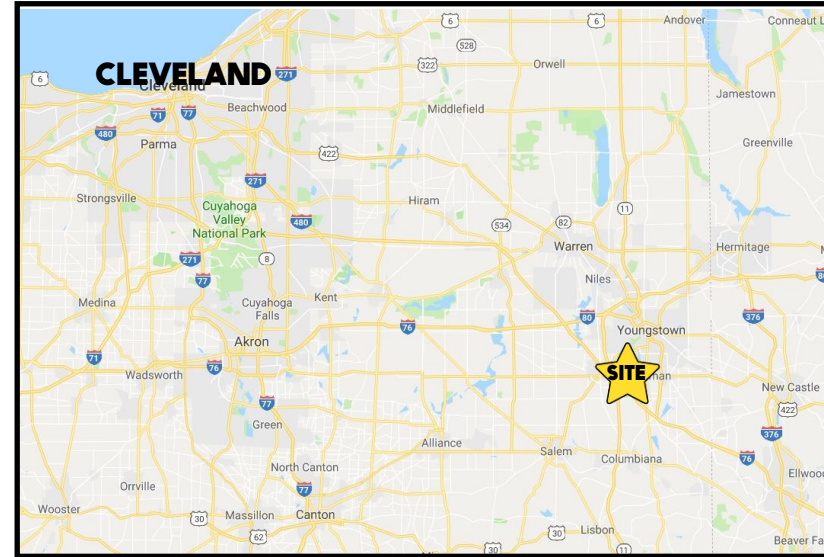


LOCATION

Tippecanoe Rd, Canfield, OH 44406



HIGHLIGHTS

- Excellent redevelopment opportunity in Canfield, OH
- Located across from Meijer, adjacent to Farmers Bank
- Less than 1 mile from SR 11 (Starbucks, Chipotle, Get Go, Sheetz); 3.5 miles from Southern Park Mall (Macy's, JCP, H&M); 5 miles to Shops at Boardman Park (Target, Kohls, Barnes and Noble), and many more national and regional retail stores and restaurants
- *Deed will reflect a restriction on financial institutions in perpetuity

TRAFFIC

Boardman Canfield Rd = 32,704 VPD
Tippecanoe Rd = 10,639 VPD

CONTACT

DAN CROUSE

330.647.0411

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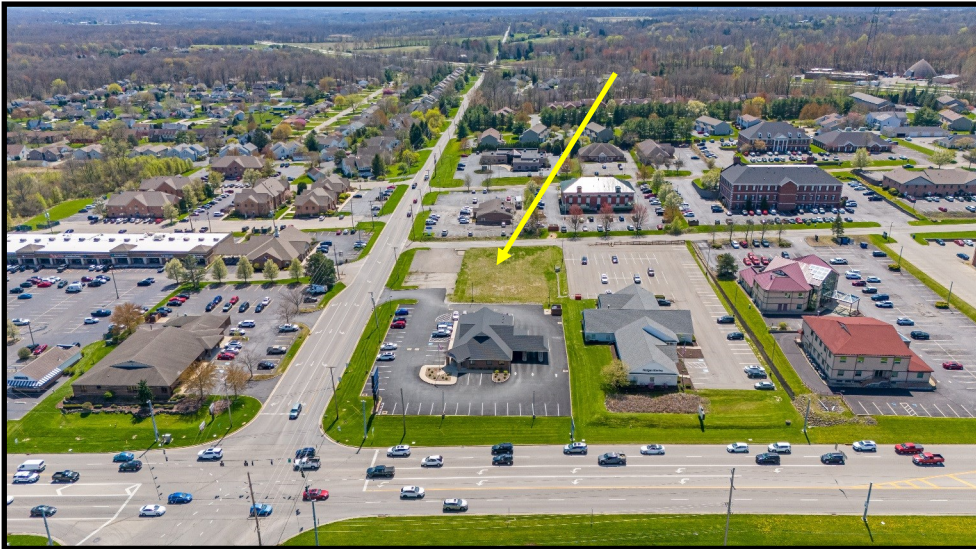
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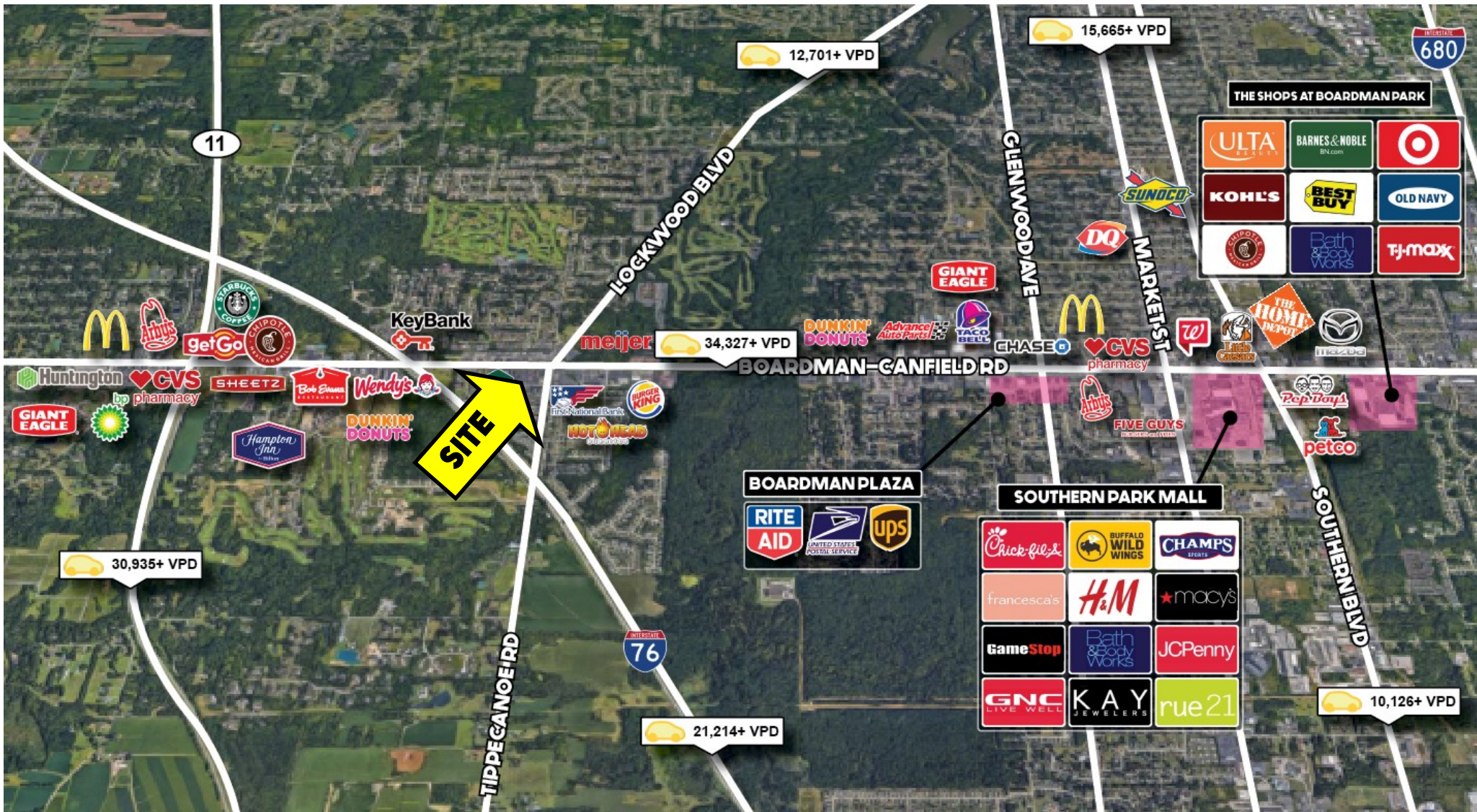
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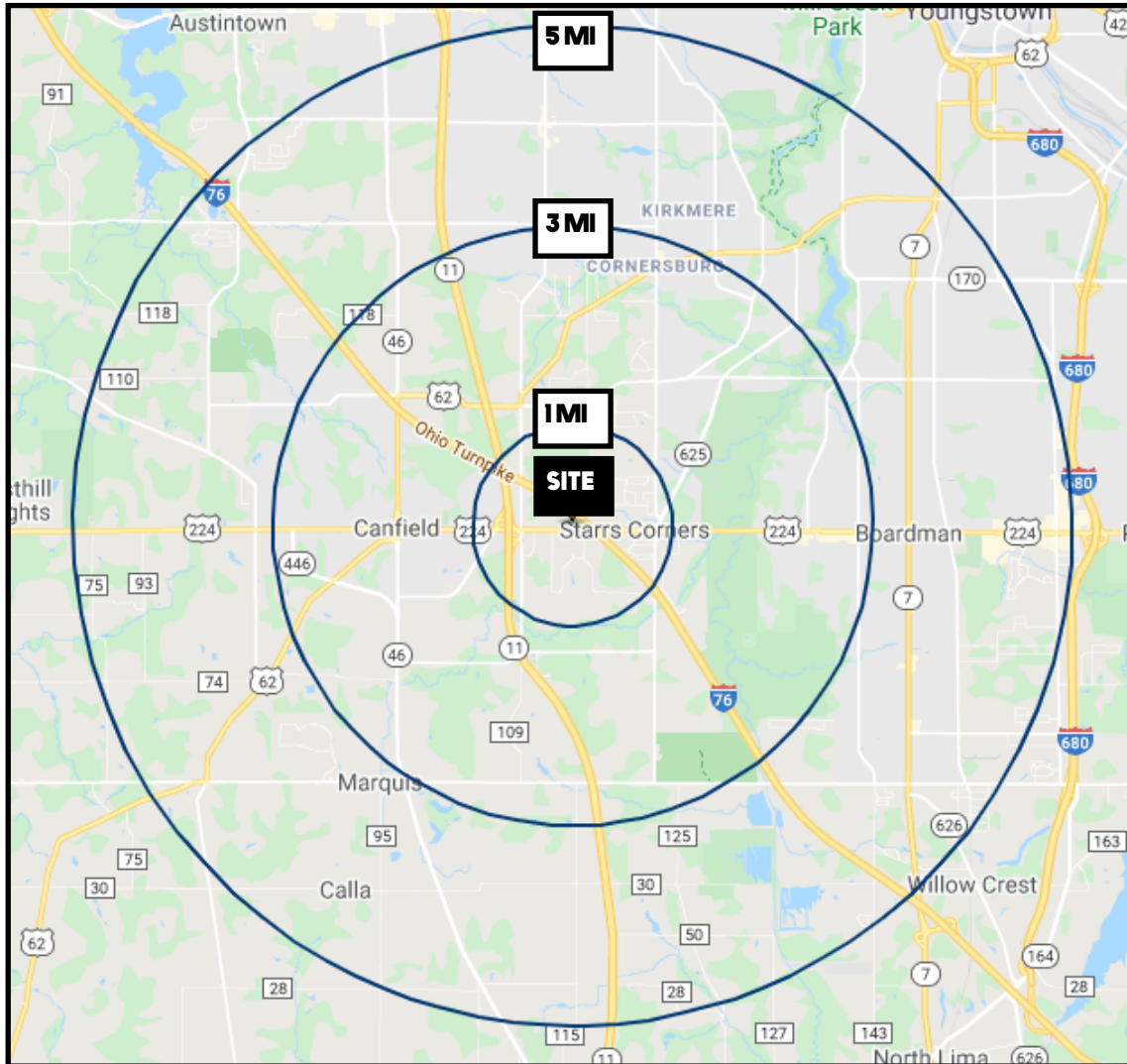
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	\$104,446	\$88,737	\$72,405

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Commercial land
ZONING	Business
PARCEL	26-059-0-062
SIZE	.75 acres - to be replatted
DIMENSIONS	182' x 185' +/-
REAL ESTATE TAXES	N/A - to be replatted
PRICE	\$675,000 REDUCED \$495,000

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