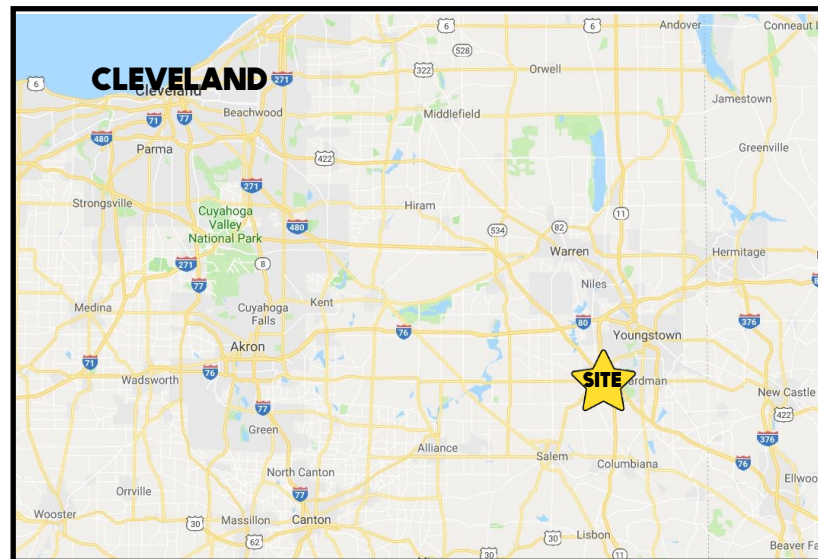


## LOCATION

4500 Boardman Canfield Rd, Canfield, OH 44406



## TRAFFIC

Boardman Canfield Rd = 29,660 VPD  
Raccoon Rd = 8,051 VPD

## HIGHLIGHTS

- Premium location on US 224, 1/2 mile east of SR 11
- One story building with walkout basement
- 40 + parking spaces
- 3+ acres with 236' frontage
- Can be used as retail, office, or warehouse

## CONTACT

**DON THOMAS**

501.269.3827

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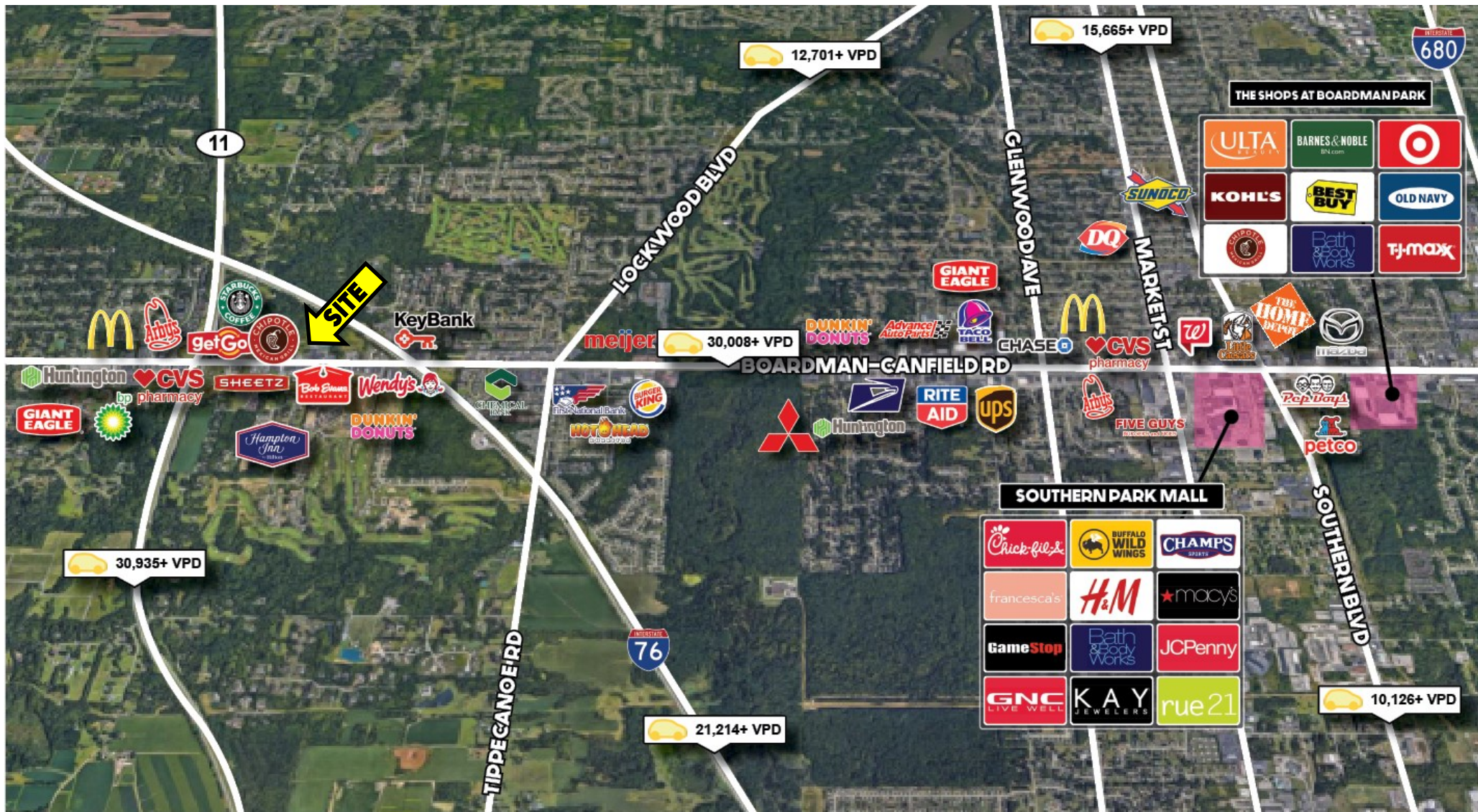




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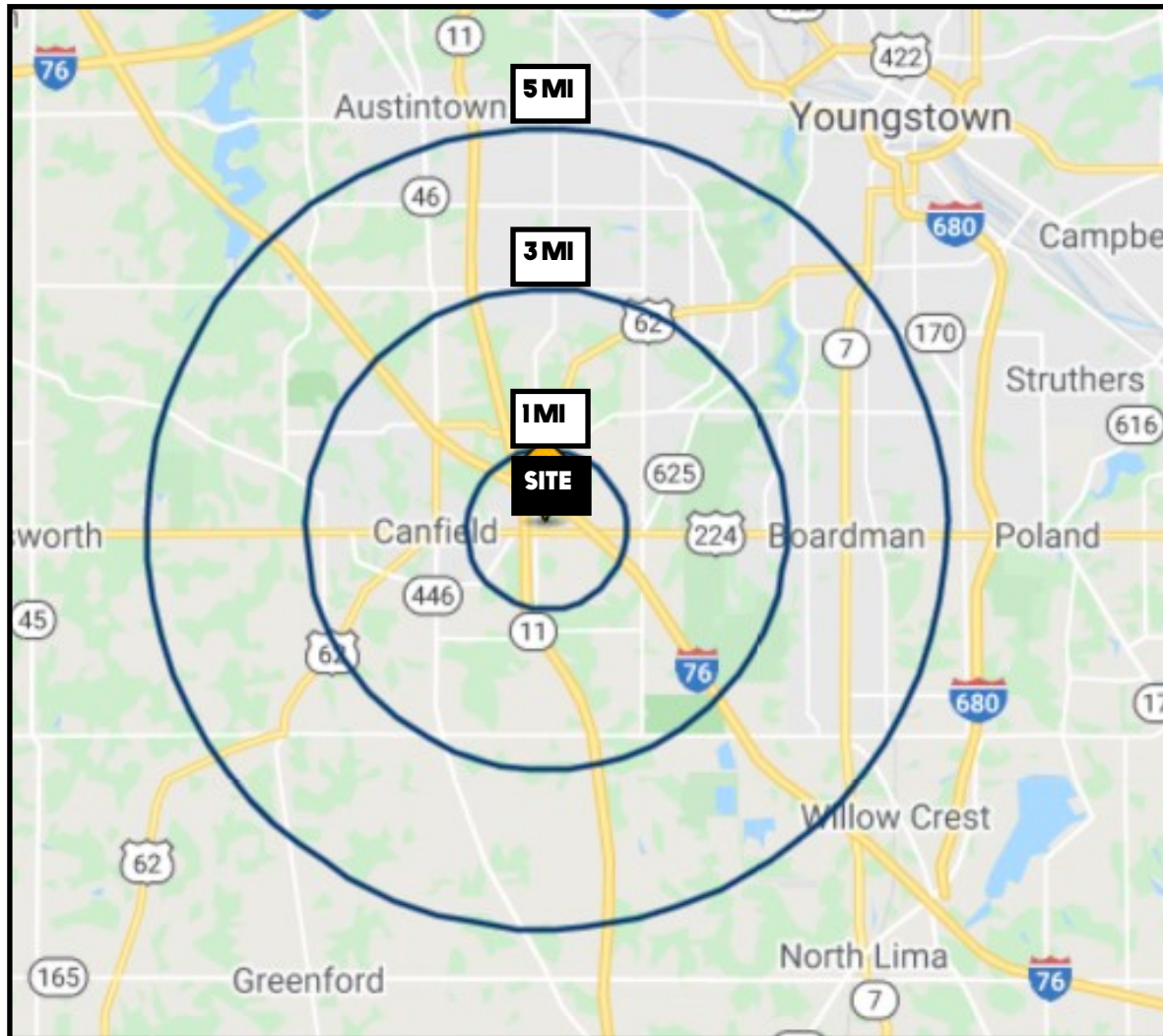
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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,570	27,204	88,505
<b>HOUSEHOLDS</b>	1,530	11,448	38,032
<b>AVERAGE AGE</b>	43	43	43
<b>MEDIAN HH INCOME</b>	\$78,265	\$75,387	\$56,952

SITE INFORMATION	
<b>LOCATION</b>	Canfield Township Mahoning County
<b>PROPERTY TYPE</b>	Retail / Flex / Office
<b>PARKING</b>	40+ shared spaces
<b>RENOVATED</b>	2022
<b>AVAILABLE</b>	First Floor: 3,200 SF Rent: \$10.00/SF Gross  *Side entrance

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