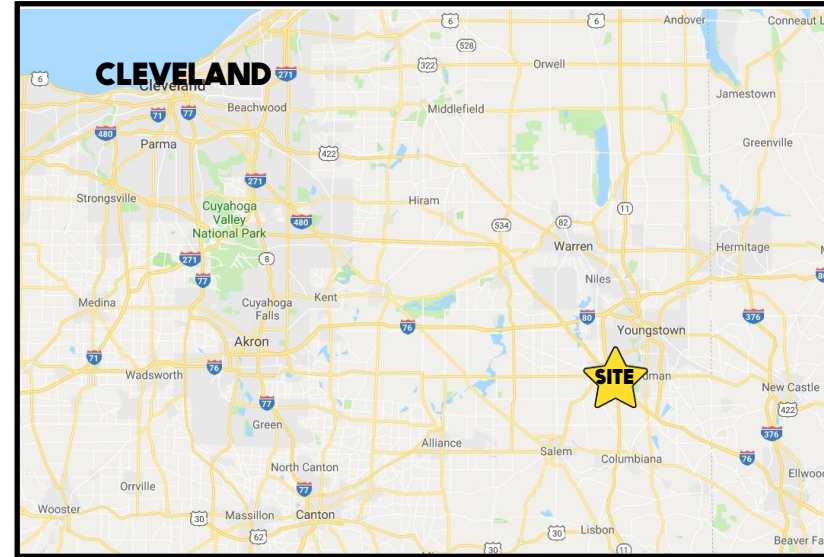


LOCATION

611-621 E Main St / Fairground Blvd, Canfield, OH 44406



HIGHLIGHTS

- 2.7 - 13.728 acres with 240' frontage
- Prime redevelopment opportunity
- Located near many national chains
- All utilities on site
- Excellent location at SR 11 on/off ramp

TRAFFIC

East Main St = 16,020 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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

www.PLATZREALTYGROUP.com



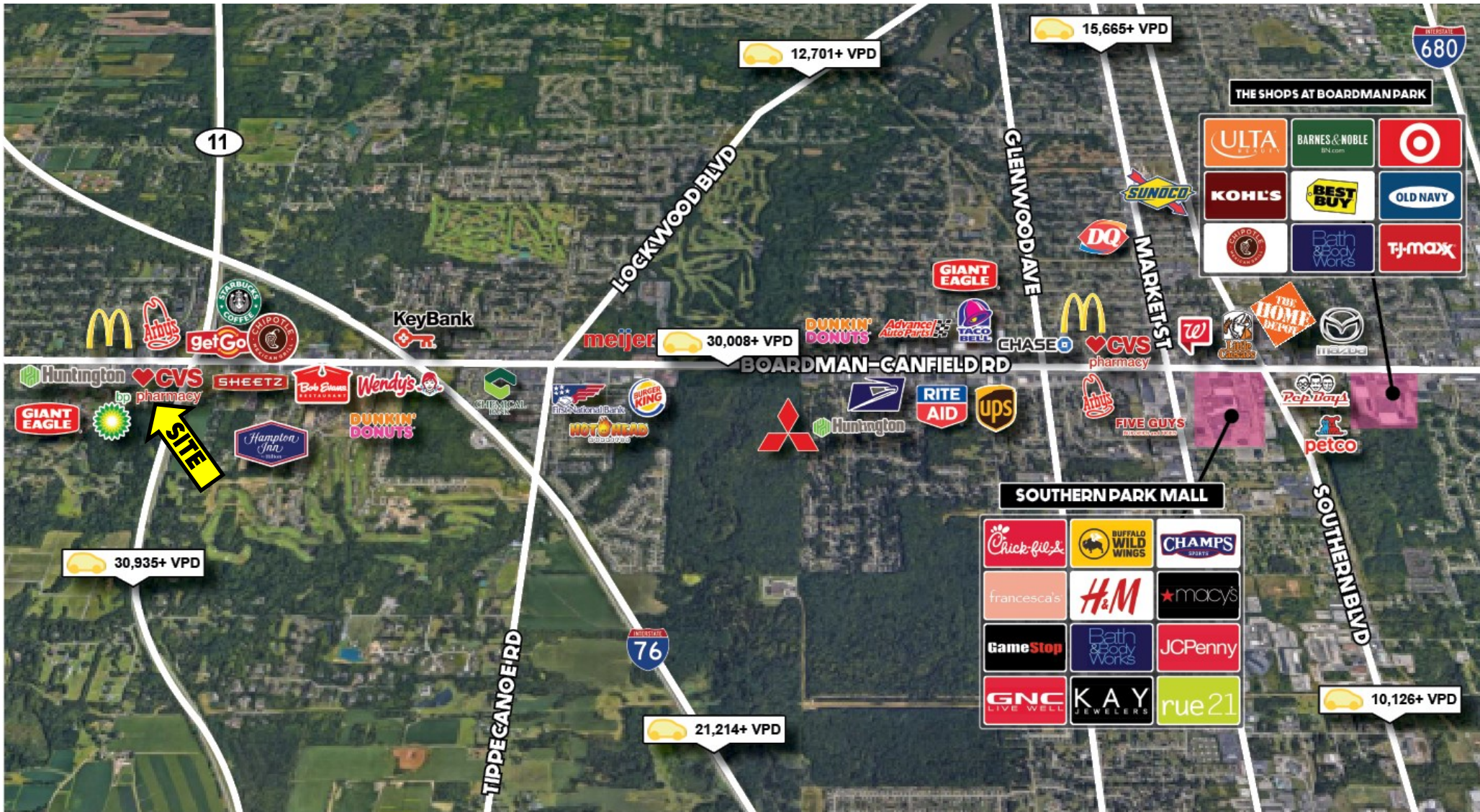
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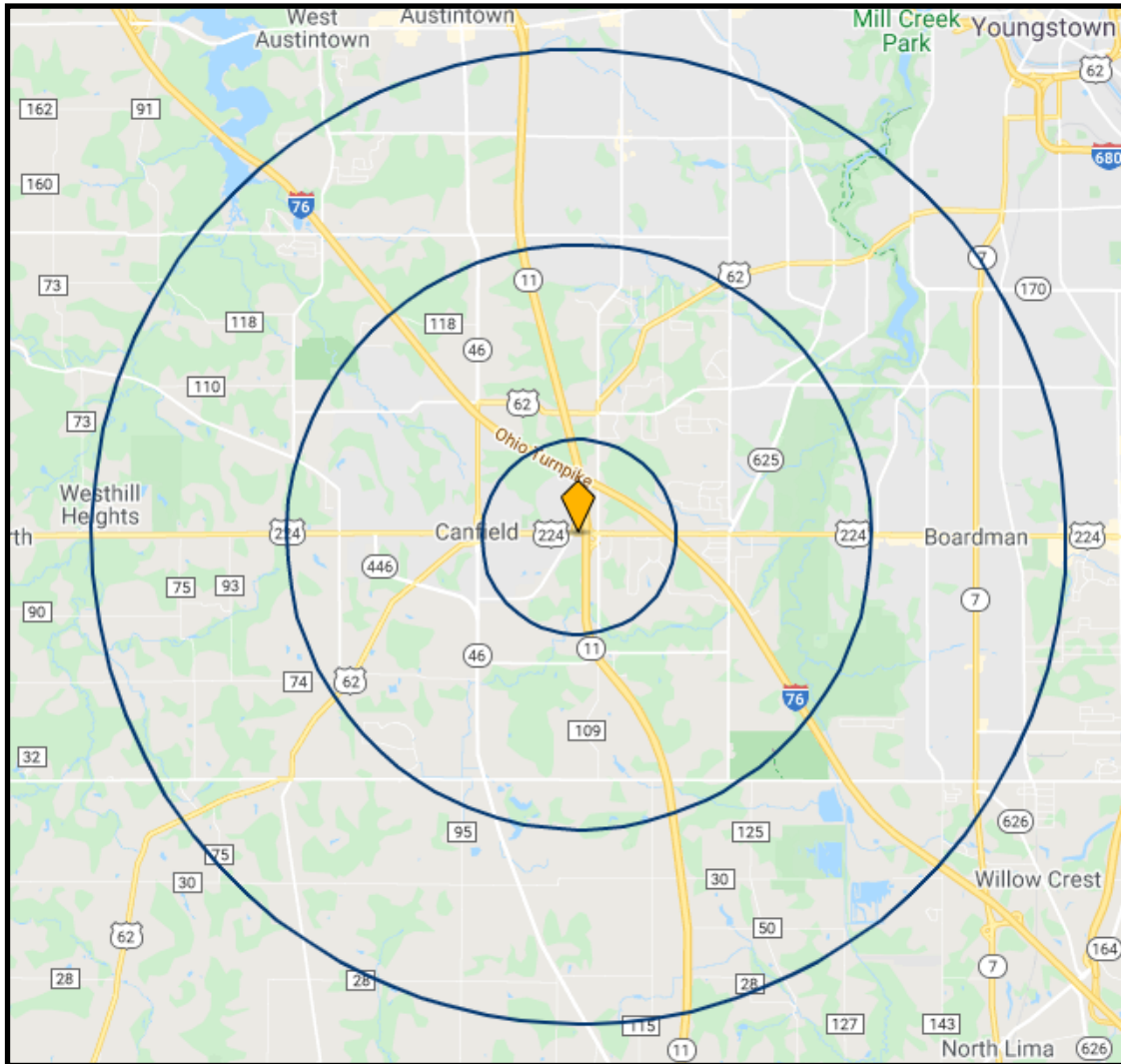
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	12,330	81,363	234,165
HOUSEHOLDS	5,203	34,949	96,449
MEDIAN AGE	46	45	44
AVERAGE HH INCOME	\$98,233	\$75,166	\$65,043

SITE INFORMATION	
LOCATION	Canfield City Mahoning County
FRONTAGE	240' on US 224
ZONING	B3 / R1
PARCEL	28-025-0-001, 002, 003
UTILITIES	All on site
ACREAGE	2.7 - 13.72 acres
REAL ESTATE TAXES	\$13,379/year
PRICE	\$1,500,000

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