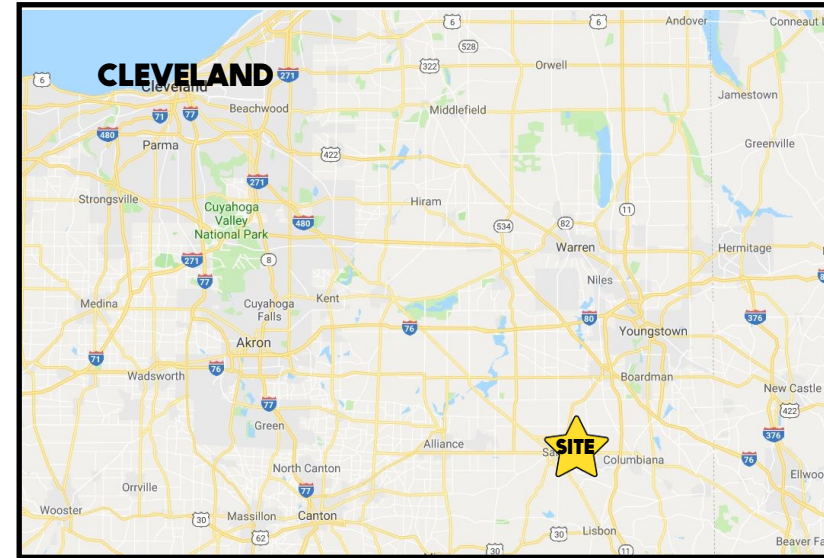


## LOCATION

152 Continental Dr, Salem, OH 44460



## HIGHLIGHTS

- Former Ford Dealership in Salem, OH
- 30,200 SF showroom + service garages on 5+ acres
- Close to Salem Hospital and major retailers: Home Depot, Walmart, Starbucks, Chipotle, Marcs, and Giant Eagle
- High traffic location with great signage on State St

## TRAFFIC

East State St = 14,993 VPD

## CONTACT

**DON THOMAS**

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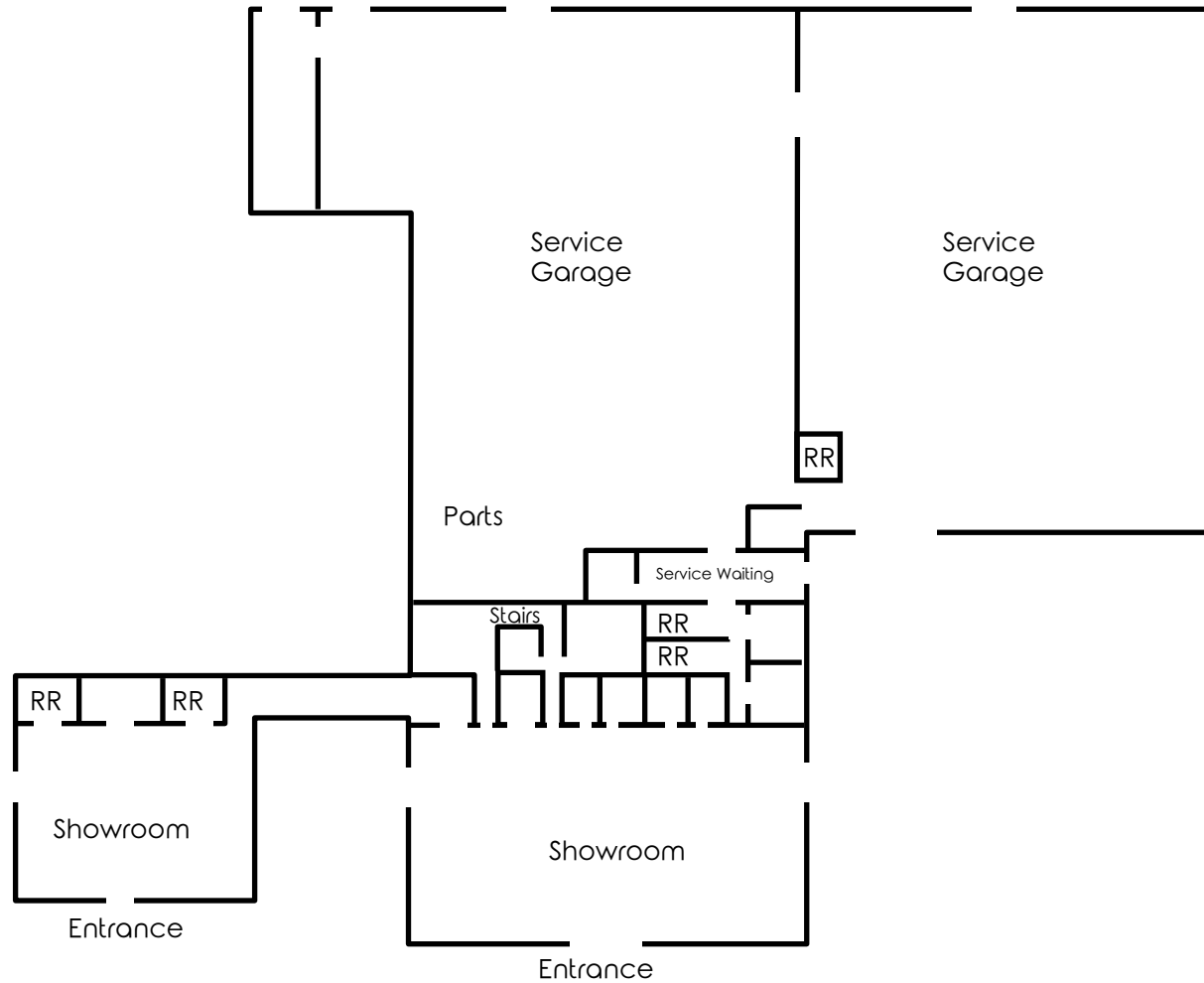




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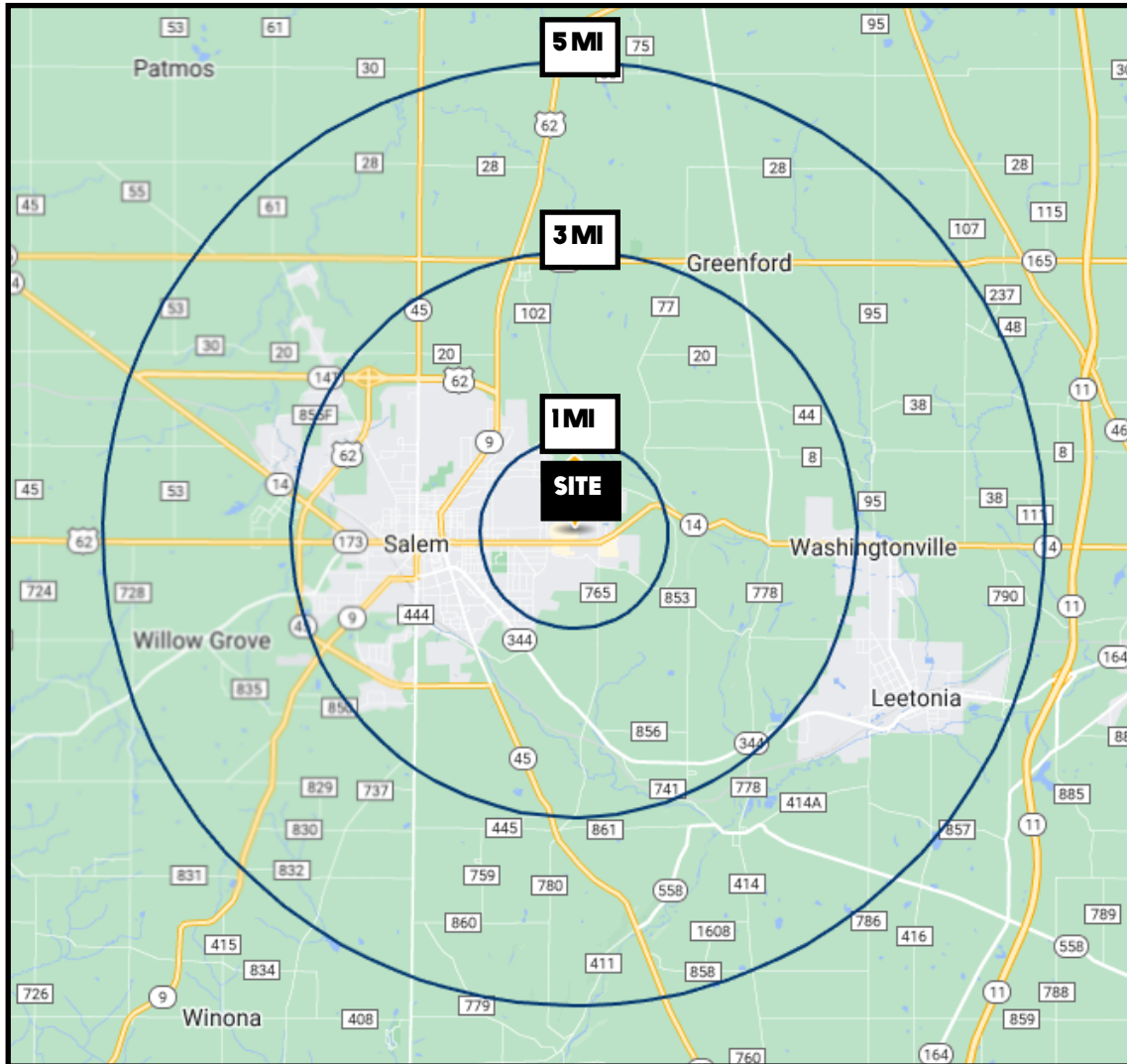




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,386	17,442	24,533
<b>HOUSEHOLDS</b>	1,491	7,370	10,140
<b>MEDIAN AGE</b>	48	45	45
<b>AVERAGE HH INCOME</b>	\$69,000	\$63,176	\$66,579

**SITE INFORMATION**

<b>LOCATION</b>	Salem City Columbiana County
<b>SIZE</b>	31,200 SF showroom & garages on 5+ acres + mezzanine with offices
<b>SIGNAGE</b>	Large sign on State St
<b>DRIVE IN DOORS</b>	13
<b>ZONING</b>	C-2 General Commercial
<b>REAL ESTATE TAXES</b>	\$19,960/year
<b>PRICE</b>	<del>\$2,480,000</del> <b>REDUCED</b> \$2,345,000

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