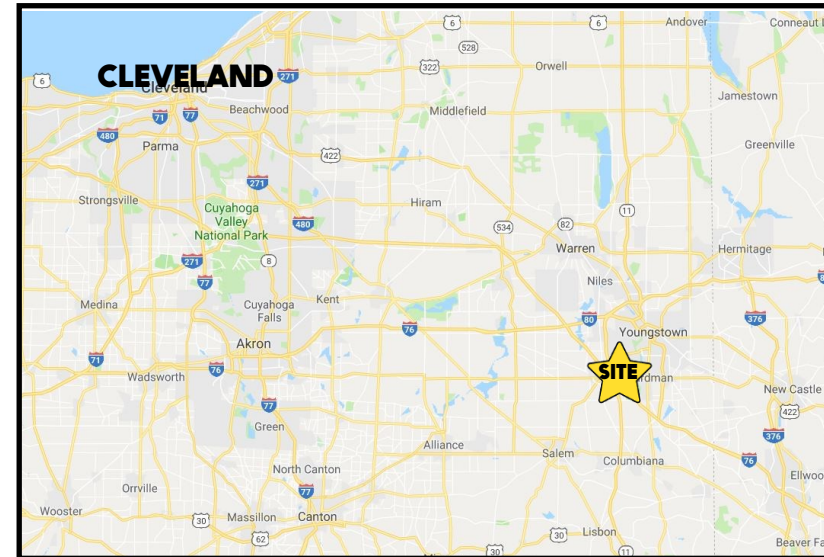


LOCATION

6407 Raccoon Rd, Canfield, OH 44406



HIGHLIGHTS

- Proposed redevelopment on 2 acres
- Located in Canfield Township, adjacent to Get Go, Starbucks, & Chipotle
- High exposure location; easy access to US 224 & SR 11
- Retail, office, flex space available

TRAFFIC

Raccoon Rd = 8,051 VPD
Boardman Canfield Rd = 30,008 VPD

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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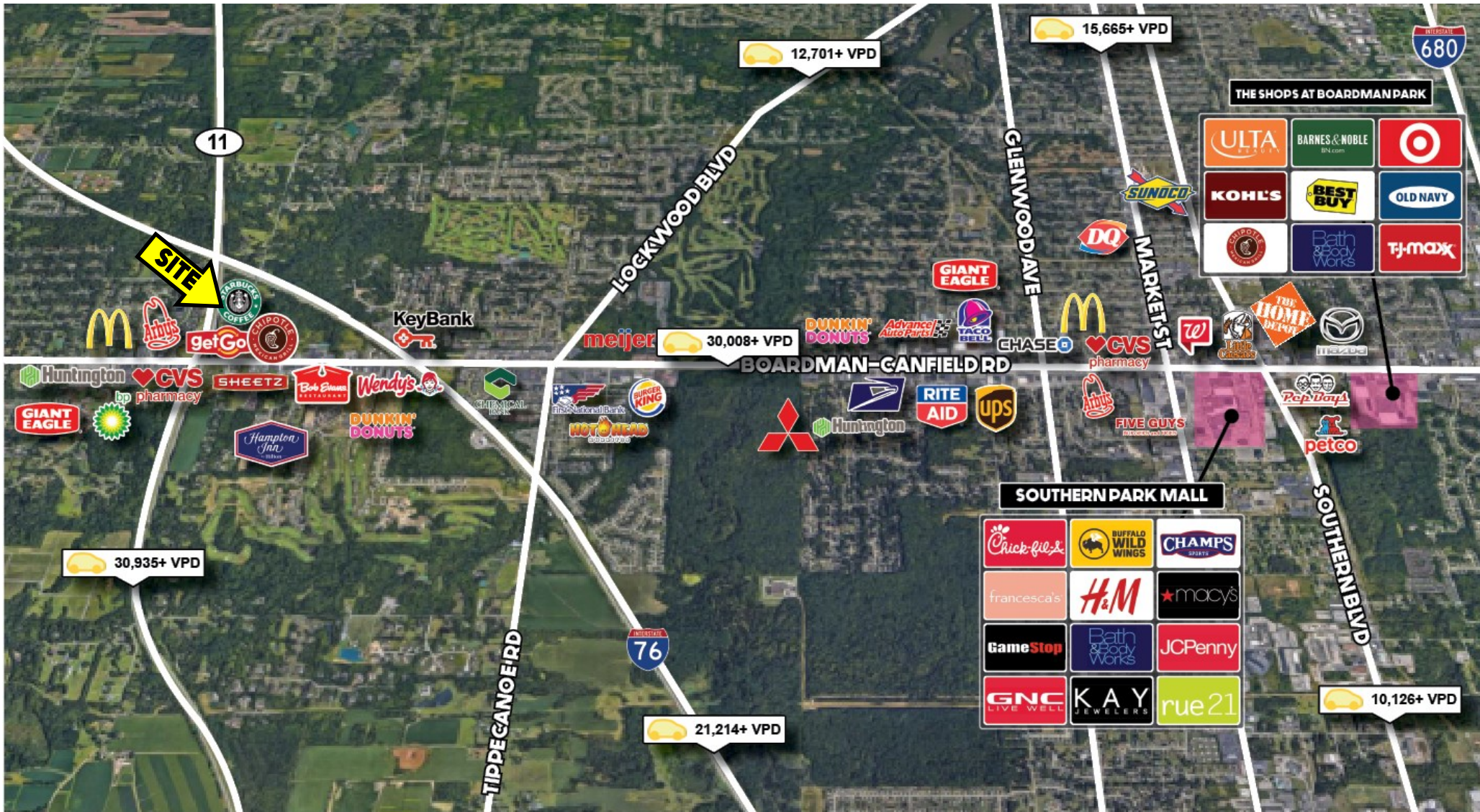
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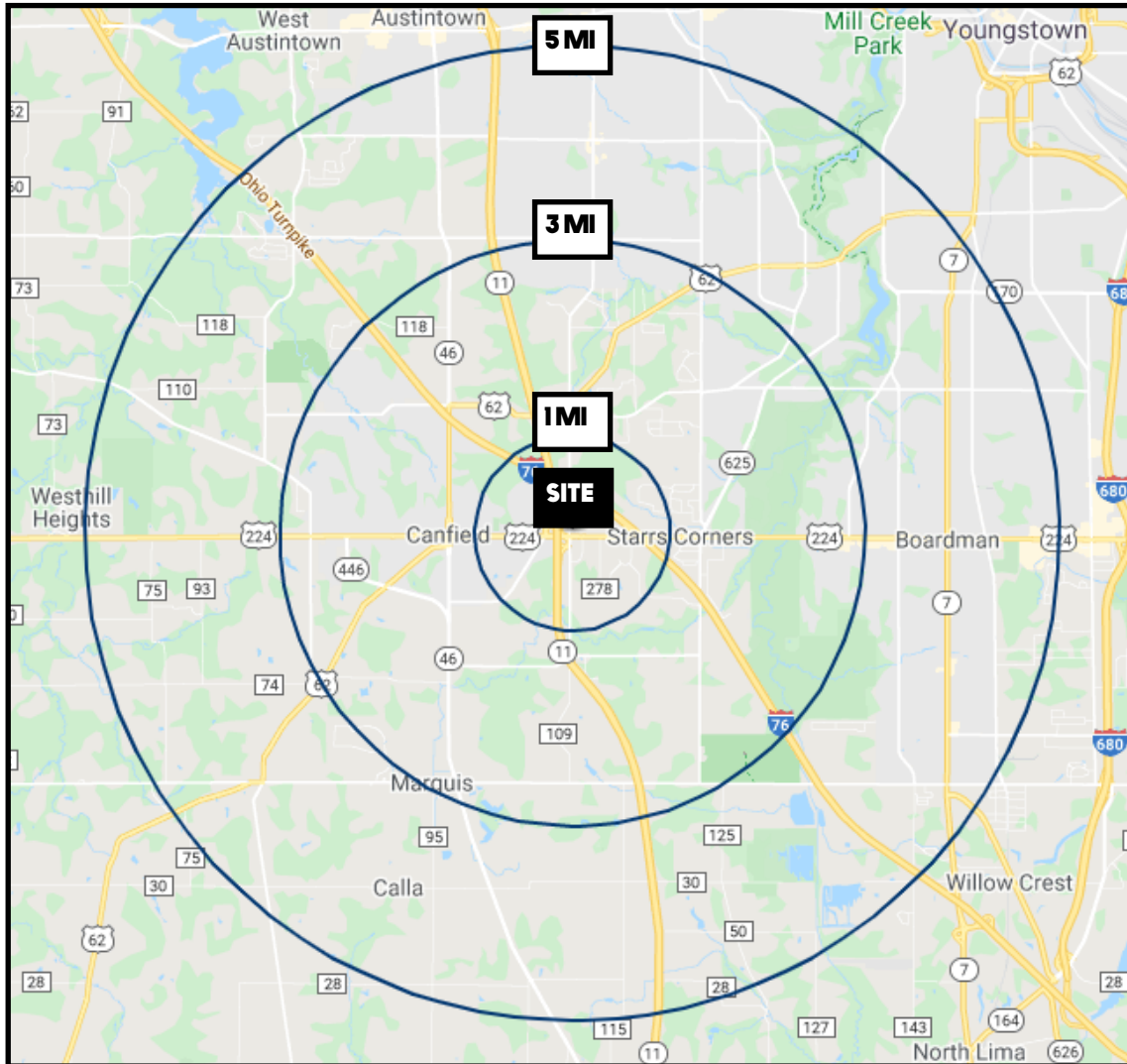
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,405	25,503	85,819
HOUSEHOLDS	1,469	10,654	36,793
MEDIAN AGE	46	46	44
AVERAGE HH INCOME	\$101,400	\$97,169	\$74,399

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
ACREAGE	2 acres
SIZE	To be constructed Retail/Office/Flex space Many size options available
LOCATION	2,500-25,000 SF Adjacent to Get Go, Starbucks, and Chipotle Close to SR 11 ramp
RENT	To be determined

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