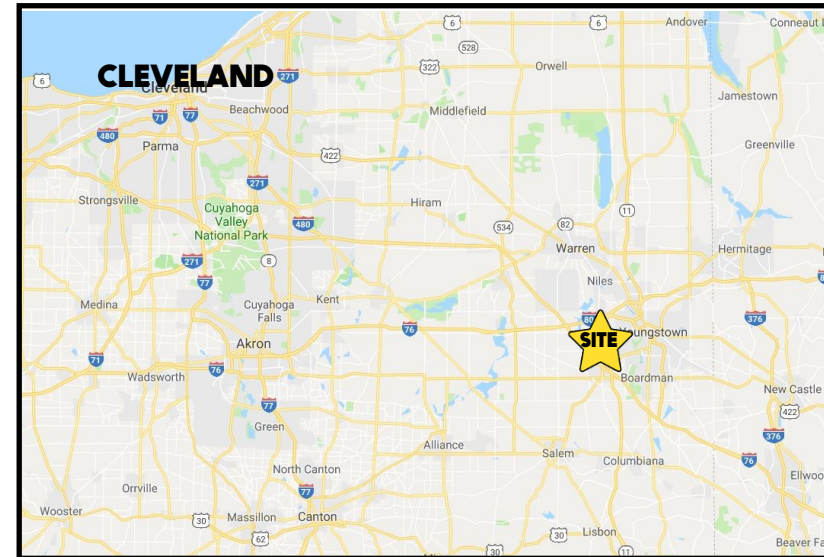


## LOCATION

480 S. Canfield Niles Rd, Austintown, OH 44515



## HIGHLIGHTS

- Excellent location in Austintown with a drive-thru
- Just south of Mahoning Ave
- Near major signalized intersection at SR 46/Mahoning Ave
- Pylon Sign
- Ample parking

## TRAFFIC

Canfield Niles Rd = 21,277 VPD  
Mahoning Ave = 27,333 VPD

## CONTACT

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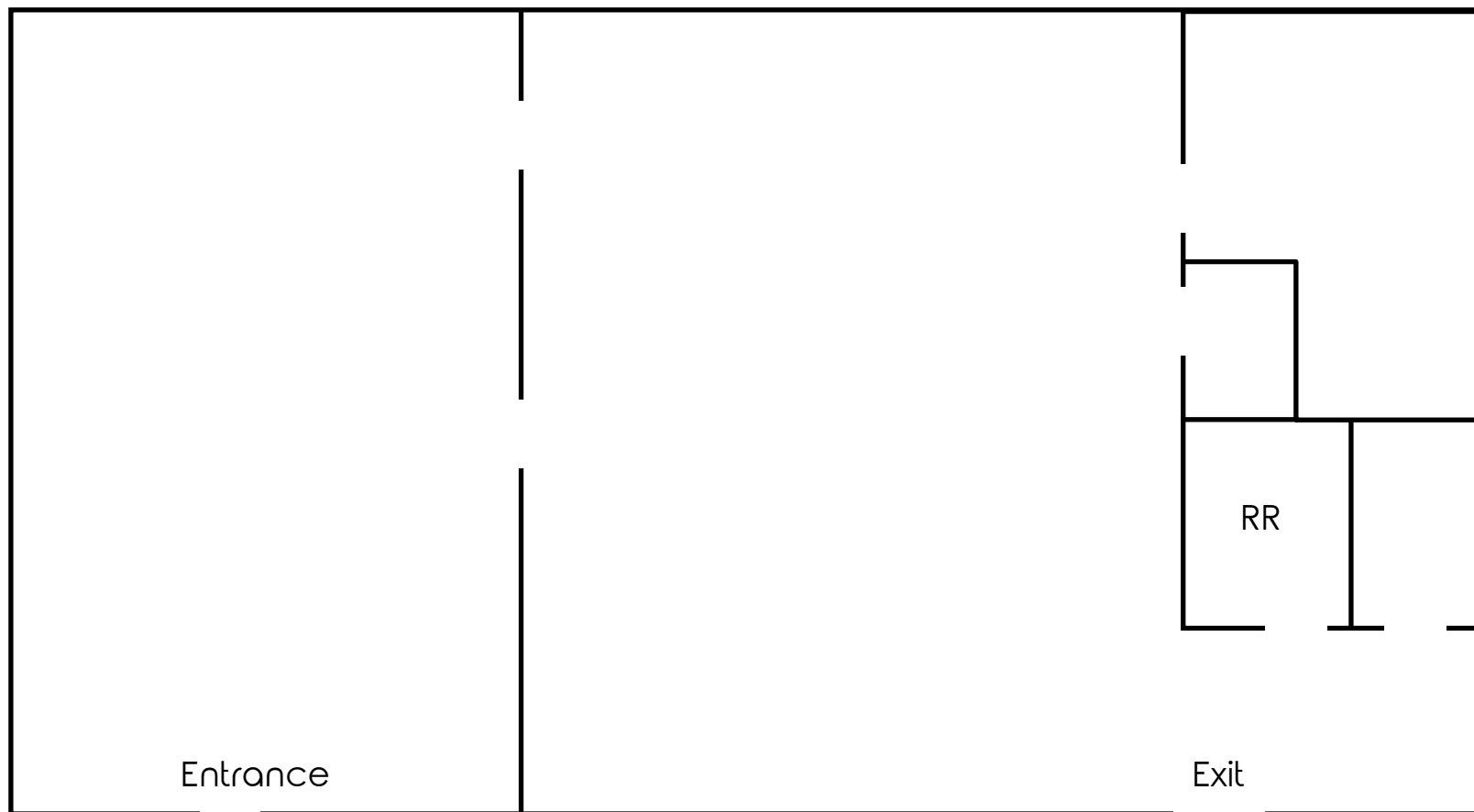
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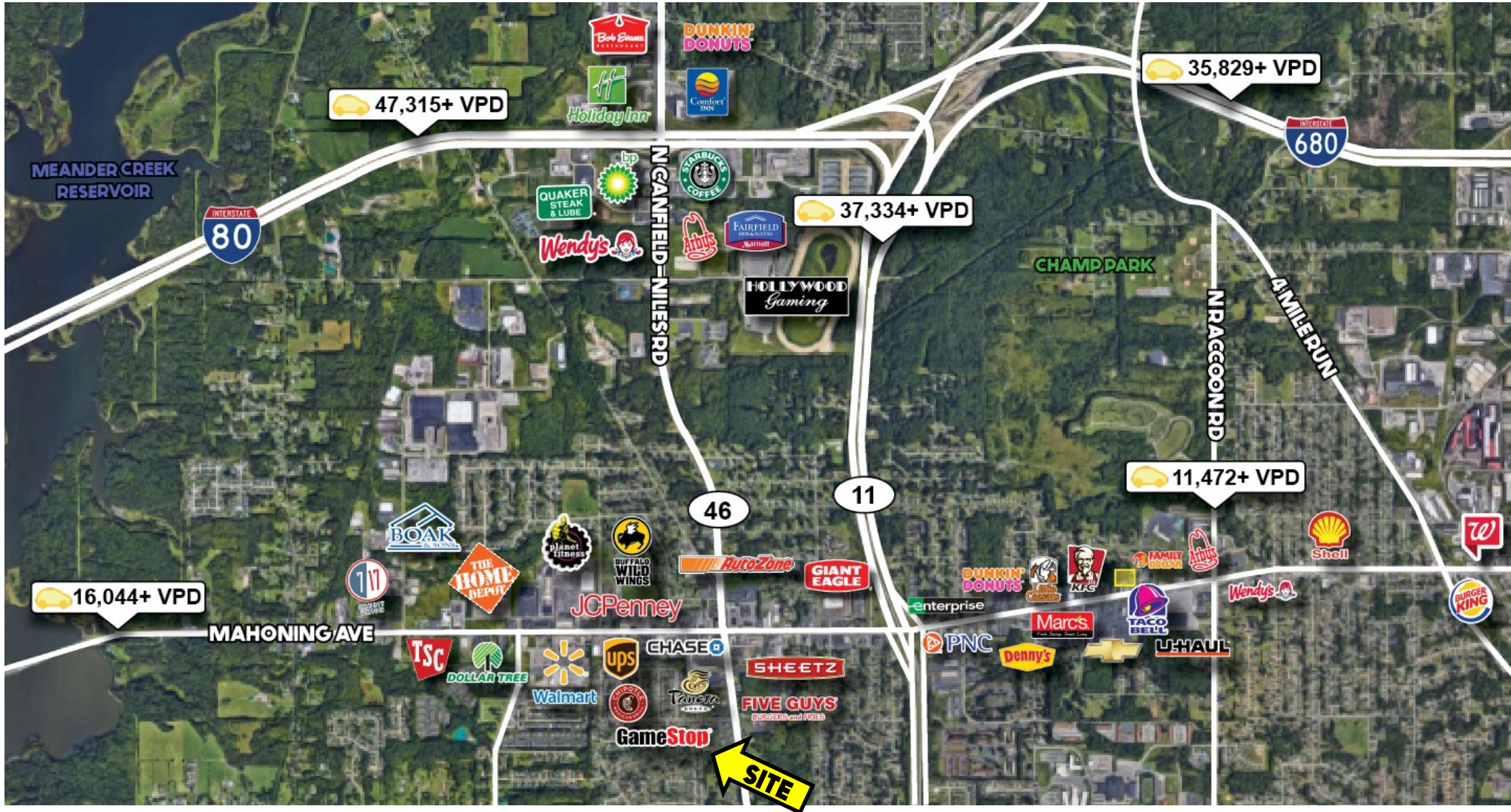
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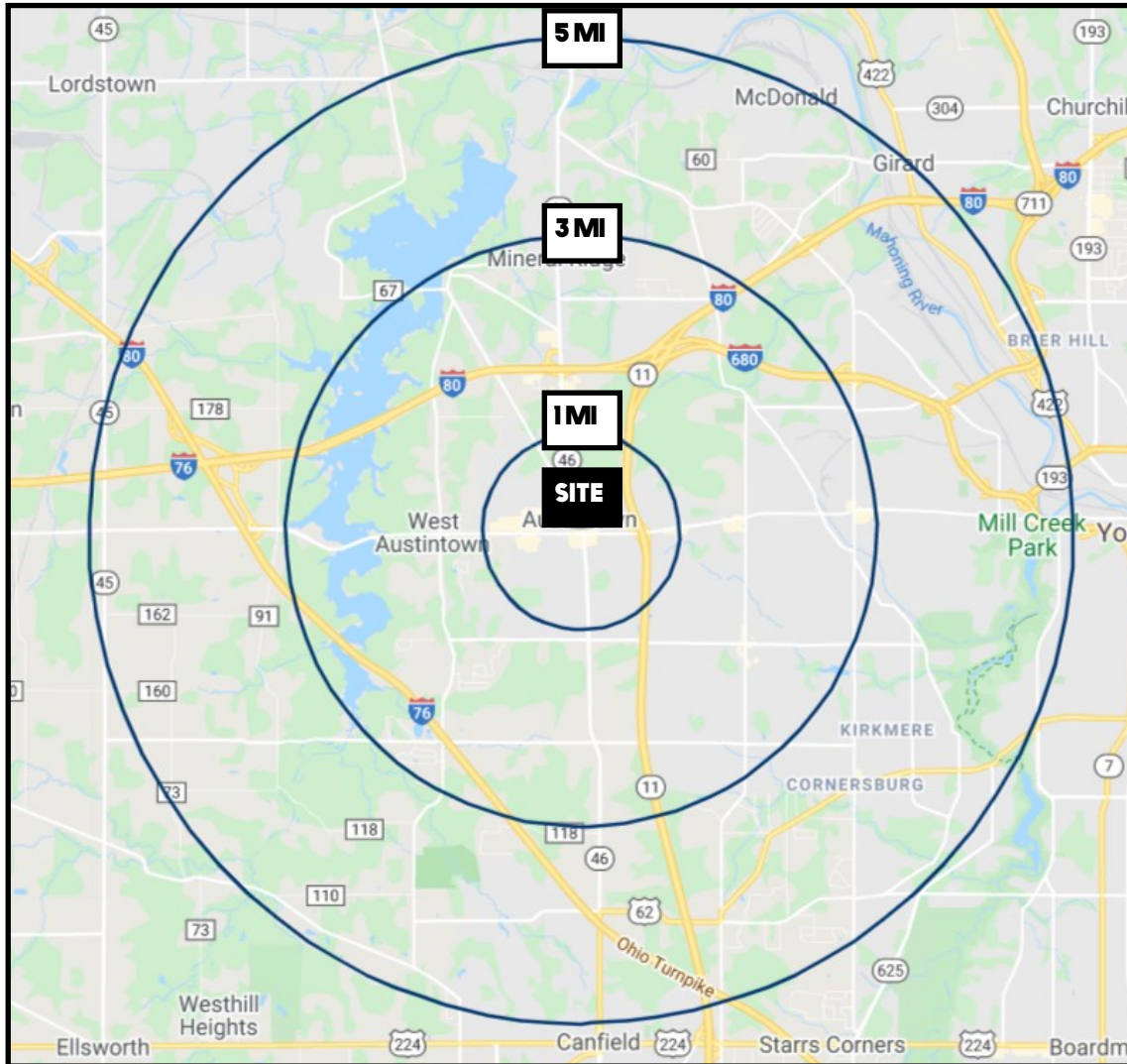
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DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	6,286	36,043	75,827
<b>HOUSEHOLDS</b>	2,676	15,432	31,953
<b>MEDIAN AGE</b>	48	44	44
<b>AVERAGE HH INCOME</b>	\$64,819	\$63,206	\$64,517

**SITE INFORMATION**

<b>LOCATION</b>	Austintown Township Mahoning County
<b>ZONING</b>	Office Professional (Variance for retail)
<b>SIZE</b>	1,980 SF on .65 acres
<b>SIGNAGE</b>	Pylon
<b>REAL ESTATE TAXES</b>	\$5,849/year
<b>YEAR BUILT</b>	2000
<b>RENT</b>	\$2,650/month Gross +utilities

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