

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

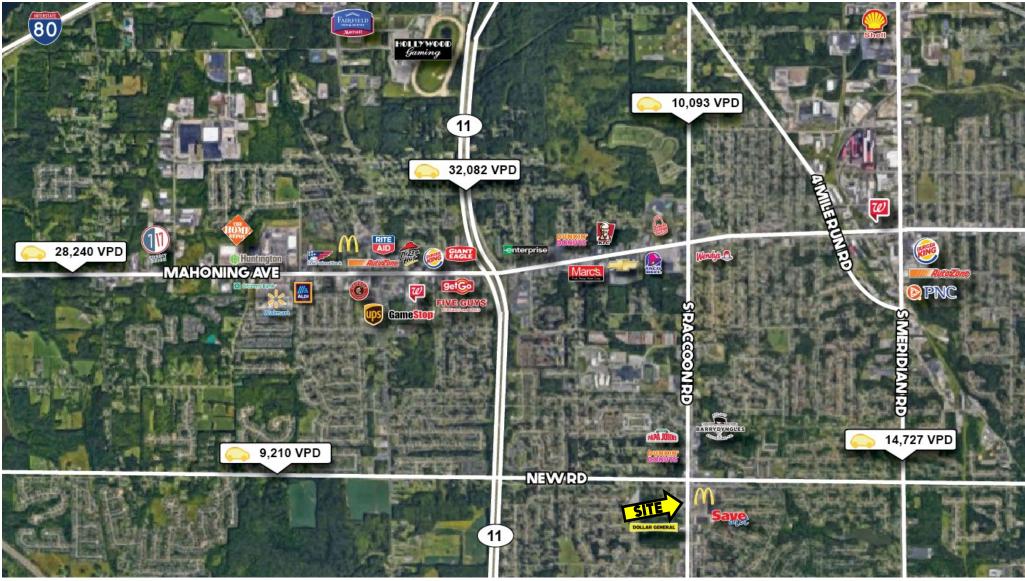
| CONTACT | |
|---------------------|-------------------------------|
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RETAIL MAP



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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 | | | |

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