

# **FOR SALE**

#### LOCATION

43429 County Line Rd, Columbiana, OH 44408



### 

**TRAFFIC** SR 14 = 7,602 VPD

#### HIGHLIGHTS

- Redevelopment Opportunity in Columbiana, OH
- 15 +/- acres with 557' frontage on County Line Rd
- Next to Chrysler Jeep Dodge Dealership (SR 14)
- "Nicest Place in America" Near Firestone Park, Das Dutch Haus, & Firestone Farms / Links at Firestone
- Development Tax abatement available



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## **AERIAL PICTURES**

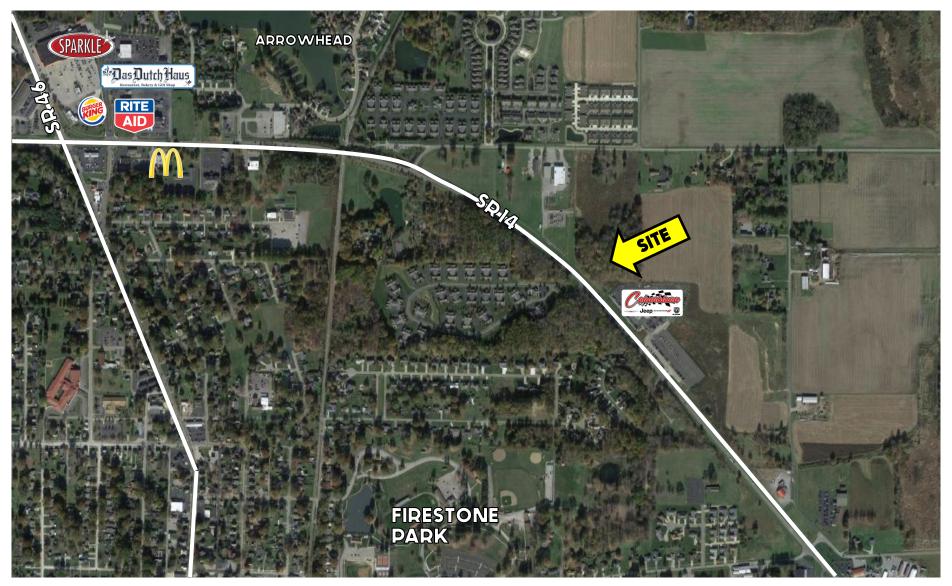


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## **RETAIL MAP**

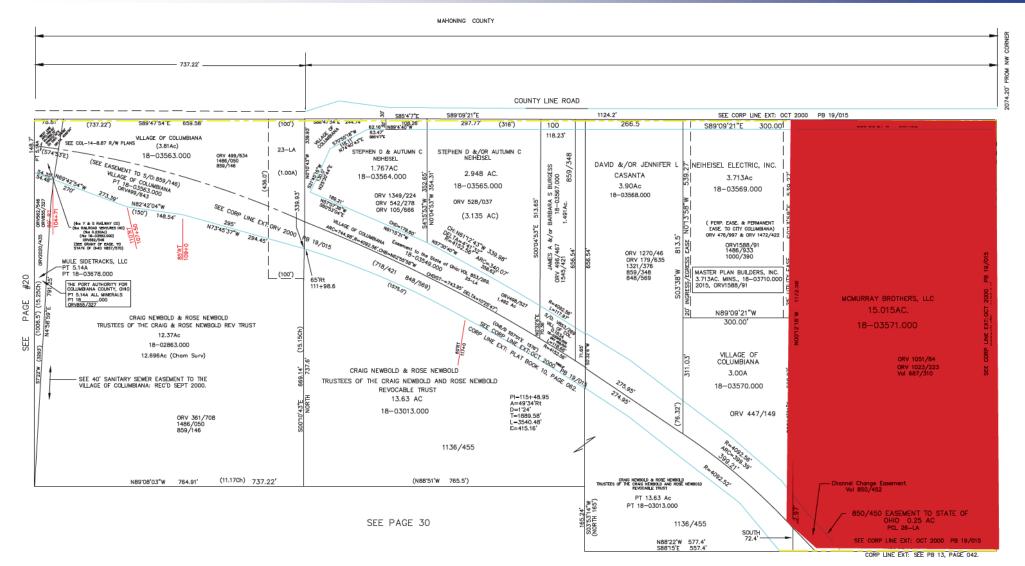


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# **SITE INFORMATION**

175	DEMOGRAPHICS	1 MI	3 MI	5 MI
	POPULATION	3,046	9,207	18,333
	HOUSEHOLDS	1,270	3,810	7,335
	MEDIAN AGE	47	46	46
	<b>AVERAGE HH INCOME</b>	\$65,095	\$72,394	\$74,124

SITE INFORMATION				
LOCATION PARCEL	Columbiana Village Columbiana County 18-03571			
ZONING	R3; opportunity to rezone			
ACRES	15 acres			
UTILITIES	All utilities			
REAL ESTATE TAXES	\$1,300/year Tax abatement available \$ <del>990,900</del> Reduced! \$690,000 (\$46,000/acre)			

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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.

	5 MI	175
28		
<b>115</b>		2
ord 165	North Lima	_
95 107 11		
95 237		
38		175
8	New Springfield	D
95 -38	142 62	175
Washingtonville	SITE 159	
78 790	7 882	
	888 Columbiana 45 [937]	1013
	164	$\Gamma$
Leetonia	884 884	
	926	450
414A 885	885 46 101	430
	New	431
416 558	857 449 Waterford 922 46	
788	938	
11	796 558 934 93	39

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