

## LOCATION

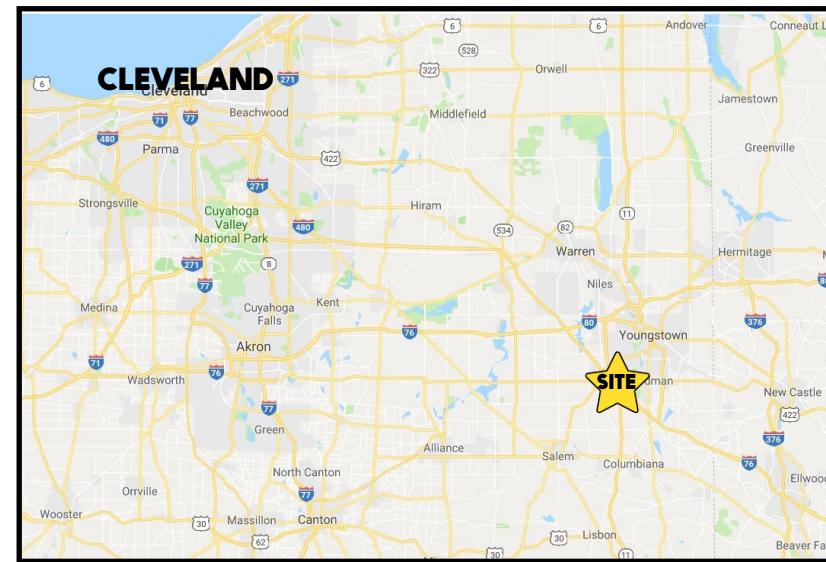
611-621 E Main St / Fairground Blvd, Canfield, OH 44406



## HIGHLIGHTS

- 2.7 - 13.728 acres with 240' frontage on US 224
- Prime redevelopment opportunity
- Located near many national chains
- All utilities on site
- Excellent location at SR 11 on/off ramp

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



## TRAFFIC

East Main St = 19,568 VPD

## CONTACT

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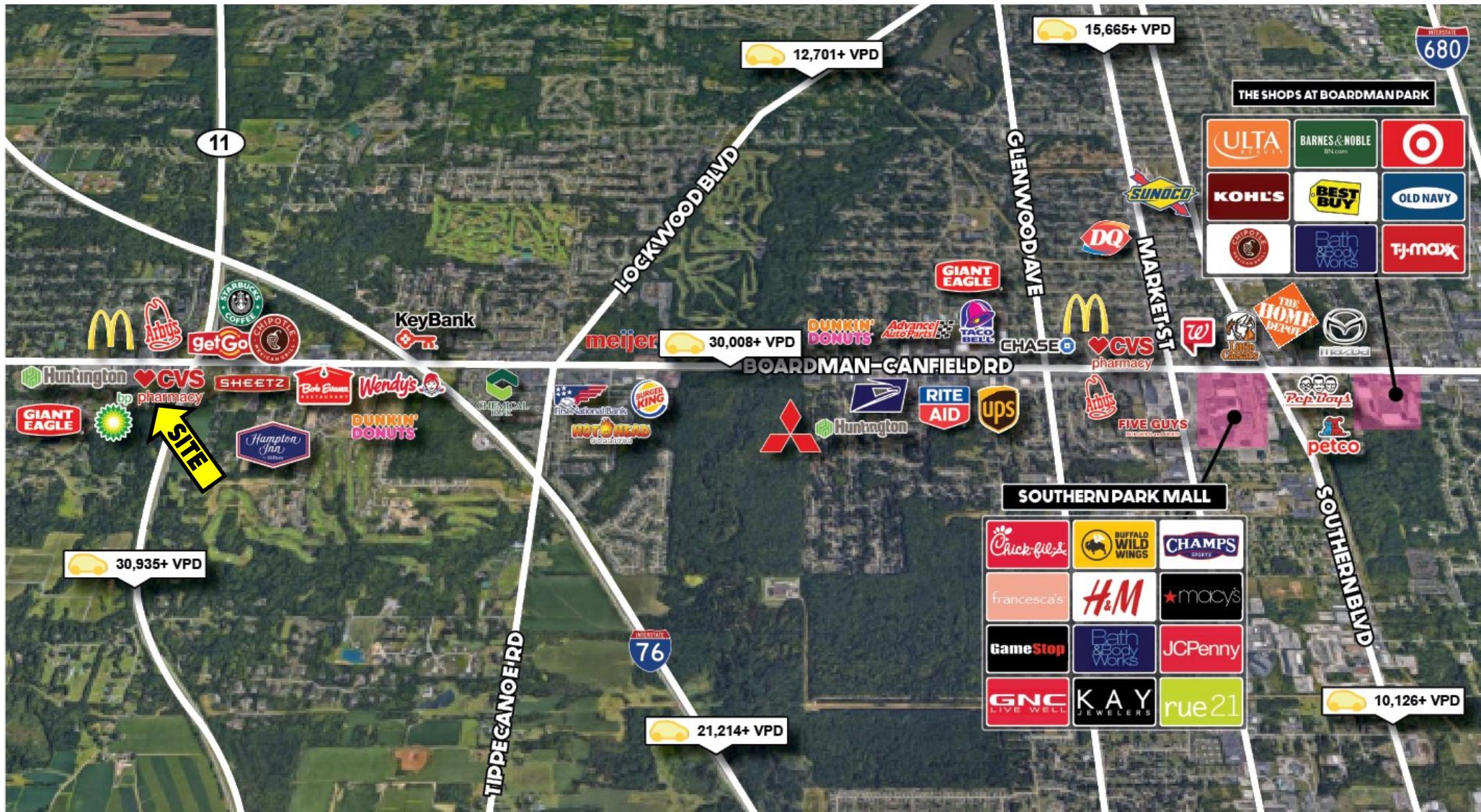
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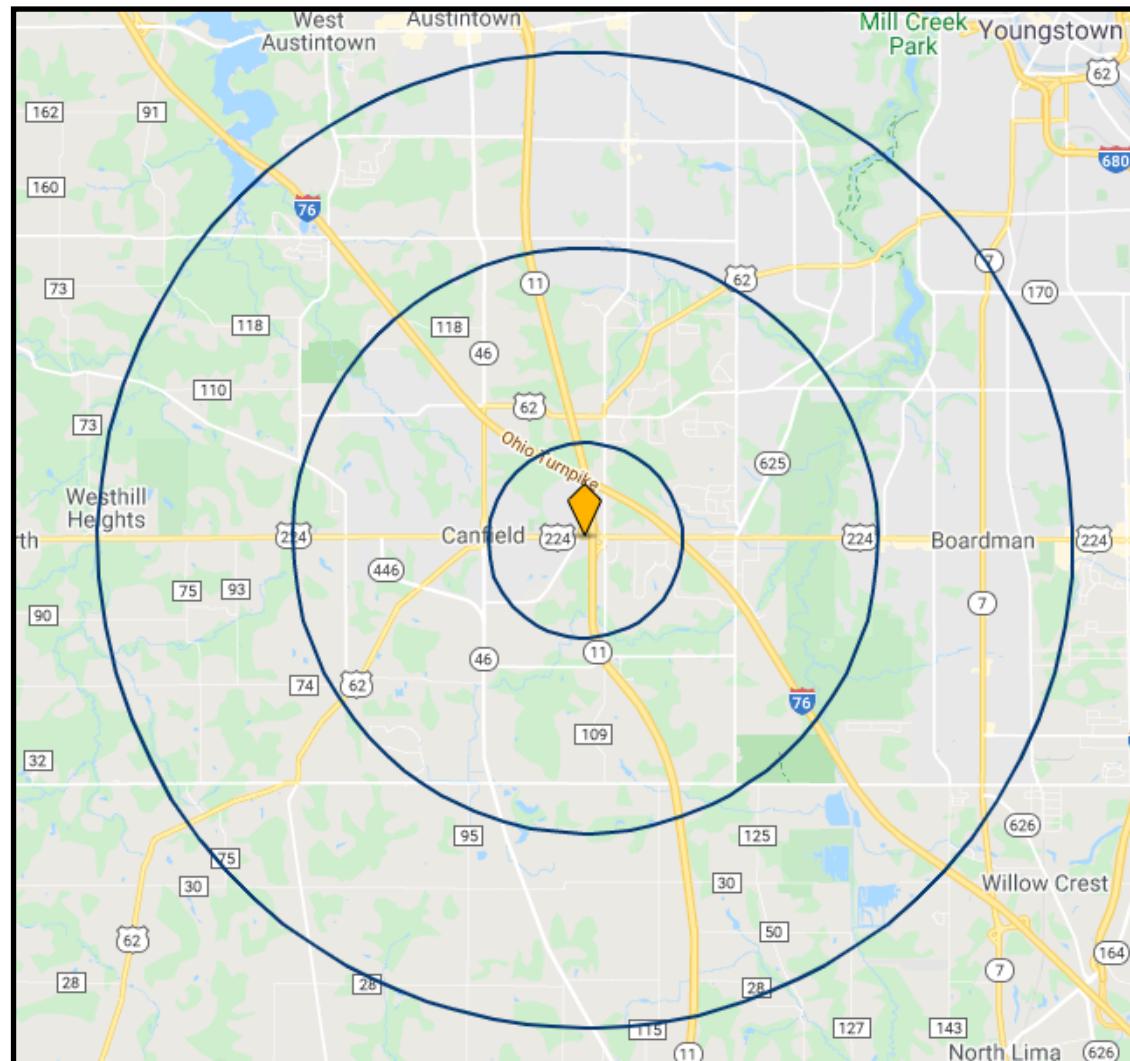
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	12,330	81,363	234,165
<b>HOUSEHOLDS</b>	5,203	34,949	96,449
<b>MEDIAN AGE</b>	46	45	44
<b>AVERAGE HH INCOME</b>	\$98,233	\$75,166	\$65,043

## SITE INFORMATION

<b>LOCATION</b>	Canfield City Mahoning County
<b>FRONTAGE</b>	240' on US 224
<b>ZONING</b>	B3 / R1
<b>PARCEL</b>	28-025-0-001, 002, 003
<b>UTILITIES</b>	All on site
<b>ACREAGE</b>	2.7 - 13.72 acres
<b>REAL ESTATE TAXES</b>	\$13,823/year
<b>PRICE</b>	\$1,495,000

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