

FOR SALE

LOCATION

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



CLEEVERAND Beachwood Parma Strongsville Valeev Valeev National Park Kent Falls Kent Falls Kent Cuyahoga Kent Falls Kent Kent Falls Kent Kent Falls Kent Ken

TRAFFIC East Main St = 16,020 VPD

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

CONTACT BILL KUTLICK 330.565.5701 bkutlick@platzrealtygroup.com

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AERIAL PICTURES



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SITE MAP

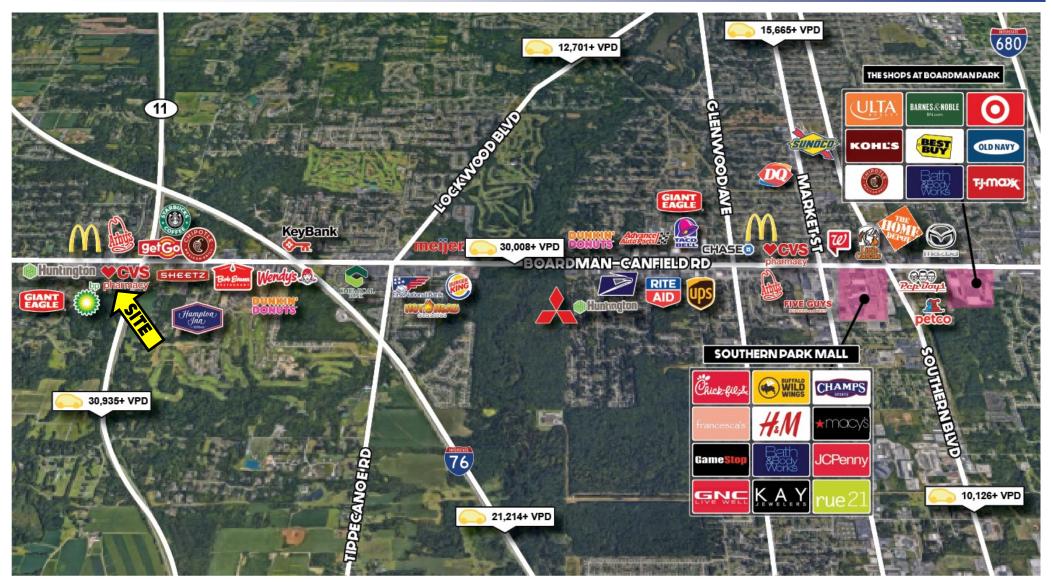


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PROPERTY DETAILS

West	Austintown		Mill Creek Youngstown Park
Austintown			Park
			62
162 91			
		a seal day	A 680
160			
73		62	
118	118		
	46		
110			
73	62		
	Ohionurn		
	Tumpike	625	
Westhill Heights			
th 24	Canteld (224)	52	24 Boardman (224)
	46		
75 93			
90			
	46 11		
74 (62)			
	109		
32			
			626
	95	125	
30		30	Willow Crest
62		50	
			7 (164)
28		28	
		115 12	7 143
		115 12	North Lima 626
			HUIT LINU (20)

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

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