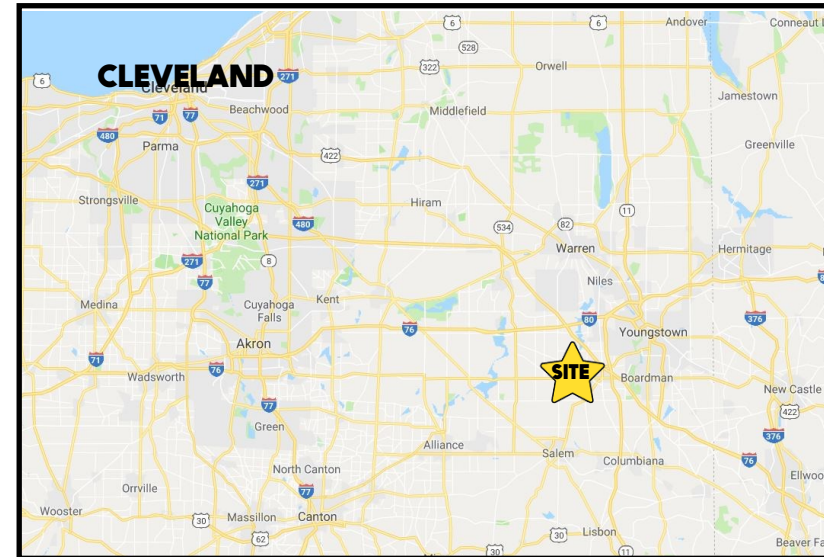


LOCATION

5201 Canfield Niles Rd, Canfield, OH 44406



HIGHLIGHTS

- Located at Addison Reserve on the corner of SR 46 & Herbert Rd / Shields Rd in Canfield Township
- High profile corner in an affluent neighborhood
- Established Canfield Intersection
- Strong adjacent retail / office tenants

TRAFFIC

SR 46 = 9,965 VPD
Shields Rd = 7,352 VPD

CONTACT

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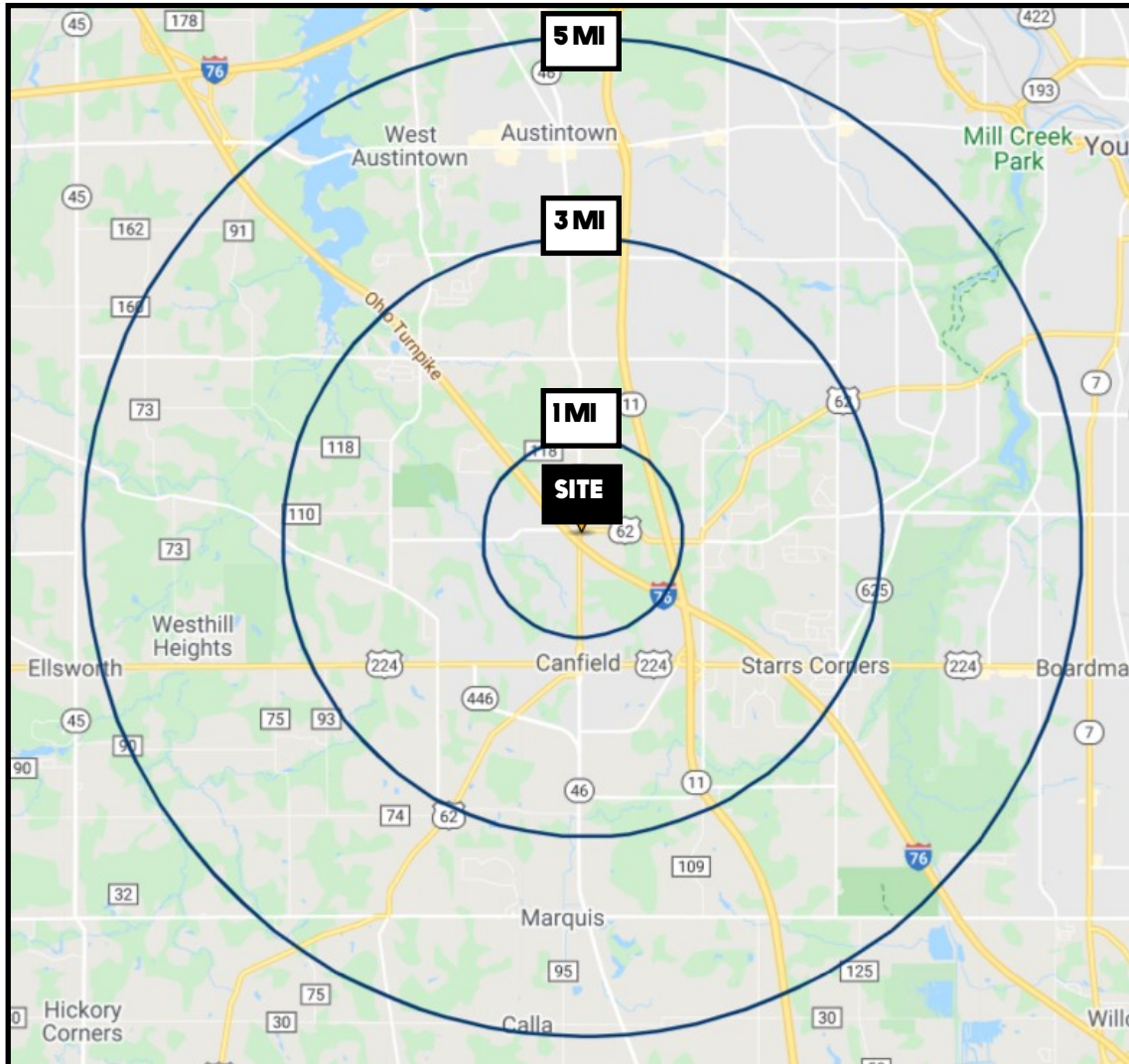
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,167	28,310	77,252
HOUSEHOLDS	1,211	11,499	33,167
MEDIAN AGE	47	46	45
AVERAGE HH INCOME	\$111,299	\$94,157	\$74,282

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Land
ZONING	Commercial
SIZE	.93 acres
UTILITIES	All utilities to site
REAL ESTATE TAXES	\$2,786/year (vacant land)
PRICE	\$399,000 Ground Lease: \$50,000/year

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