

FOR SALE

LOCATION

1746 S. Raccoon Rd, Austintown, OH 44515



HIGHLIGHTS

- Redevelopment site with 260' frontage
- High visibility location
- Just south of New Rd
- Lots of nearby rooftops



TRAFFIC Raccoon Rd = 10,148 VPD New Rd = 9,210 VPD

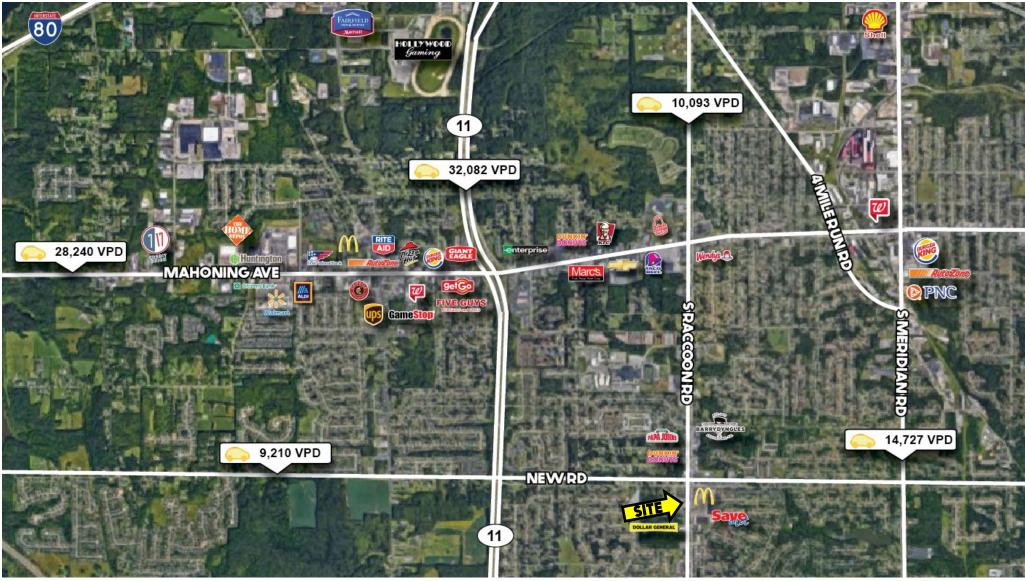
CONTACT	
BILL KUTLICK	
330.565.5701	bkutlick@platzrealtygroup.com
MATT WILSON	
330 347 9677	mwilson@olatzrealtvaraua.com

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

www.PLATZREALTYGROUP.com

PLATZ REALTY GROUP

RETAIL MAP



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

www.PLATZREALTYGROUP.com







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

www.PLATZREALTYGROUP.com



SITE INFORMATION

wn		5 MI	422) - (304)	Churchill	
	M		Girard	Non-Solo	a c
TAS ZS	46			940	
	/ineral Ridge		Mayoung ever	629 (193) 628	
67		3 MI	River		
	2				120
178			\sim	422	5
TO AND A	46			193 422	and a
West	Austintown		MN	Creek Youngstown	\sim
		SITE	$\int -2 d$		
162 91		SITE	-		28
160 76		1			
				0	
73	118	2106			680
	46				S
73	62				80
Westhill	Ohio Turnpik	Mill Creek	625		
Westhill Heights	Canfield 224		224	Boardman 224	Pol
75 93	s T		/		
90	46	1)	(Barn		
74 62			76		

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	11,527	52,122	115,010
HOUSEHOLDS	5,152	22,702	48,191
AVERAGE AGE	41	43	42
MEDIAN HH INCOME	\$44,086	\$47,203	\$46,942

SITEINFORMATION				
LOCATION	Austintown Township Mahoning County			
	o ,			
PARCEL	48-070-0-009			
DIMENSIONS	Approximately 260' x 518'			
ZONING	B2 Business			
UTILITIES	Youngstown City			
ACREAGE	3.748 acres			
REAL ESTATE TAXES	\$8,667.94/year			
PRICE	\$7 50,000 REDUCED! \$595,000			

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

www.PLATZREALTYGROUP.com