

FOR SALE

ESTABLISHED RESTAURANT OPPORTUNITY ON 4.3 ACRES IN YOUNGSTOWN

3104 South Canfield-Niles Road Youngstown, OH 44515



SALE PRICE \$2,550,000

Jeremy Bates

Senior Vice President Commercial Real Estate Advisory and Transactions
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PROPERTY DESCRIPTION

Introducing The Manor, a rare and expansive commercial real estate opportunity that includes a well-established, operating Restaurant, Bar, and Banquet Hall ideally located at the well-traveled corner of S Canfield-Niles Rd and Kirk Rd.

PROPERTY HIGHLIGHTS

- Partner currently operating the restaurant on-site
- He is working on providing full business information
- Located on 4.3 acres, consisting of 4–5 subdivided parcel

OFFERING SUMMARY

Sale Price:	\$2,550,000
Lot Size:	4.3 Acres
Building Size:	3,660 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	859	18,574	39,433
Total Population	2,006	41,551	87,880
Average HH Income	\$77,881	\$84,553	\$78,722

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PARCEL MAP

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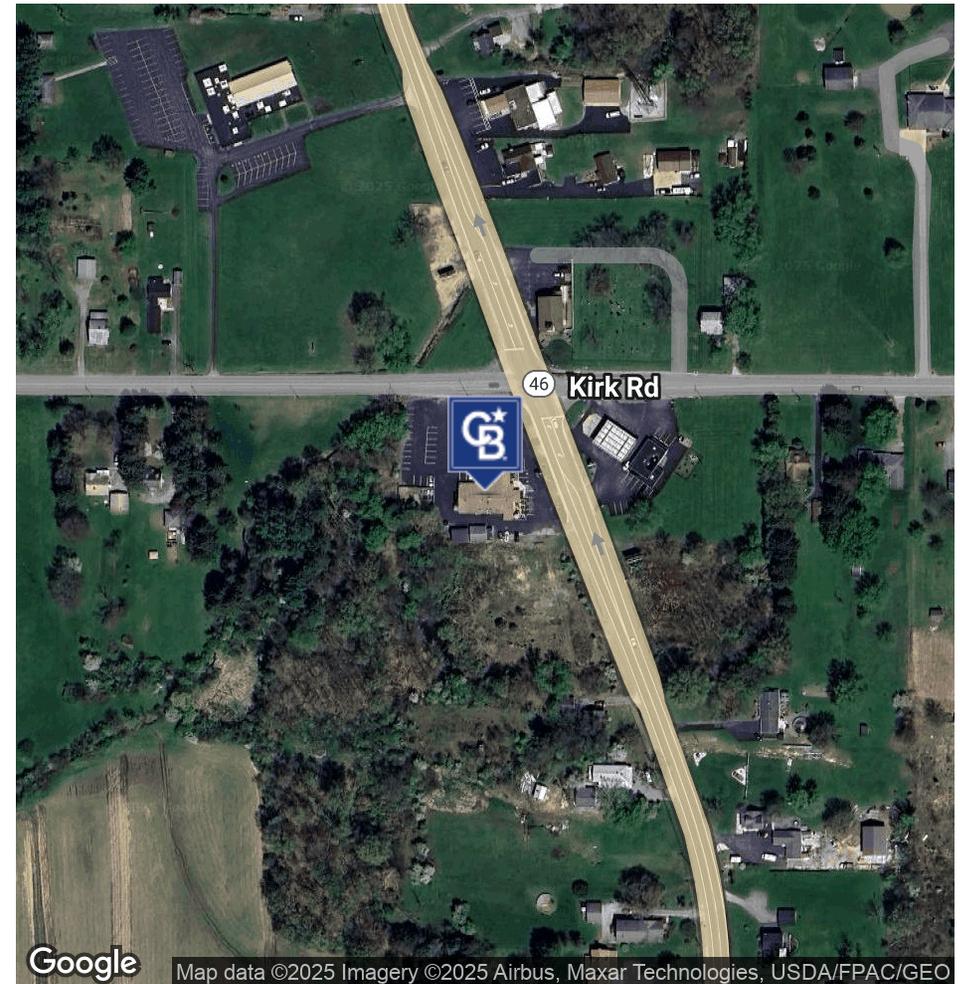
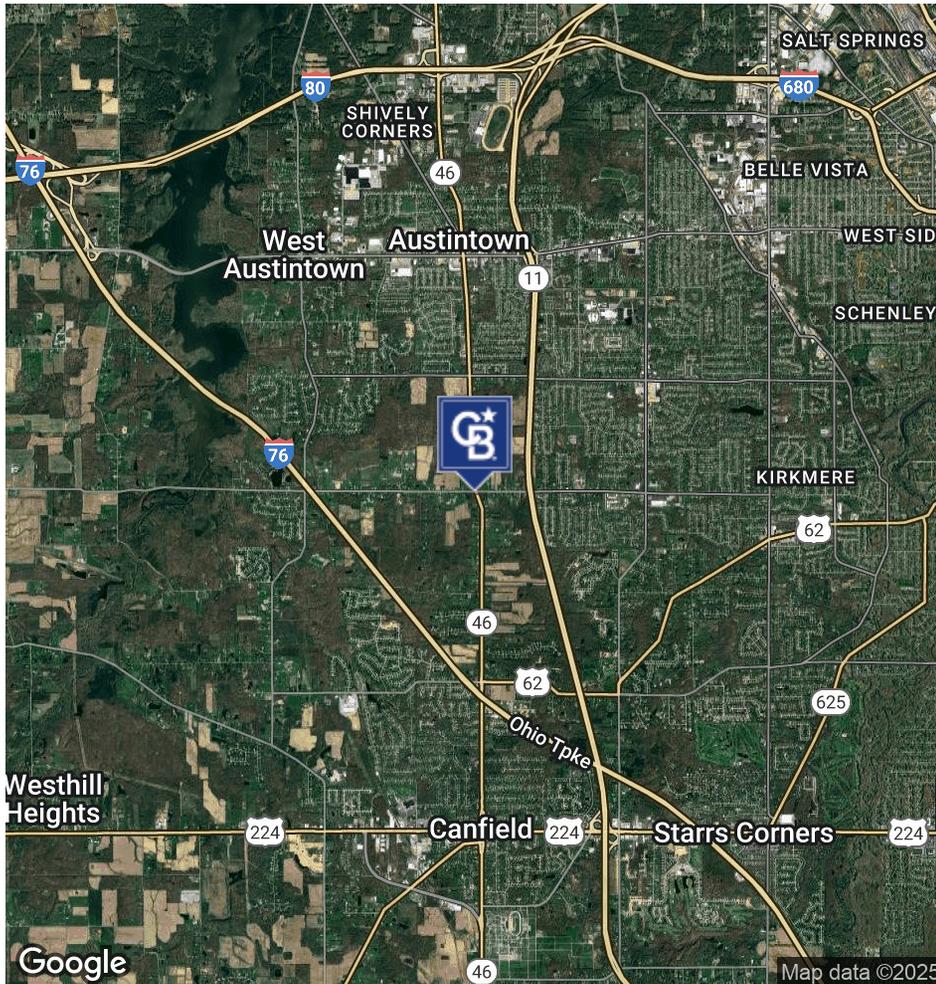


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LOCATION MAPS

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DEMOGRAPHICS

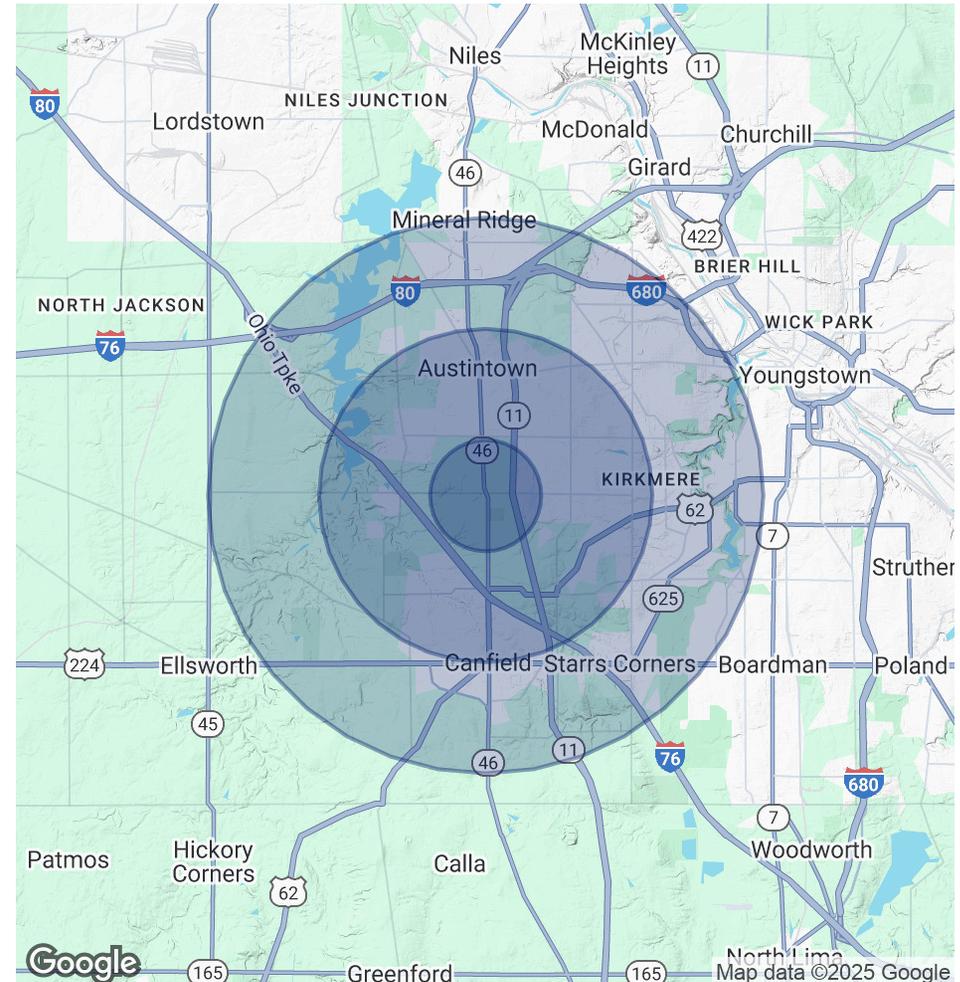
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,006	41,551	87,880
Average Age	46	44	44
Average Age (Male)	44	43	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	859	18,574	39,433
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$77,881	\$84,553	\$78,722
Average House Value	\$195,025	\$211,828	\$194,519

Demographics data derived from AlphaMap



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