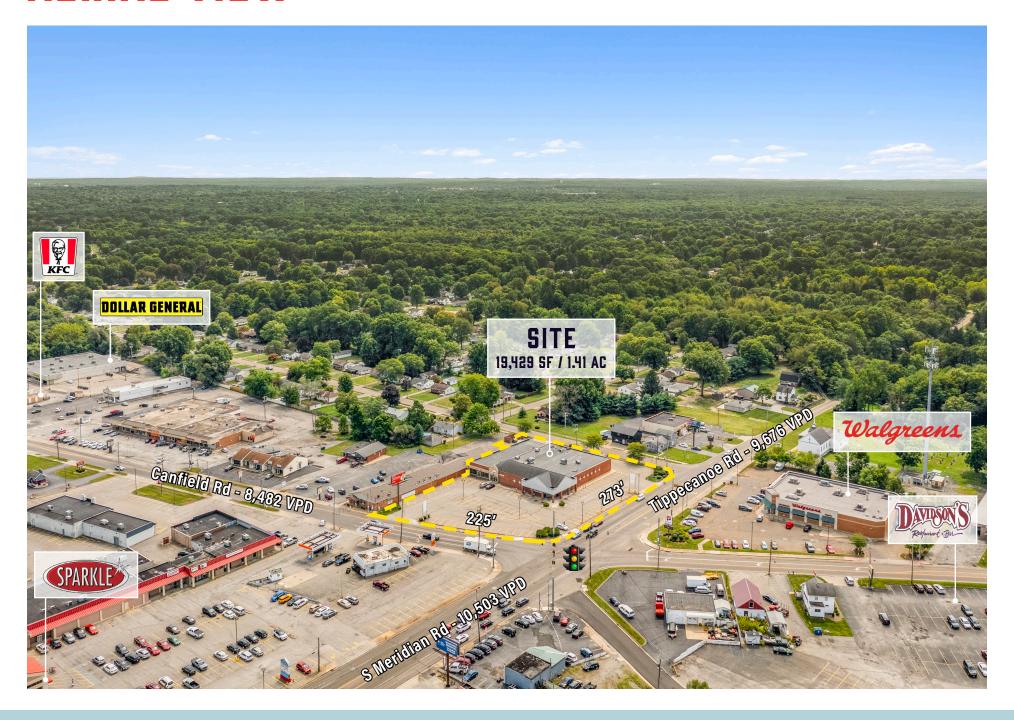
43,839



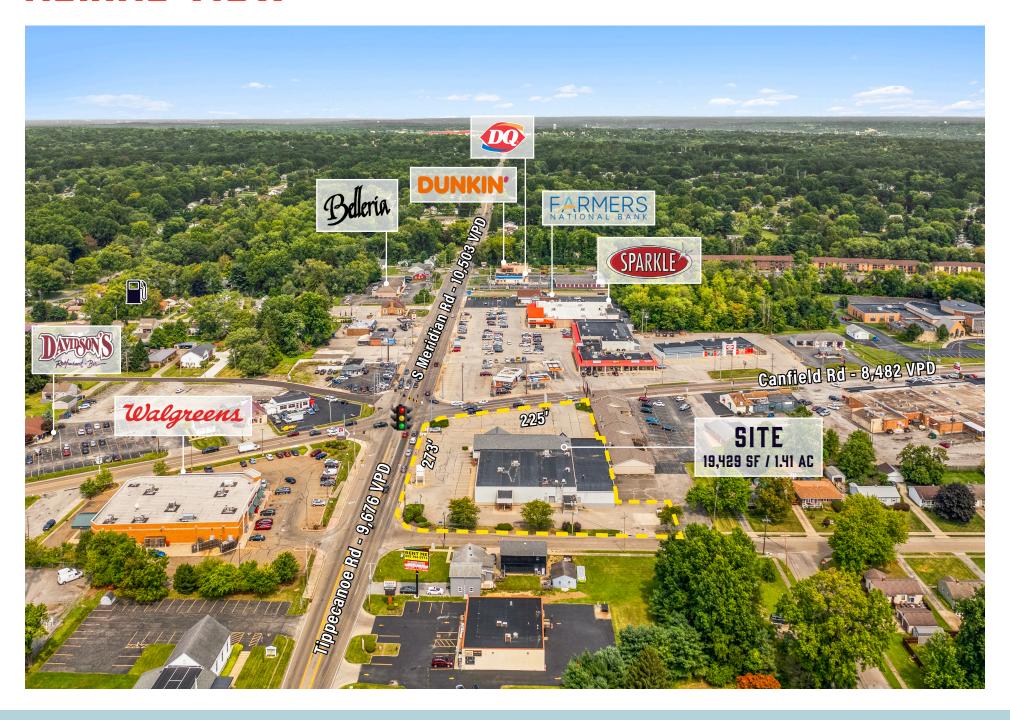
AVG. HOUSEHOLD INCOME

\$80,665

AERIAL VIEW



AERIAL VIEW



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	7,378	60,274	127,105
2024 Daytime Population	4,891	45,911	137,844
2024 Households - Current Year Estimate	3,528	27,689	56,061
2024 Average Household Income	\$83,151	\$80,665	\$76,723
2029 Average Household Income Projection	\$98,113	\$94,684	\$89,495
2024 Median Household Income	\$58,219	\$55,373	\$54,503
2024 Population Over 25	5,650	43,839	91,276

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