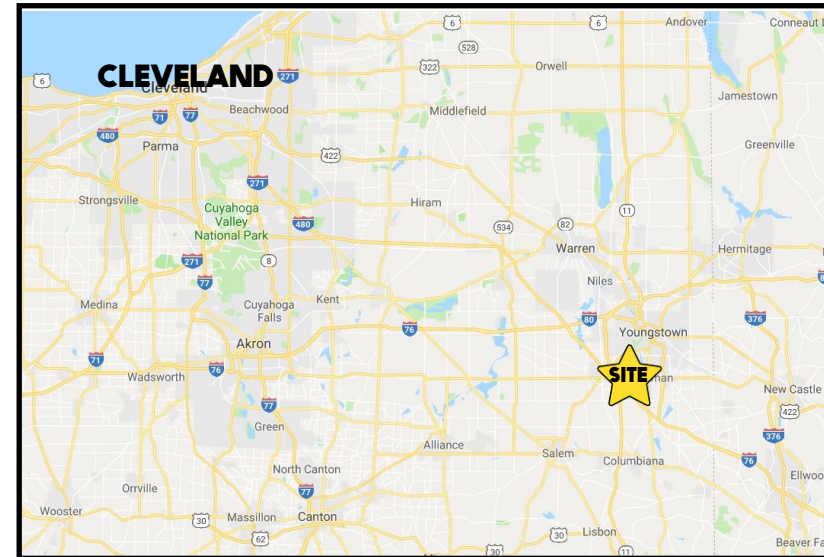


LOCATION

4242 Boardman Canfield Rd, Canfield, OH 44406



HIGHLIGHTS

- Prime development opportunity in Canfield, OH
- 12+ acres located less than 1 mile from Route 11 interchange
- Entrance to the site is at a signalized intersection
- Directly across from Westford Center (Kensington Golf, Courtyard by Marriot, Panera, etc.)
- Visibility from I-76

TRAFFIC

Boardman Canfield Rd = 29,660 VPD

CONTACT

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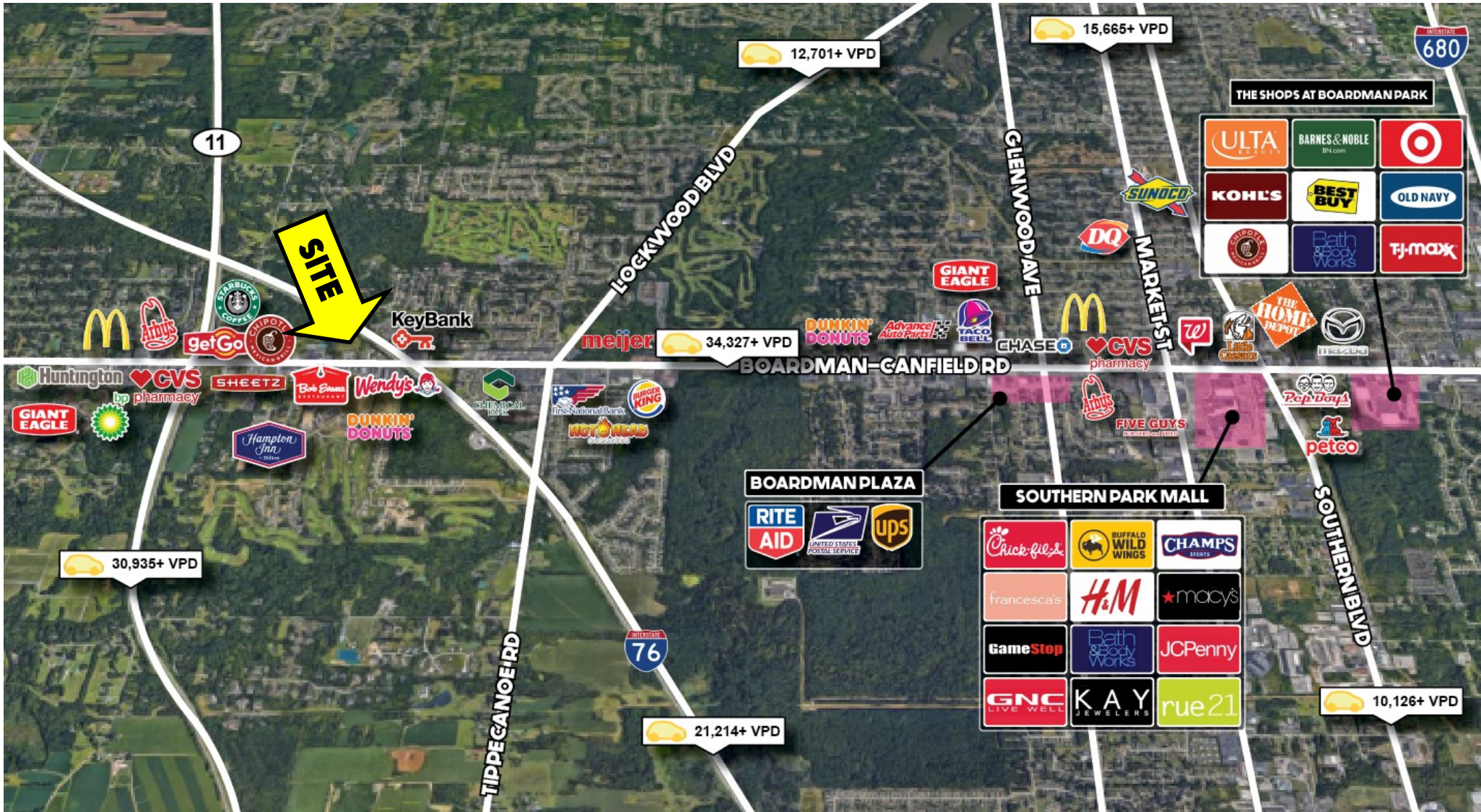
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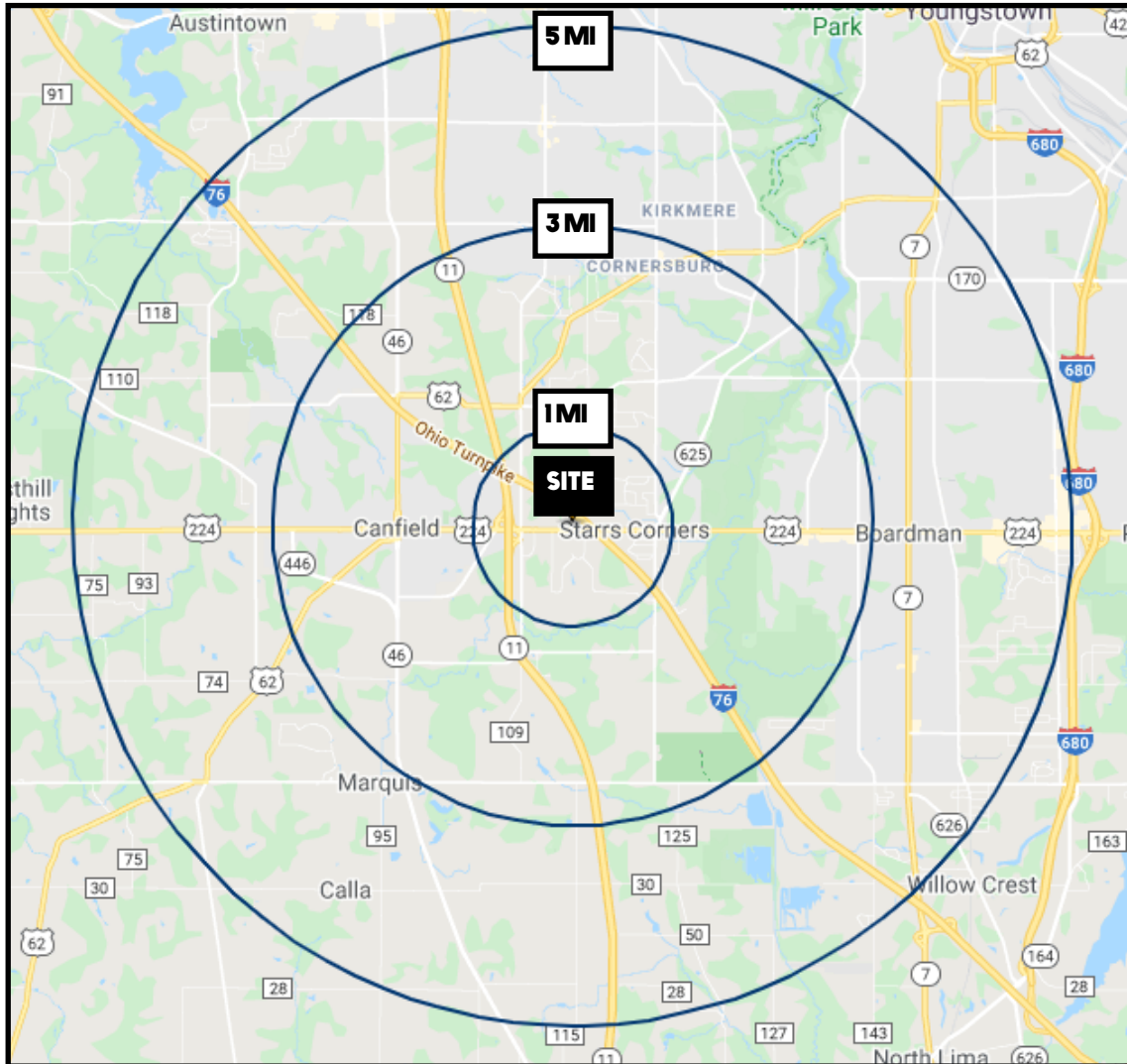
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	\$104,446	\$88,737	\$72,405

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Commercial land
ZONING	Business District
PARCEL	26-068-0-033
SIZE	Current building 5,880 SF
ACREAGE	12.35 acres (152' frontage)
REAL ESTATE TAXES	\$18,959/year
PRICE	\$2,900,000 REDUCED! \$2,400,000

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