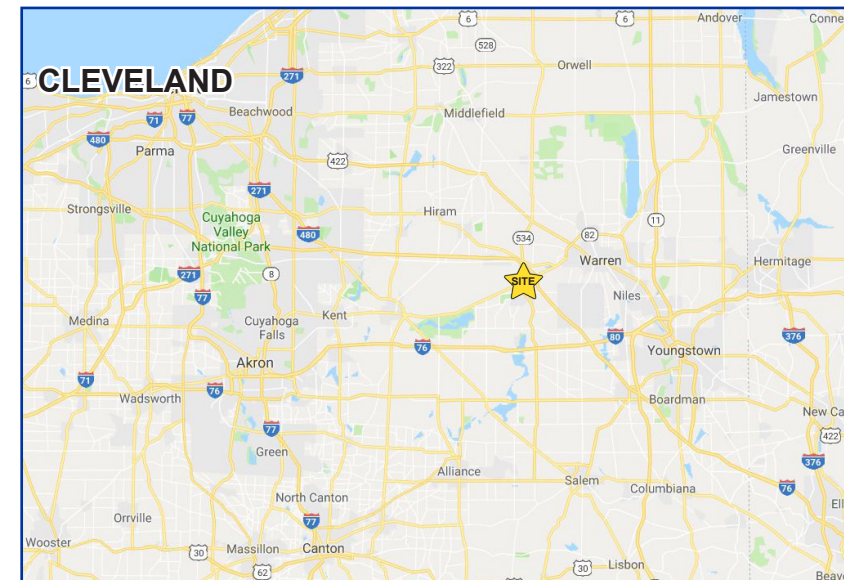


LOCATION

0 Broad St, Newton Falls, OH 44444



HIGHLIGHTS

- 6.015 Acres of land centrally located in Newton Falls
- Just West of high traffic SR-534 intersection
- Located on the Mahoning River
- Area surroundings include: Rite Aid, U.S. Bank, JPMorgan Chase, USPS, McDonald's, Taco Bell and more!
- Excellent development opportunities for emergency care center, car dealership, retail plaza or community center

TRAFFIC

West Broad St = 10,234 **VPD**

Ridge Rd = 5,388 **VPD**

I-80 = 39,358 **VPD**

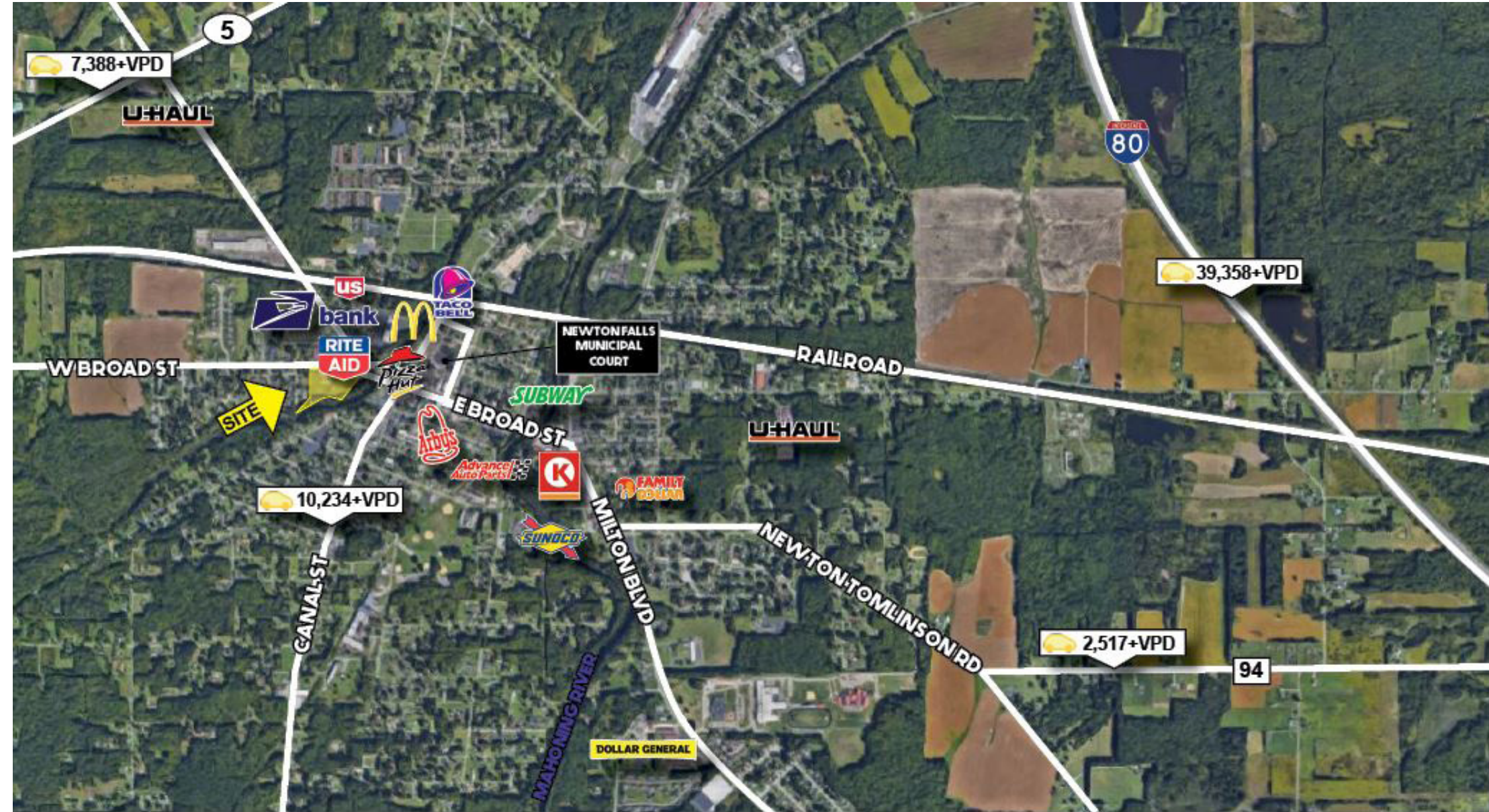
CONTACT

CHUCK JOSEPH
(330) 502-7807

cjoseph@platzrealtygroup.com

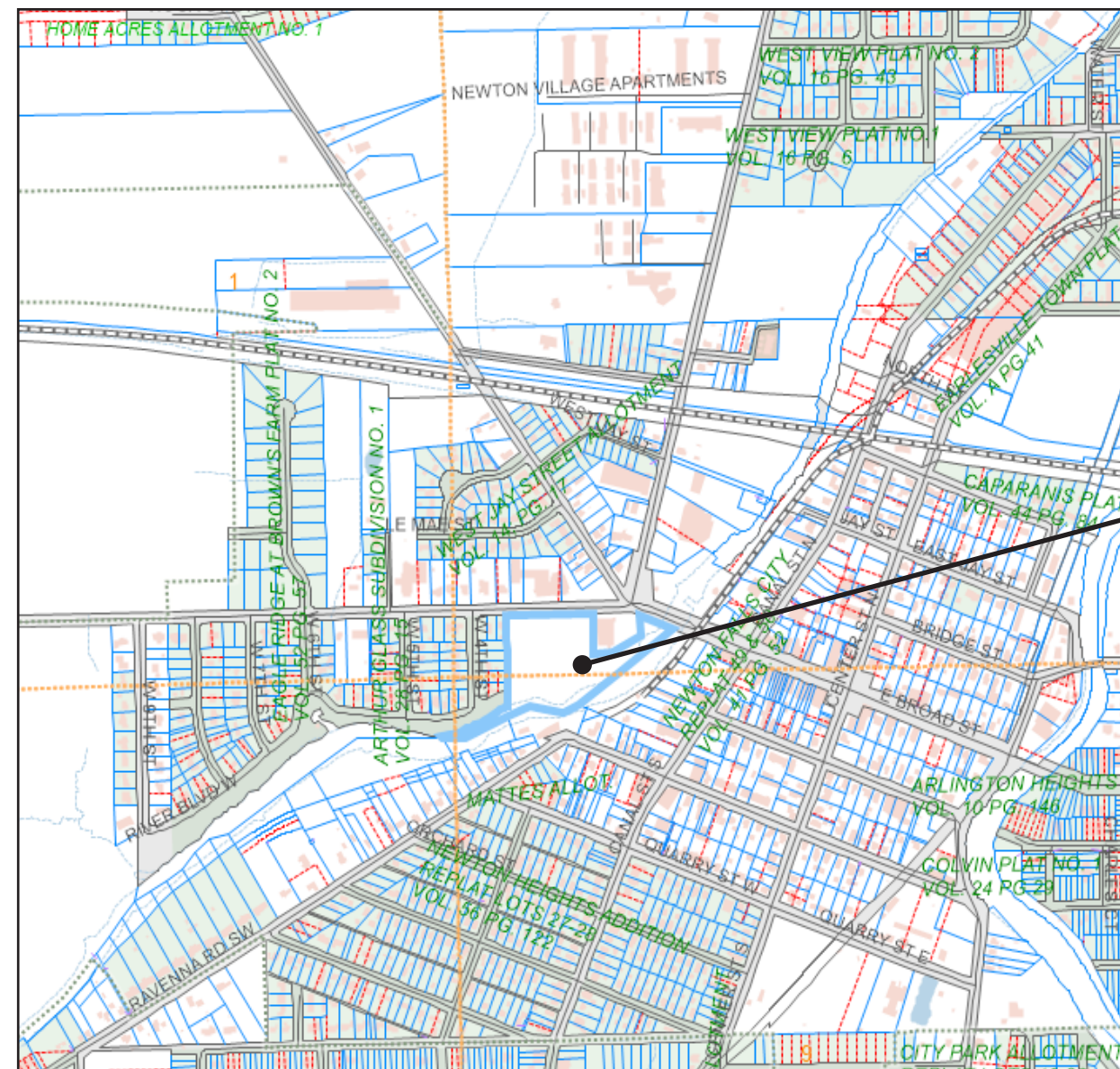
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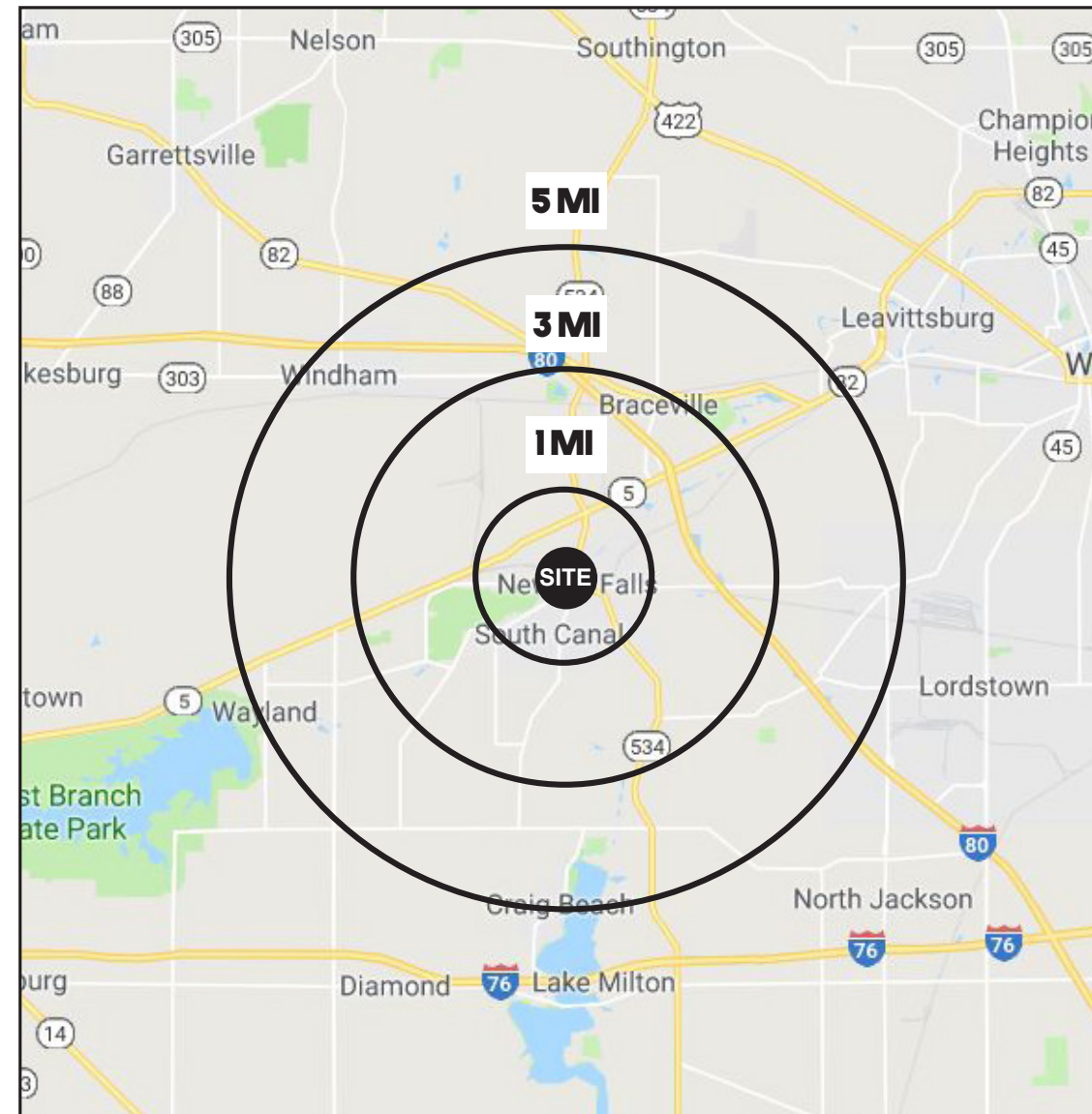
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- 6.015 Acres
- Zoned C-2 Highway Commercial
- Utilities available
- Municipal power available
- Local income tax = 1%
- Real estate taxes = \$601.22

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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,327	7,441	15,703
HOUSEHOLDS	2,271	3,079	6,210
AVERAGE AGE	41.70	42.10	41.50
MEDIAN HH INCOME	\$45,293	\$47,859	\$48,713
DAYTIME EMPLOYEES	1,451	2,173	2,929



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