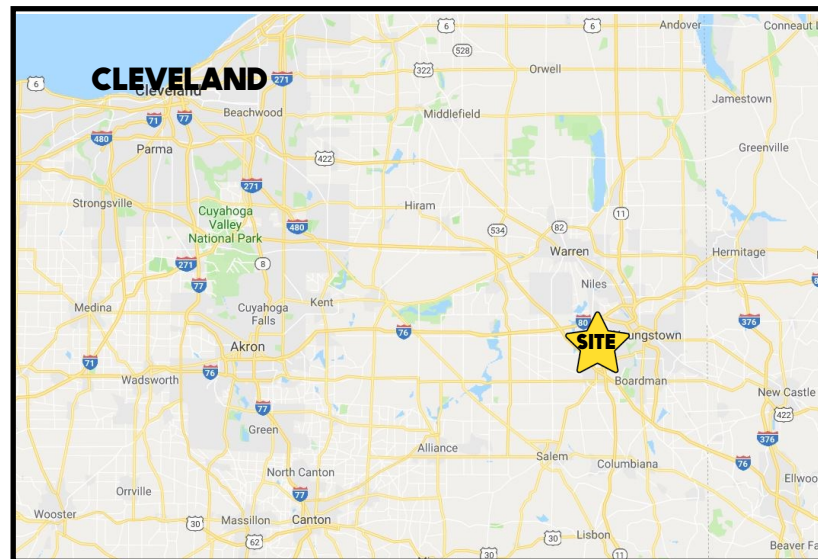


LOCATION

3507 Canfield Rd, Youngstown, OH 44511



HIGHLIGHTS

- Small office / retail plaza with 11 suites
- Heavy daytime traffic and pylon sign
- Located near SR 62 and Tippecanoe intersection in Cornersburg by Walgreens, Family Dollar, DQ, USPS, Dunkin, Farmers, & Sparkle

TRAFFIC

Tippecanoe Rd = 11,616 VPD
Canfield Rd = 8,866 VPD

CONTACT

ADAM DIVELBISS

501.551.3817 adivelbiss@platzrealtygroup.com

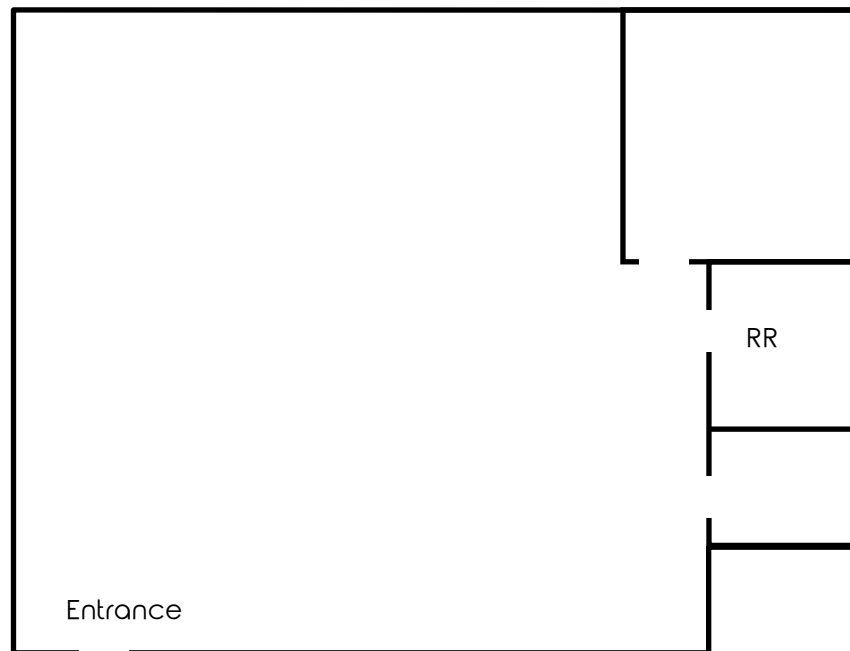
MATT WILSON

330.347.9677 mwilson@platzrealtygroup.com

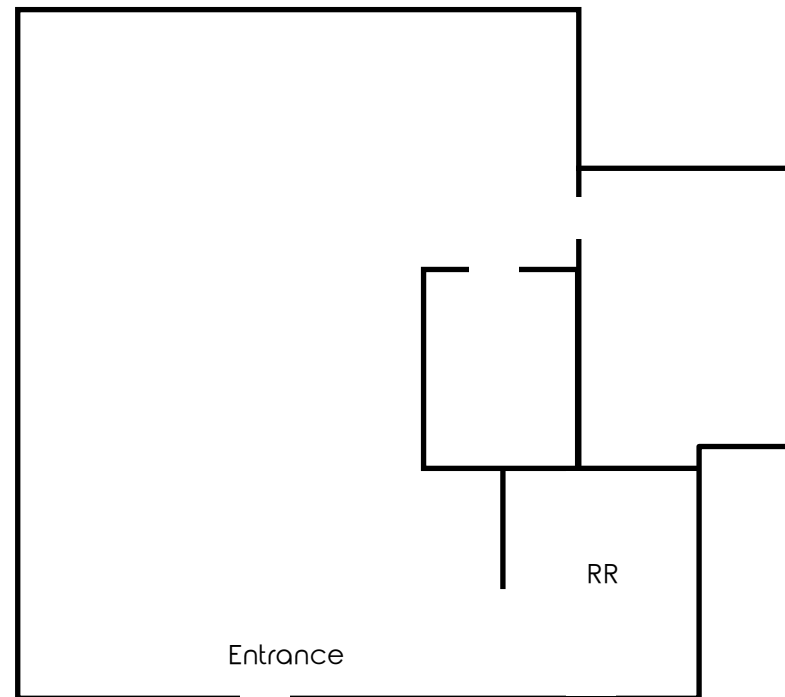
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Unit 3

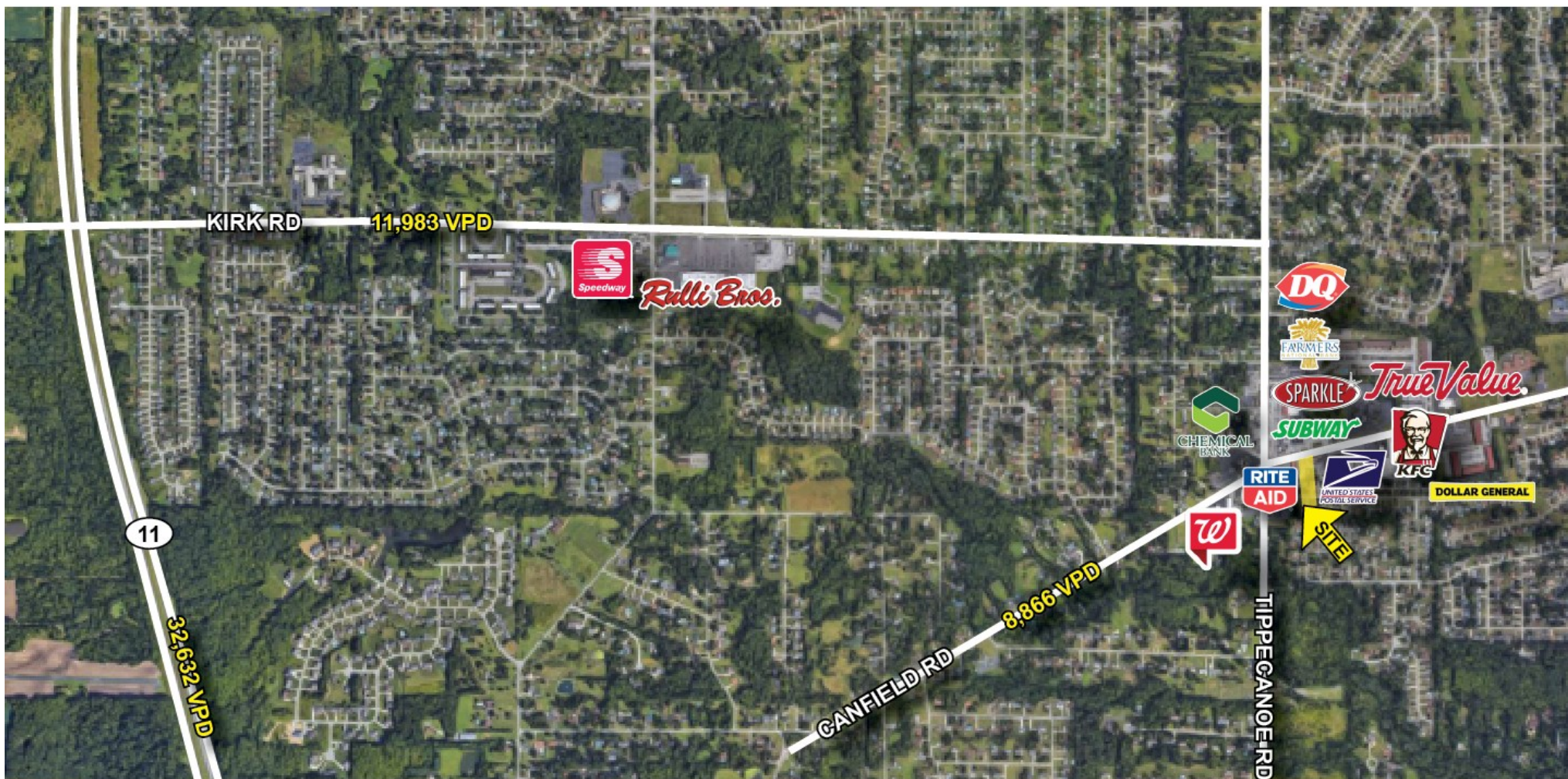


Unit 6



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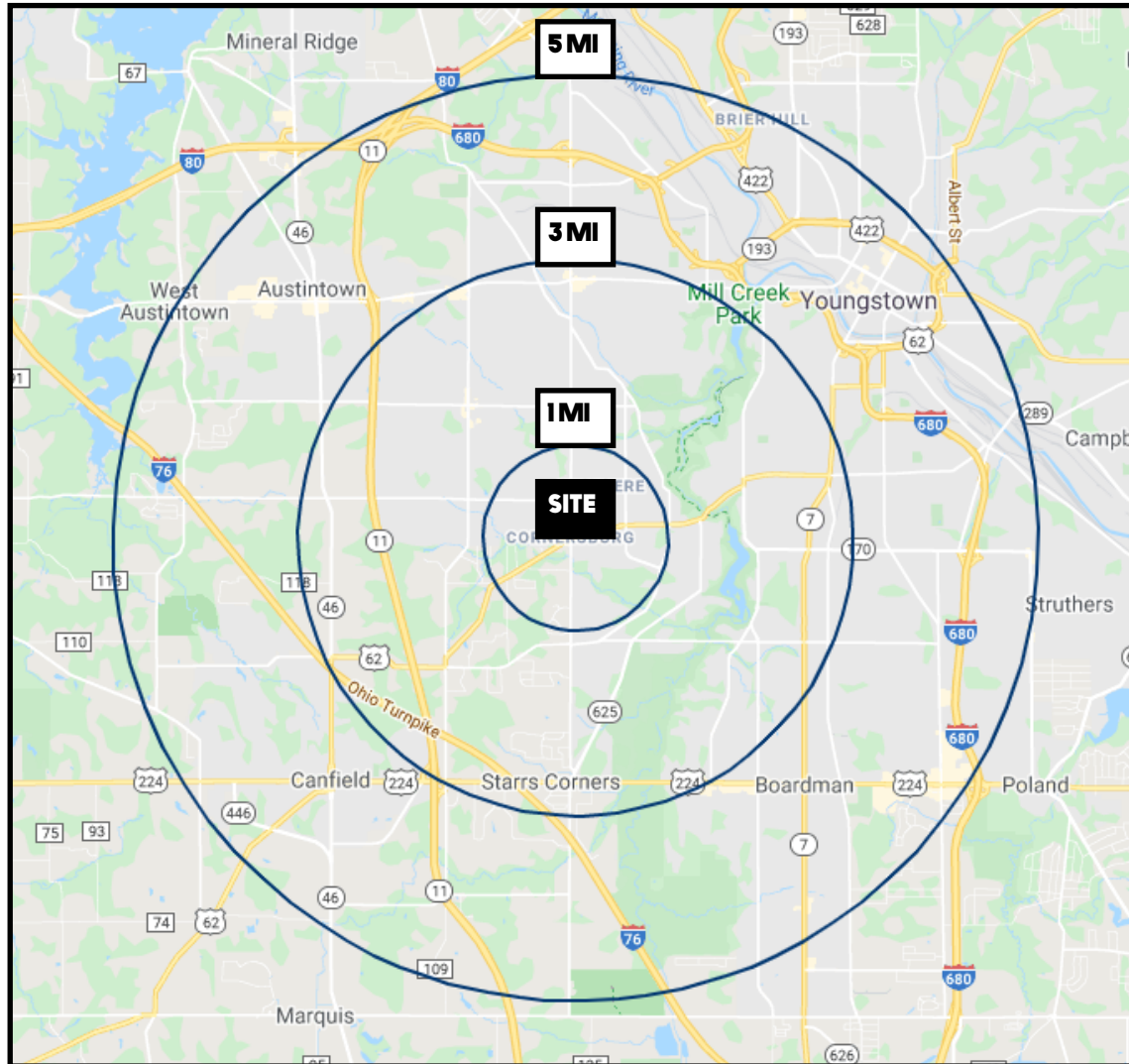
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,601	61,544	130,362
HOUSEHOLDS	3,413	26,860	55,221
MEDIAN AGE	48	43	42
AVERAGE HH INCOME	\$67,314	\$63,303	\$63,222

SITE INFORMATION	
LOCATION	Youngstown City Mahoning County
PROPERTY TYPE	Retail / Office
ZONING	MU-C Community
YEAR RENOVATED	1995
HVAC	Individual forced air + Rooftop A/C
AVAILABLE UNITS	Unit 3: 744 SF; \$700/month Unit 6: 576 SF; \$550/month

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