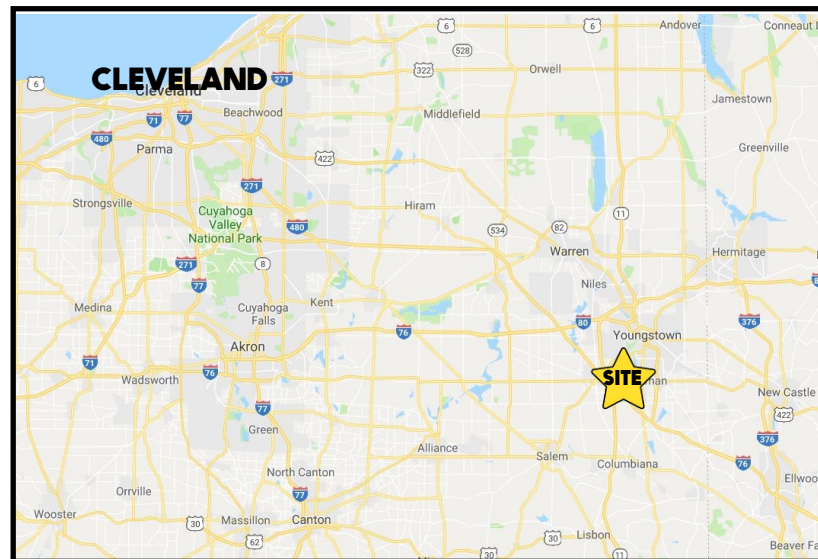


### LOCATION

4362 Boardman Canfield Rd, Canfield, OH 44406



### TRAFFIC

Boardman Canfield Rd = 29,660 VPD

### HIGHLIGHTS

- Great 224 location just east of SR 11
- Turnkey salon ready to occupy and operate
- Hair bowls and pedicure stations present and serviceable
- Landlord willing to provide general contracting services to modernize or alter tenant space at additional cost
- Sign panel available on street sign

### CONTACT

**GARY LASKO**

330.509.4546

glasko@platzrealtygroup.com

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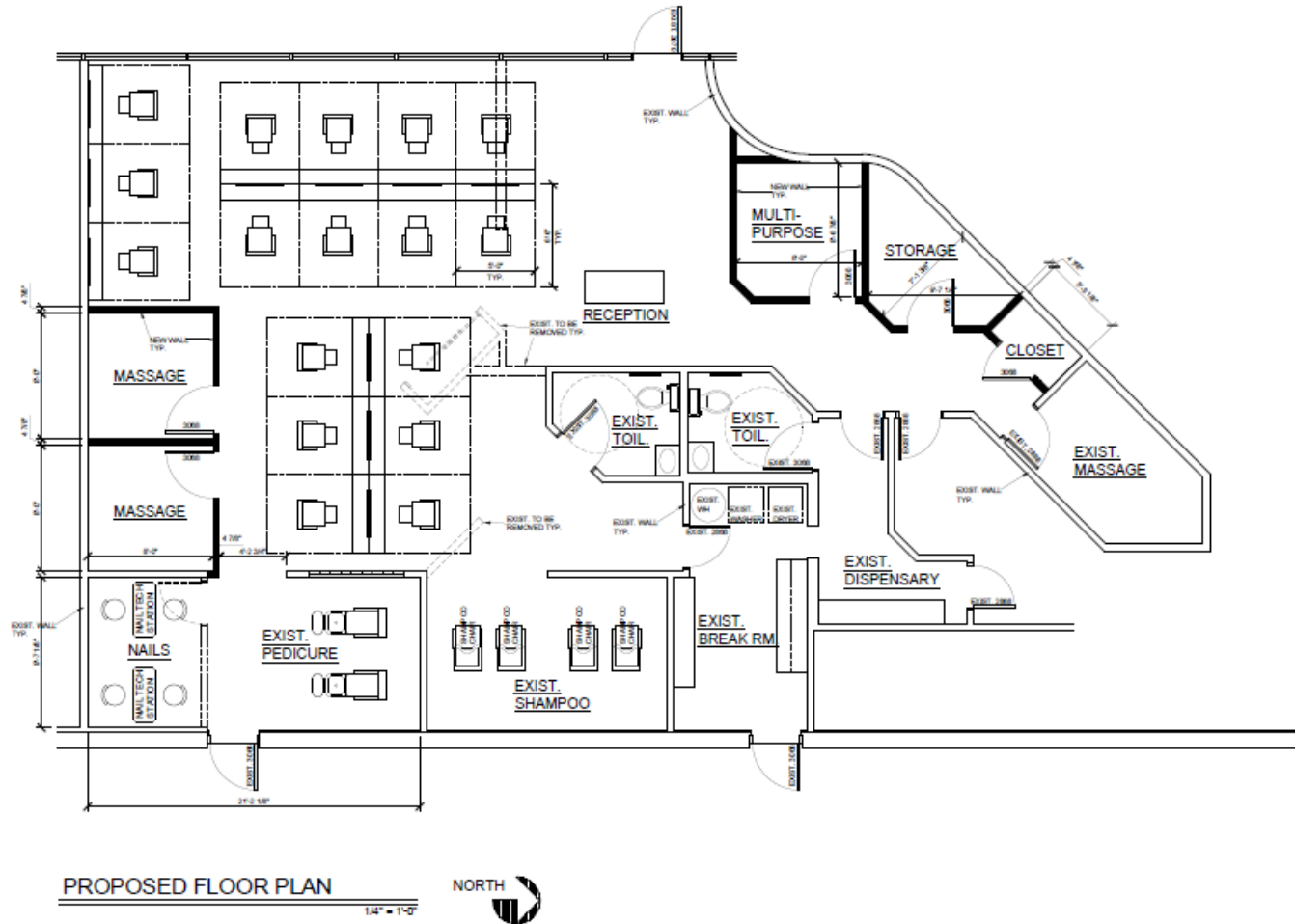


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[3D Tour](#)

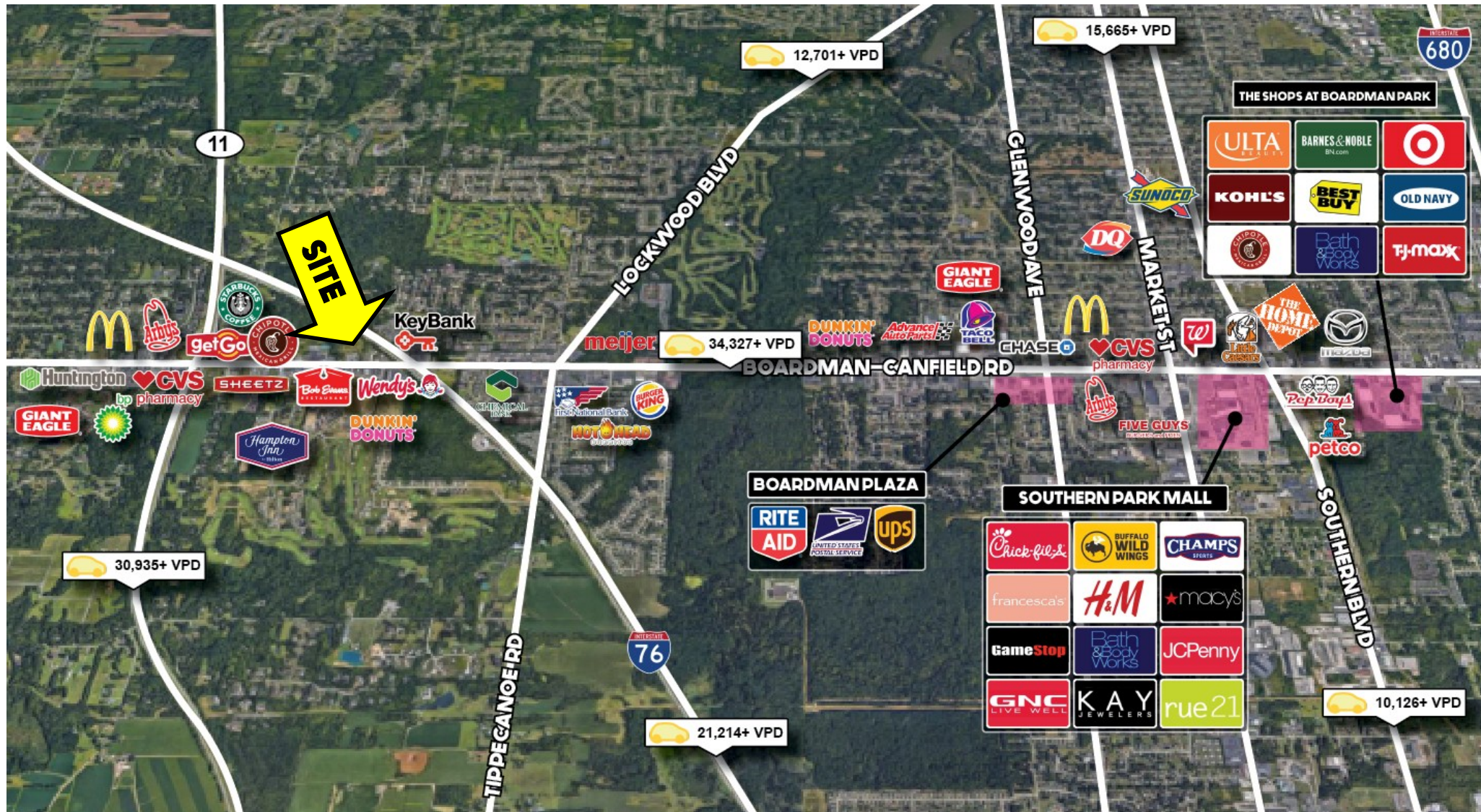


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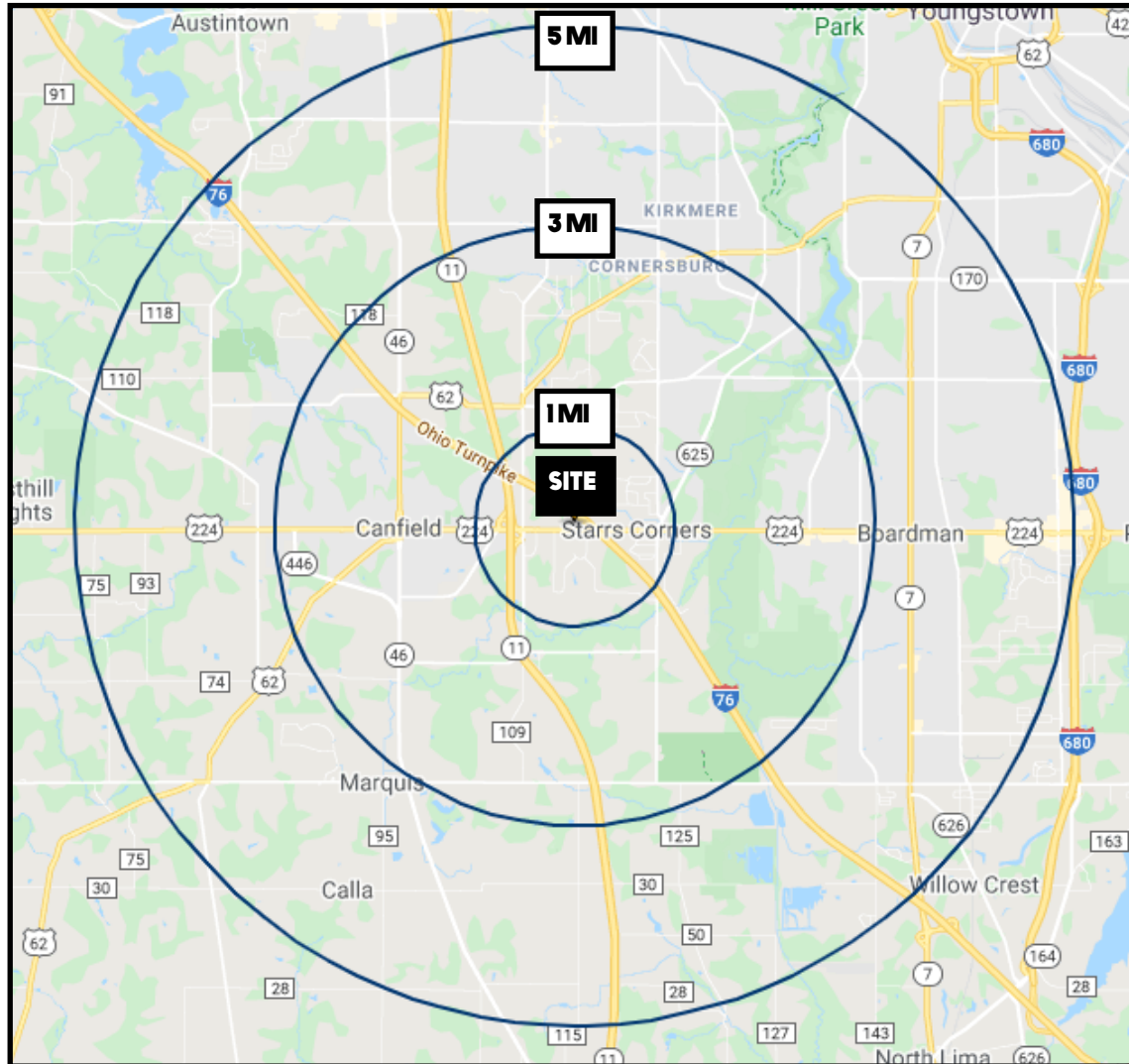


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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	\$104,446	\$88,737	\$72,405

SITE INFORMATION	
LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Retail / Office
SIZE	2,540 SF Can be subdivided
SIGNAGE	Building and street
UTILITIES	Separately metered
RENT	\$13.50/SF NNN NNN Charges: \$3.59/SF

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