

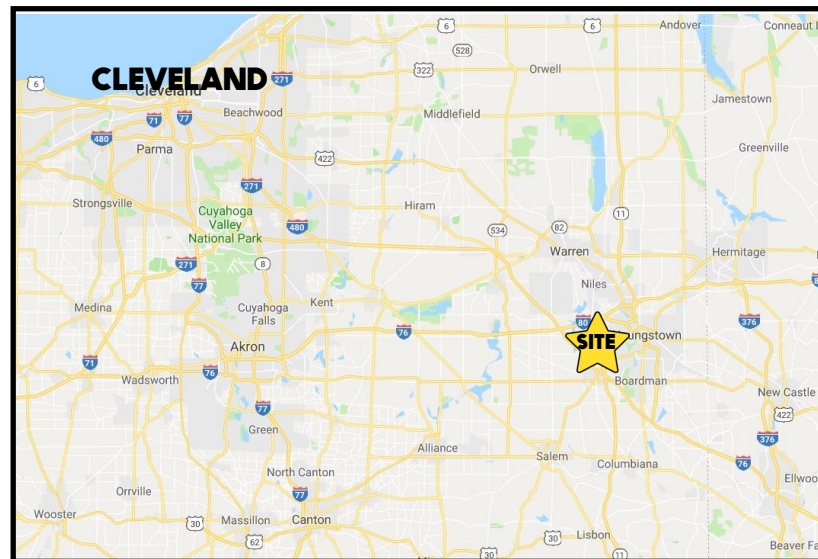
LOCATION

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 Rite Aid, Walgreens, Dollar General, DQ, Subway, USPS, Dunkin, Farmers, Sparkle, & TrueValue



TRAFFIC

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

CONTACT

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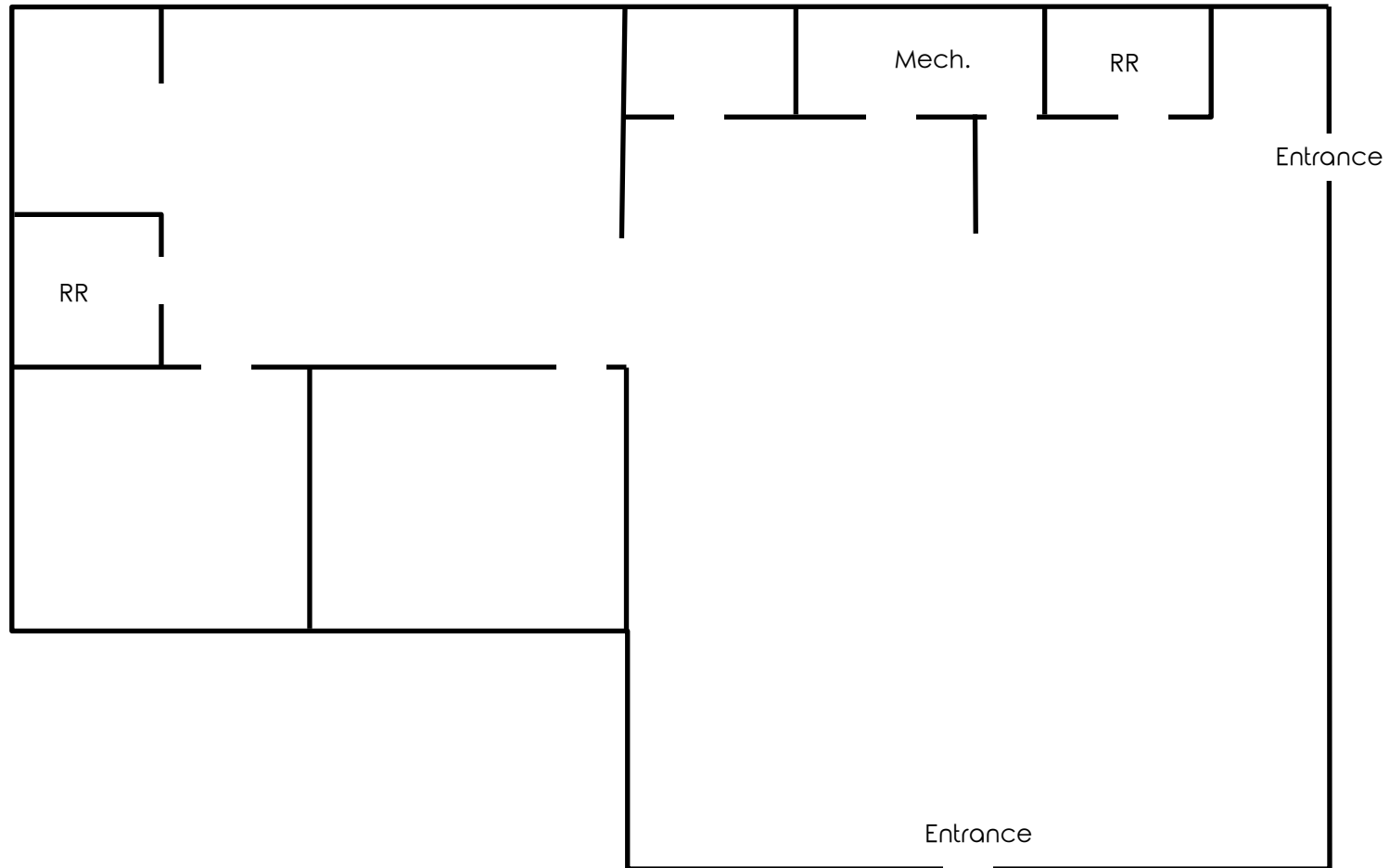
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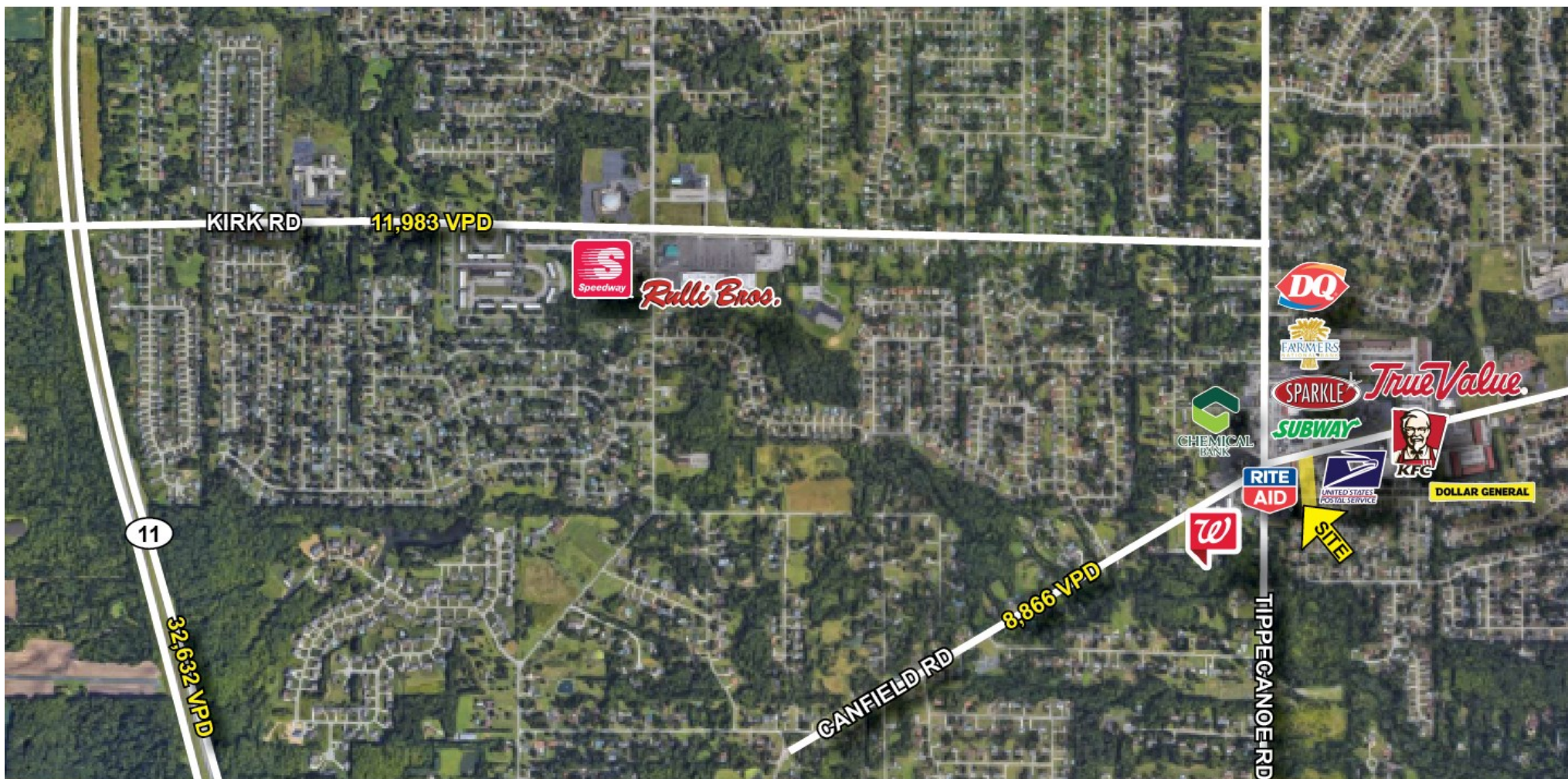
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Unit 7



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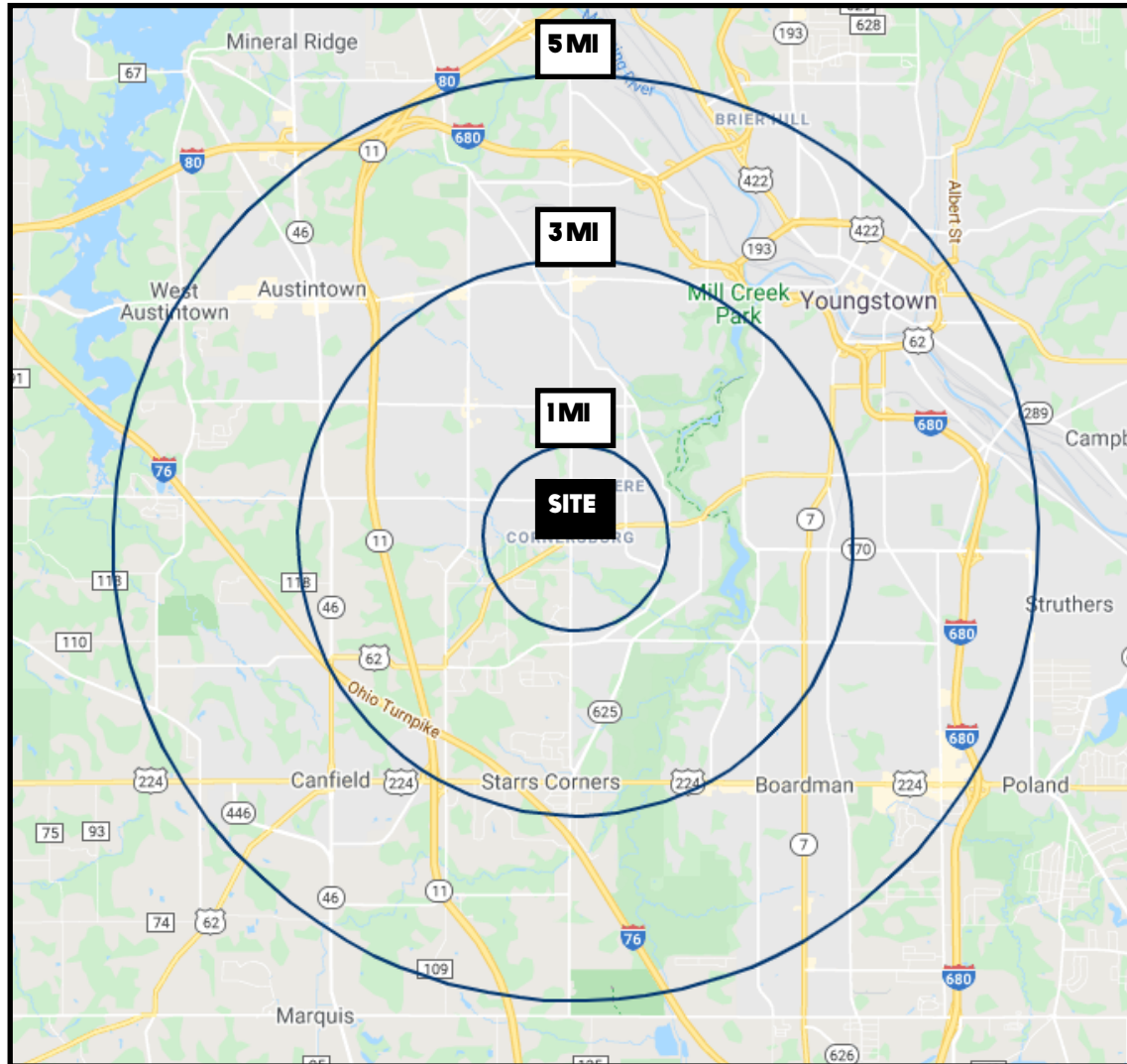
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,601	61,544	130,362
HOUSEHOLDS	3,413	26,860	55,221
MEDIAN AGE	48	43	42
AVERAGE HH INCOME	\$67,314	\$63,303	\$63,222

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 7: 1,242 SF
RENT	\$10.00/SF Gross Plus utilities

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