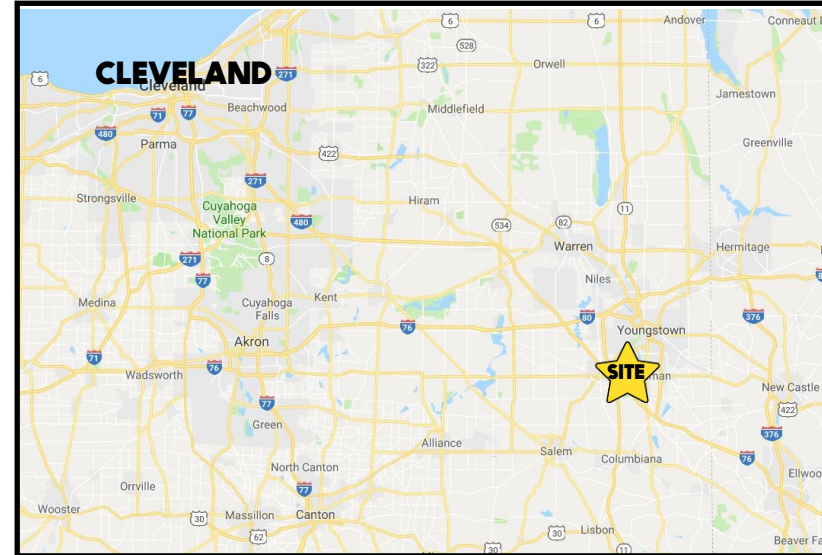


LOCATION

Boardman Canfield Rd, Canfield, OH 44406



TRAFFIC

Boardman Canfield Rd = 29,660 VPD

HIGHLIGHTS

- Prime development opportunity in Canfield, OH
- .617 acres (131' frontage)
- Less than 1 mile from Route 11 interchange - Starbucks/Chipotle
- Across from Westford Center (Kensington Golf, Courtyard by Marriot, Dunkin, Panera, etc.)
- High traffic location on US 224

CONTACT

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DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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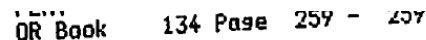
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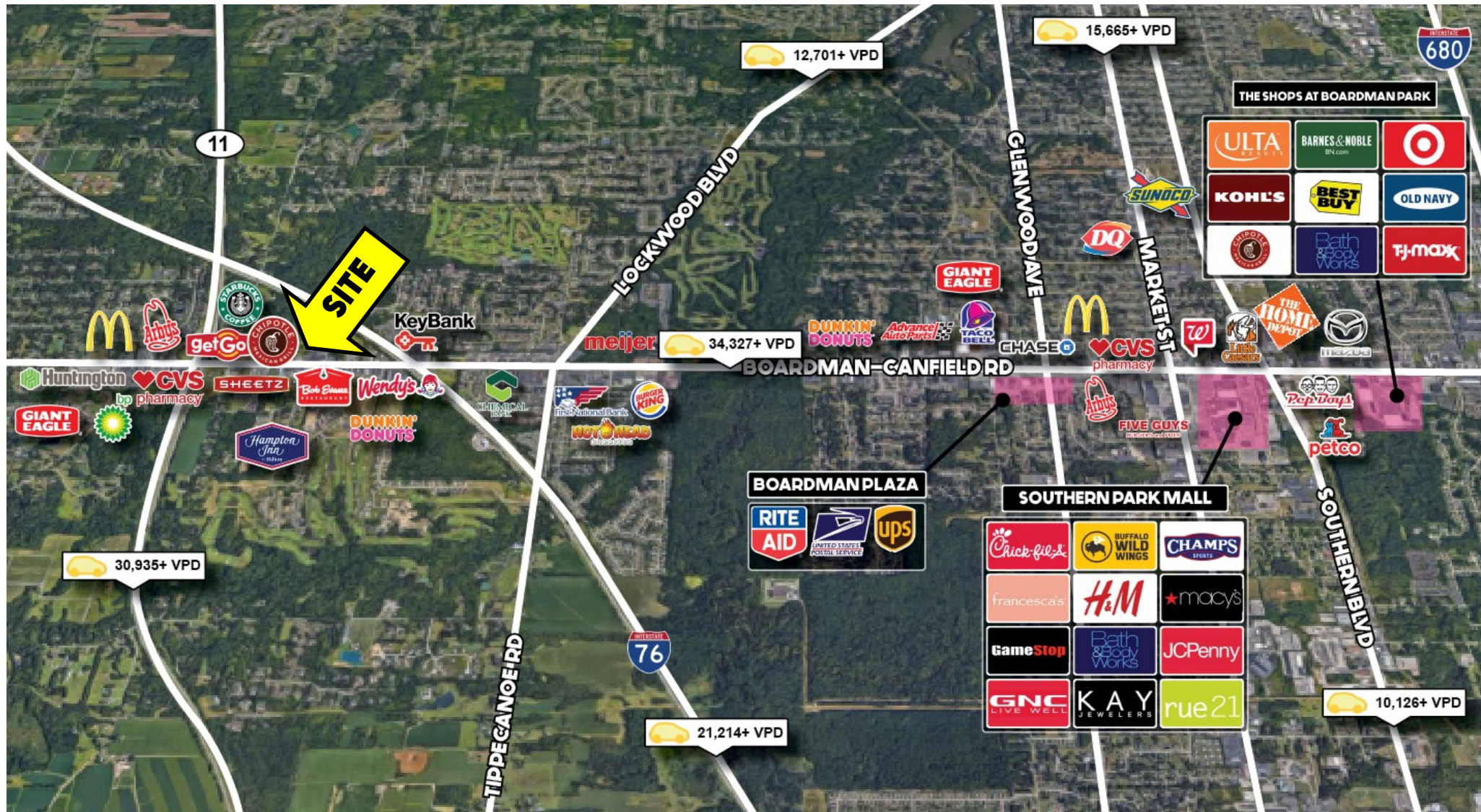
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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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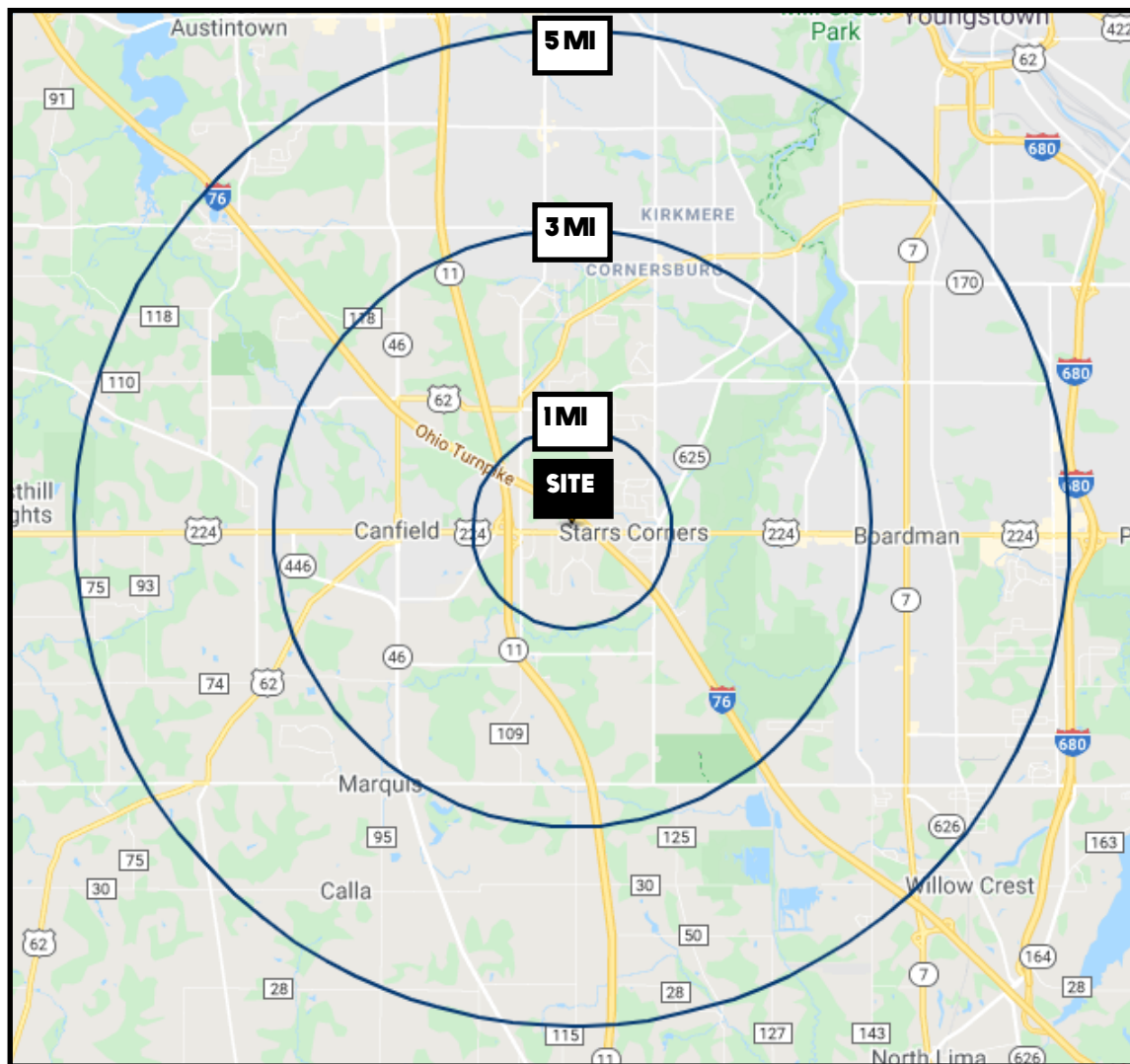
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-------------------|-----------|----------|----------|
| POPULATION | 3,287 | 29,951 | 93,590 |
| HOUSEHOLDS | 1,611 | 12,844 | 40,199 |
| MEDIAN AGE | 45 | 46 | 44 |
| AVERAGE HH INCOME | \$104,446 | \$88,737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

| SITE INFORMATION | |
|-------------------|--------------------------------------|
| LOCATION | Canfield Township Mahoning County |
| PROPERTY TYPE | Commercial land |
| ZONING | Business |
| PARCELS | 26-071-0-020.01 |
| UTILITIES | All utilities |
| ACREAGE | .617 acres (131.4' x 204.5') |
| REAL ESTATE TAXES | \$2,594/year |
| PRICE | \$749,000 |

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