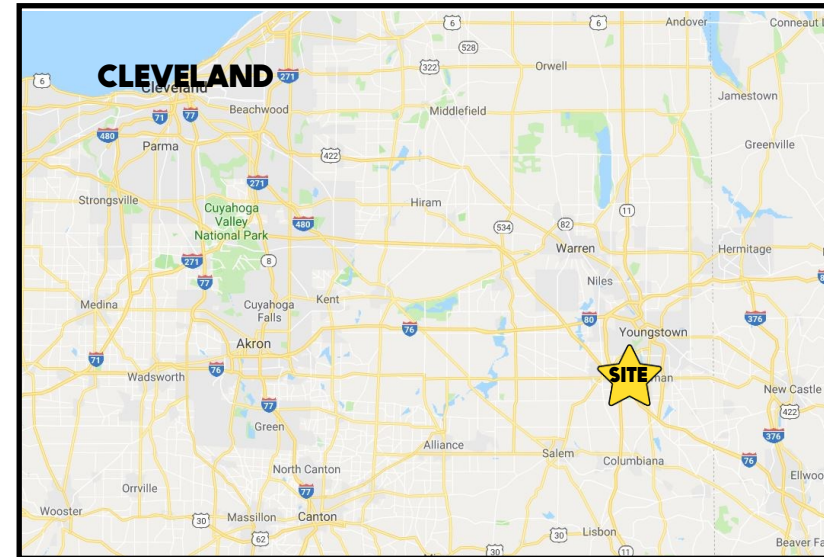


LOCATION

4137 Boardman Canfield Rd, Canfield, OH 44406



HIGHLIGHTS

- Medical office space in Westford Centre (By Kensington Golf, Courtyard by Marriot, Panera, etc.)
- Visibility from I-76
- Extremely well maintained property
- Lots of parking
- Monument signage available

TRAFFIC

Boardman Canfield Rd = 29,660 VPD

CONTACT

MATT WILSON

330.347.9677

mwilson@platzrealtygroup.com

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



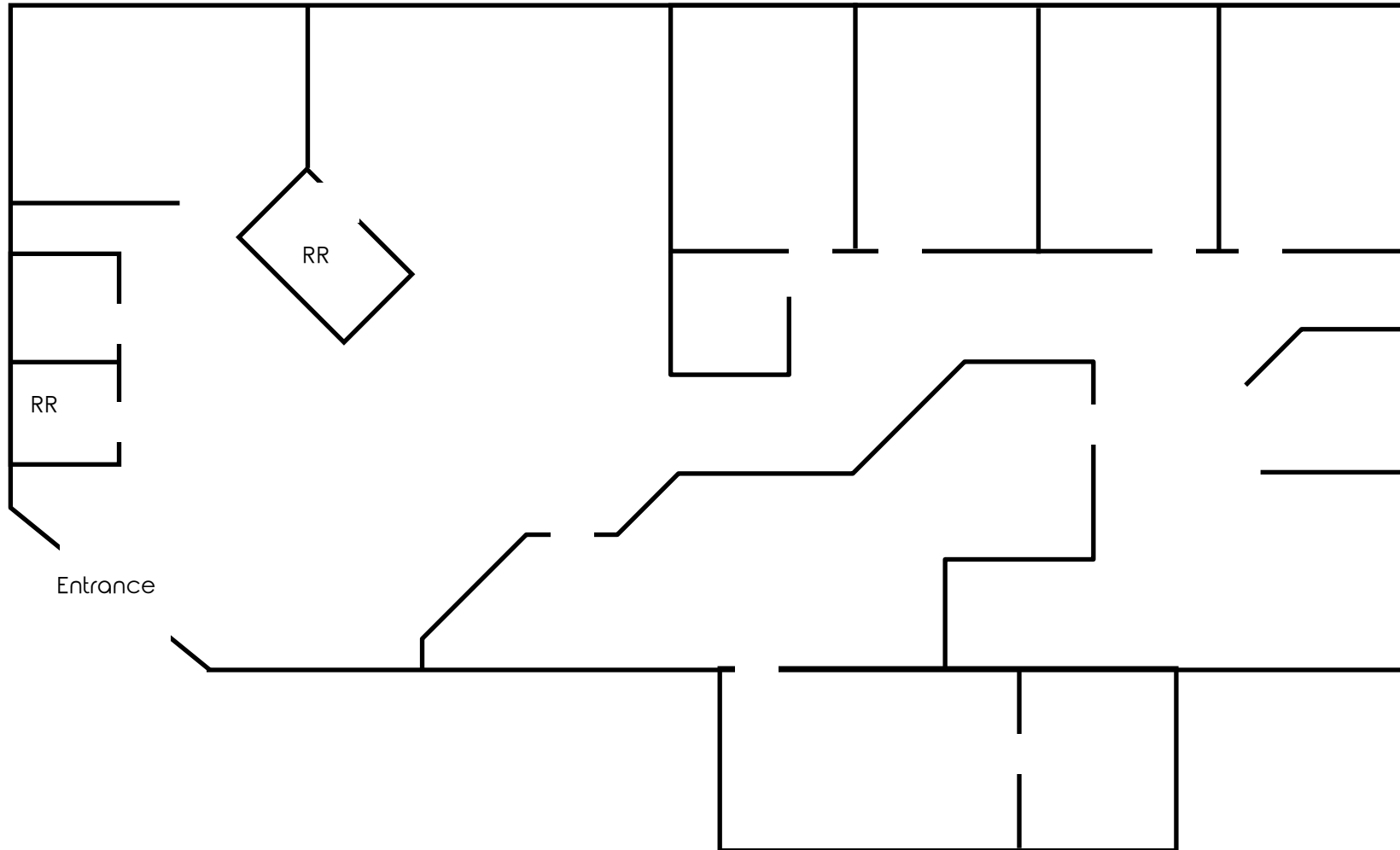
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



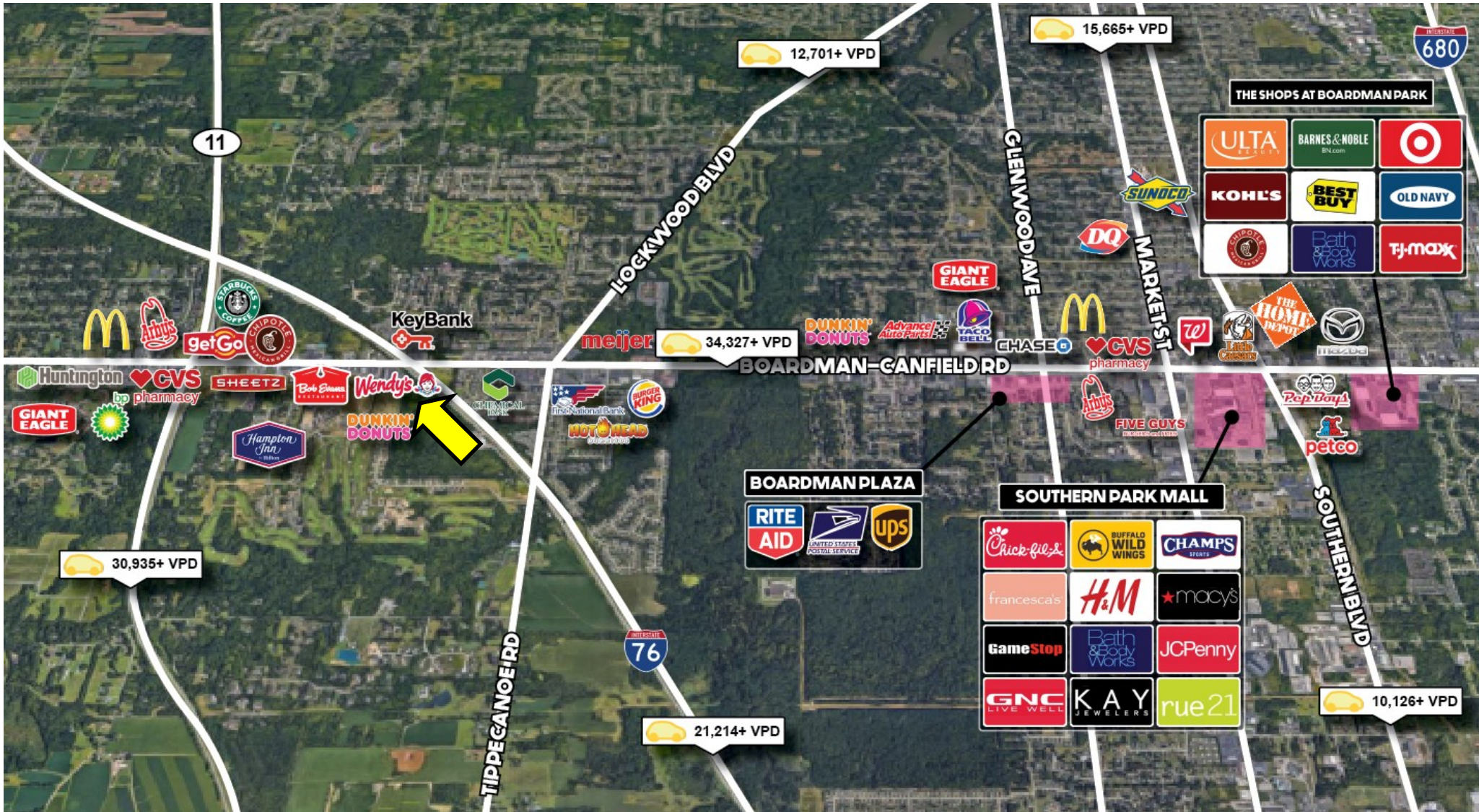
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



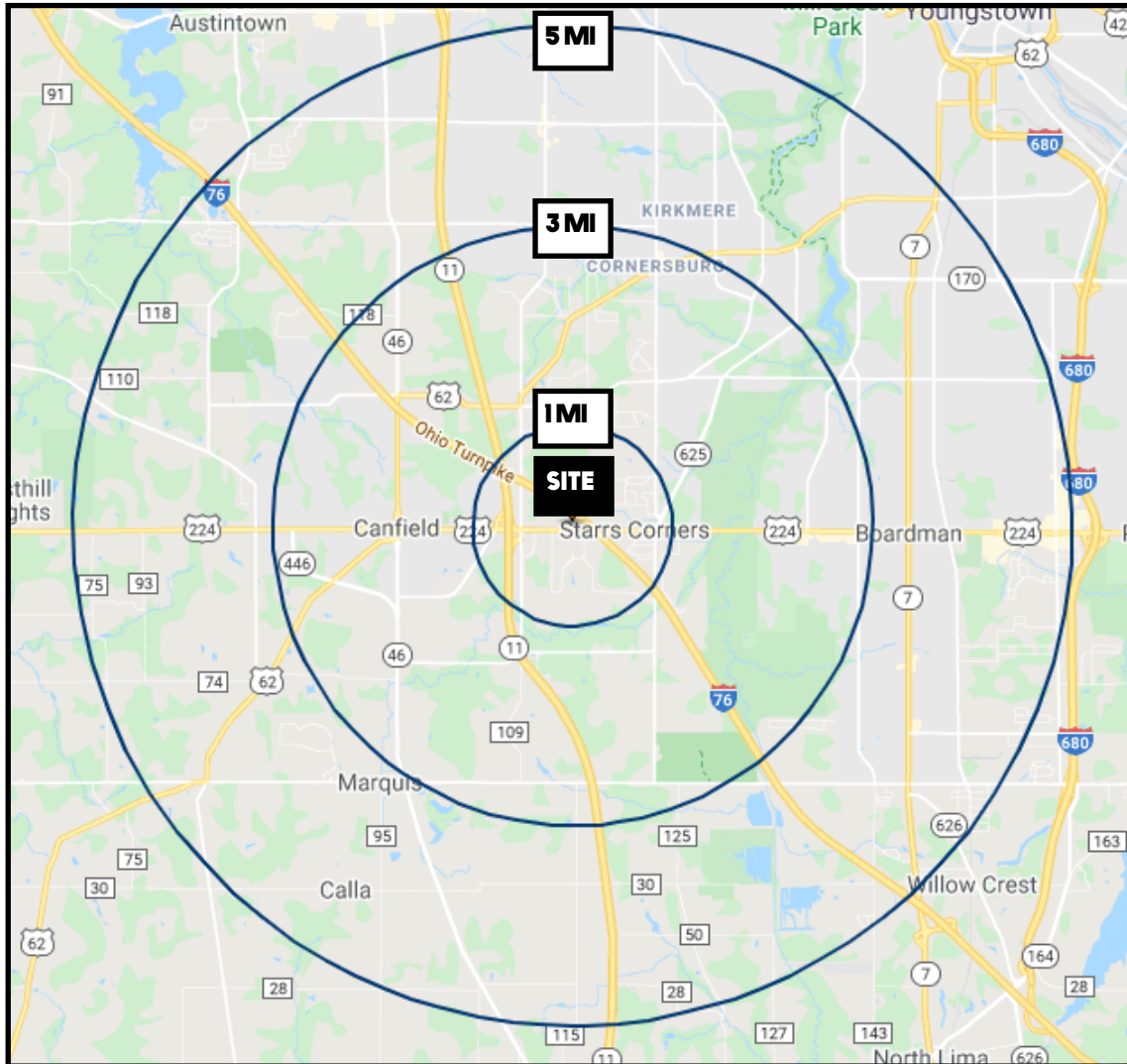
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



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	Professional Office
ZONING	Business District
SIZE	Medical: 3,000 SF
SIGNAGE	Monument sign
UTILITIES	Separately metered
RENT	\$14.00/SF NNN

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406