

# FORMER RITE AID AVAILABLE!

3527 CANFIELD RD, YOUNGSTOWN, OHIO 44511



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

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**CBRE**



# 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

## CONTACT US

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