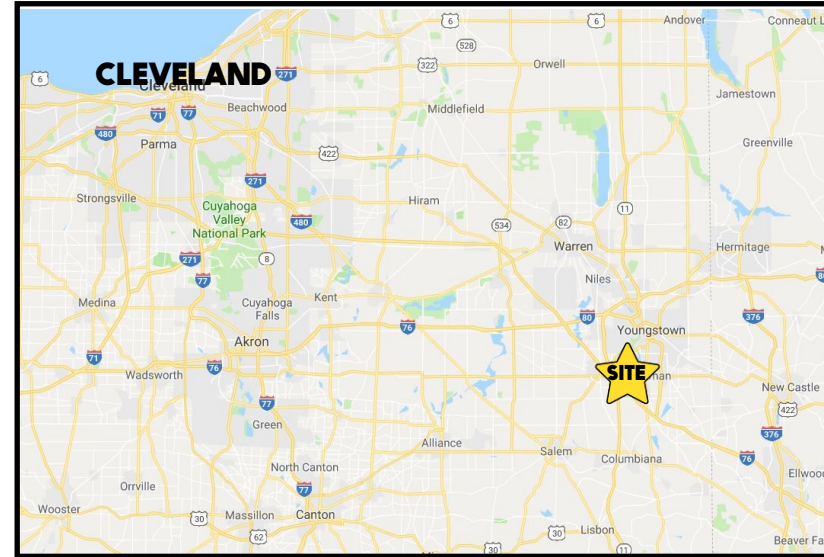


LOCATION

4010 Boardman Canfield Rd, Canfield, OH 44406



HIGHLIGHTS

- Excellent redevelopment opportunity in Canfield, OH
- Located across from Westford (Kensington Golf Course, Dunkin Donuts, Panera, Marriott)
- Less than 1 mile from SR 11 (Starbucks, Chipotle, Get Go, Sheetz); 3.5 miles from Southern Park Mall (Macy's, JCP, H&M); 5 miles to Shops at Boardman Park (Target, Kohls, Barnes and Noble), and many more national and regional retail stores and restaurants

TRAFFIC

Boardman Canfield Rd = 29,660 VPD

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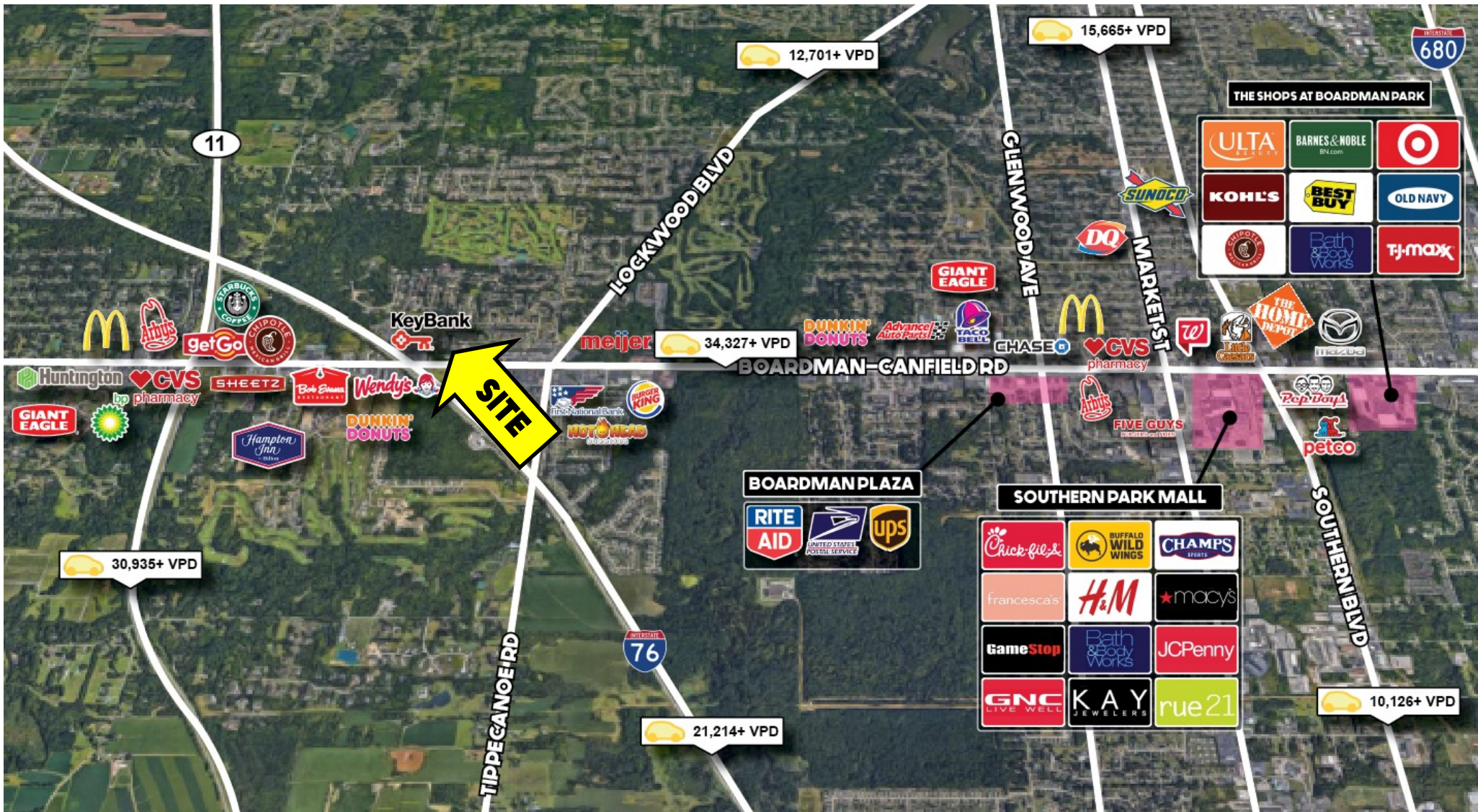
Proposed replat to include additional parking



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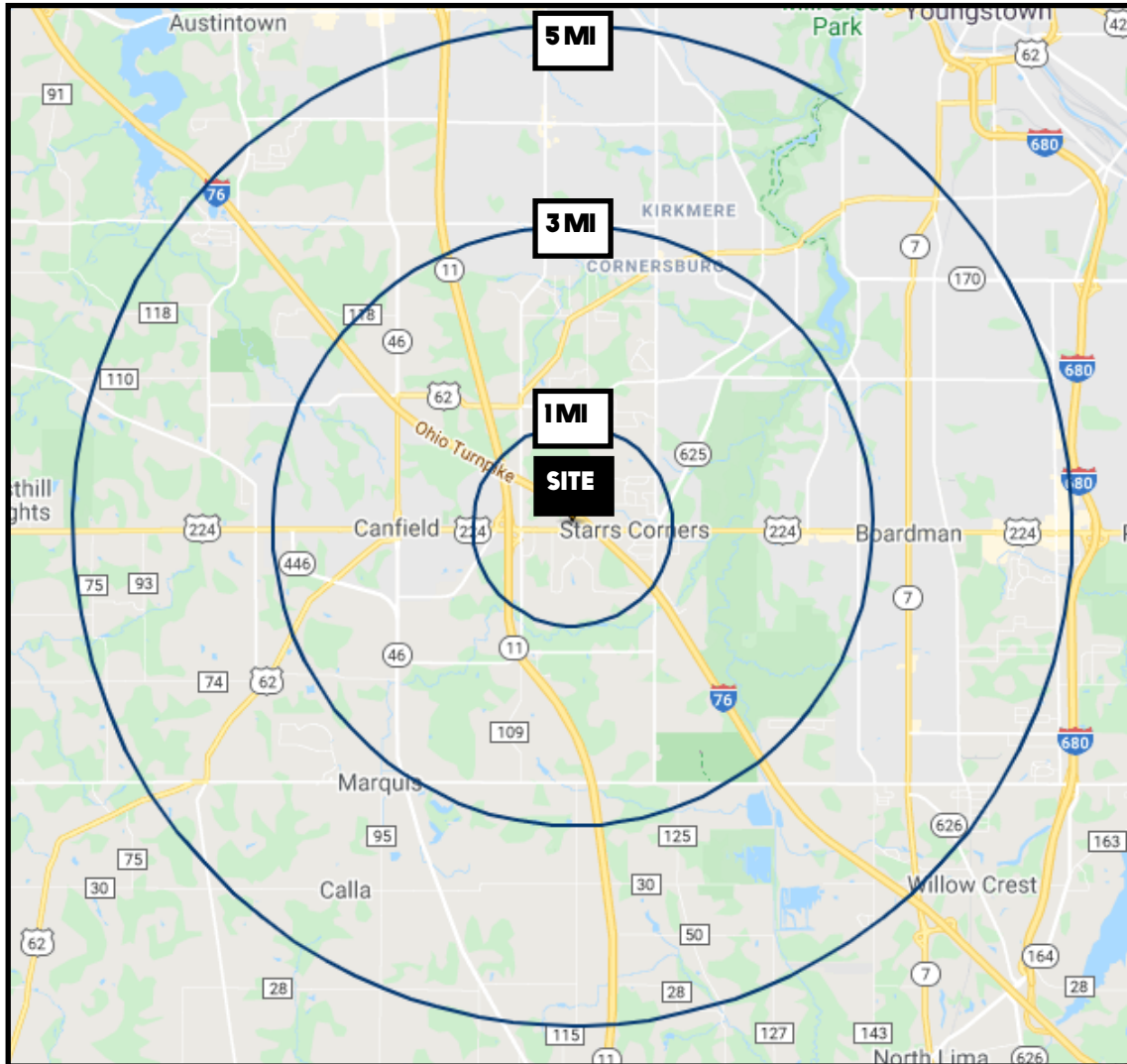
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	\$104,446	\$88,737	\$72,405

SITE INFORMATION	
LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Commercial land
ZONING	Business District
PARCEL	26-068-0-006.01
SIZE	9,140 SF on 1.86 +/- acres - To be replatted
FRONTAGE	Approximately 215'
REAL ESTATE TAXES	\$15,064/year
PRICE	\$1,750,000

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