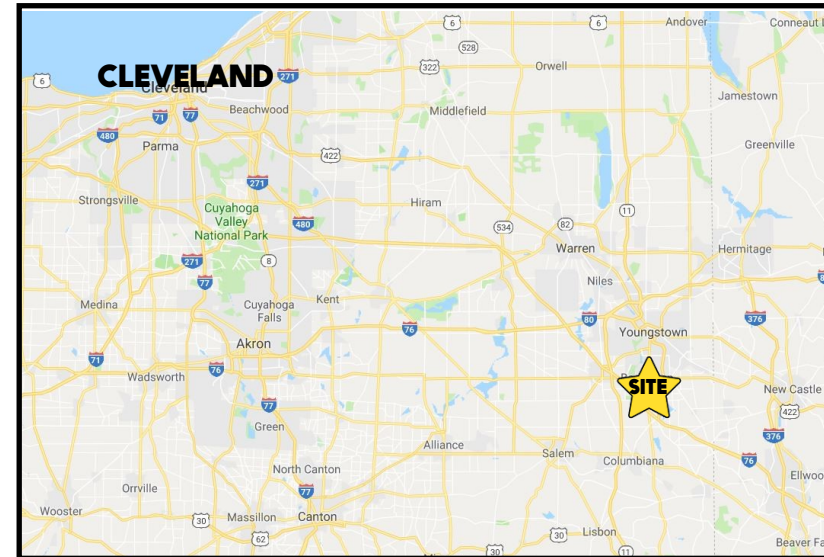


## LOCATION

1195 East Western Reserve Rd, Poland, OH 44514



## HIGHLIGHTS

- 2.876 acres
- 191' x 592'
- Excellent adjacent properties
- High traffic location with quick access to I-680 and OH turnpike

## TRAFFIC

East Western Reserve Rd = 10,470 VPD

## CONTACT

**DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

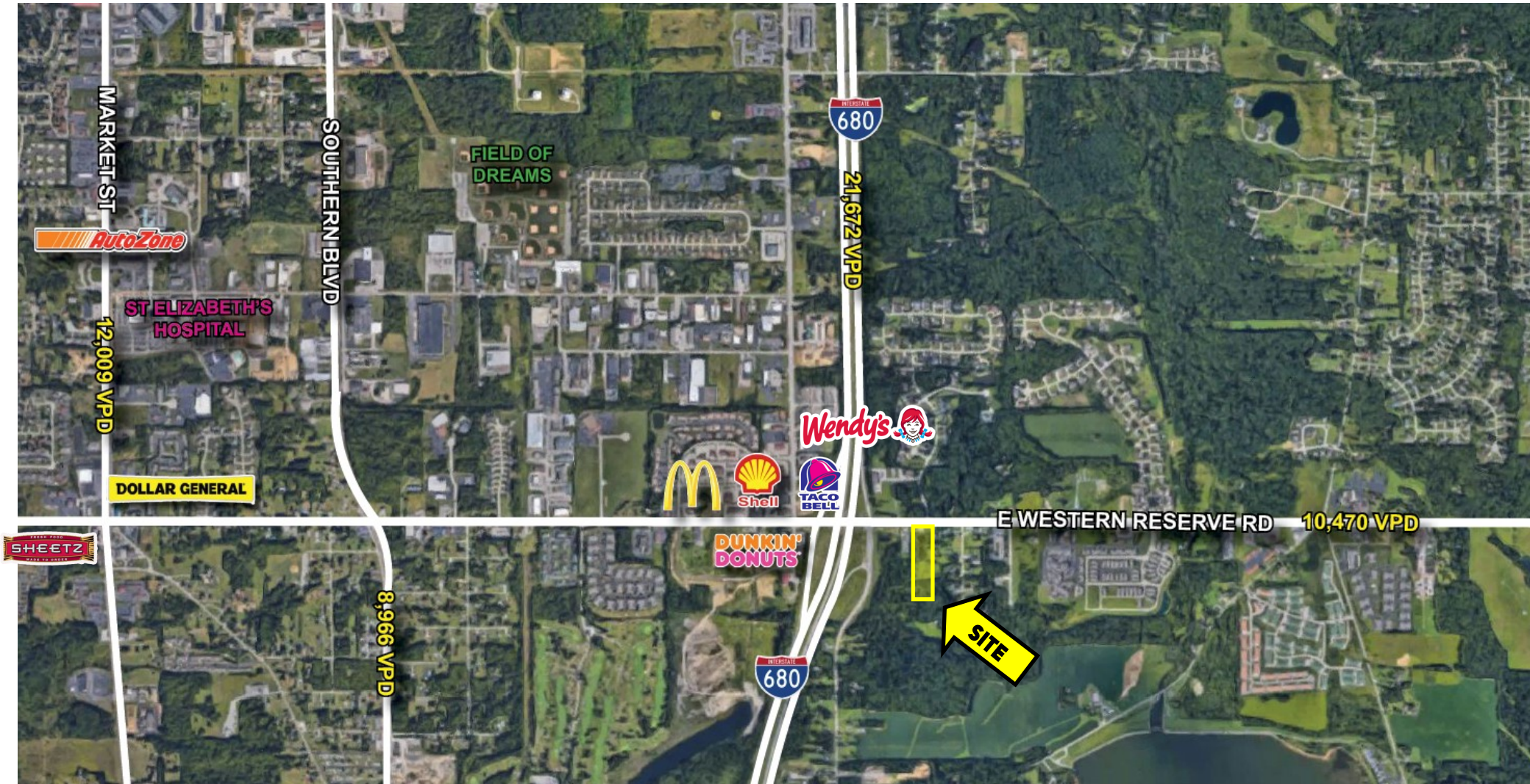
Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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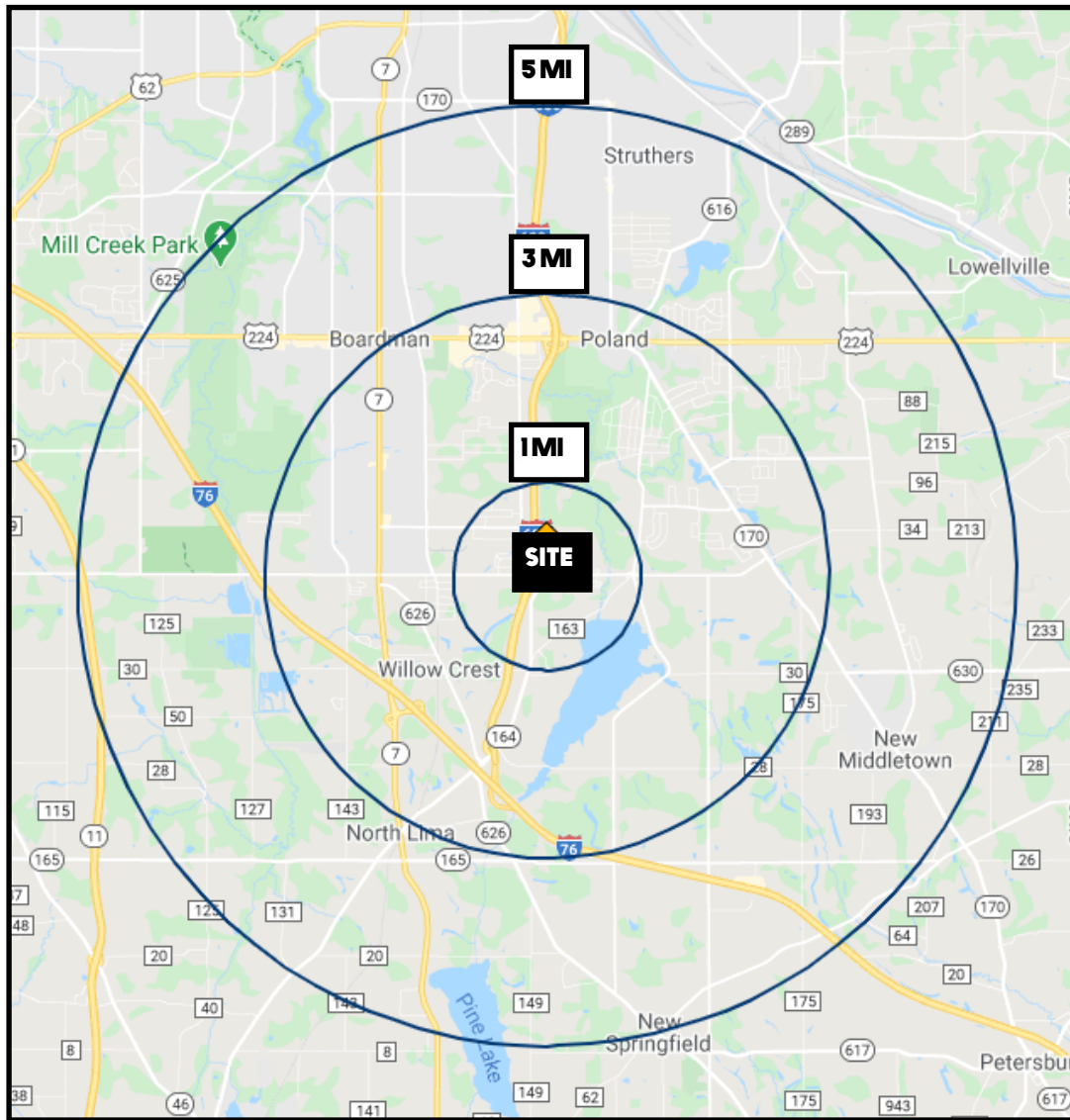
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| DEMOGRAPHICS            | 1 MI     | 3 MI     | 5 MI     |
|-------------------------|----------|----------|----------|
| <b>POPULATION</b>       | 2,133    | 21,965   | 68,926   |
| <b>HOUSEHOLDS</b>       | 918      | 9,222    | 29,188   |
| <b>MEDIAN AGE</b>       | 52       | 49       | 46       |
| <b>MEDIAN HH INCOME</b> | \$64,032 | \$77,960 | \$62,134 |

**SITE INFORMATION**

|                          |  |
|--------------------------|--|
| <b>LOCATION</b>          | Springfield Township<br>Mahoning County    |
| <b>PROPERTY TYPE</b>     | Office / Land                              |
| <b>ZONING</b>            | Commercial                                 |
| <b>PARCEL</b>            | 01-216-0-013 / 014                         |
| <b>UTILITIES</b>         | Well / septic*<br>*needs repaired/replaced |
| <b>ACREAGE</b>           | 2.876 acres (191' x 592')                  |
| <b>REAL ESTATE TAXES</b> | \$1,561.10/year                            |
| <b>PRICE</b>             | \$287,600                                  |

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