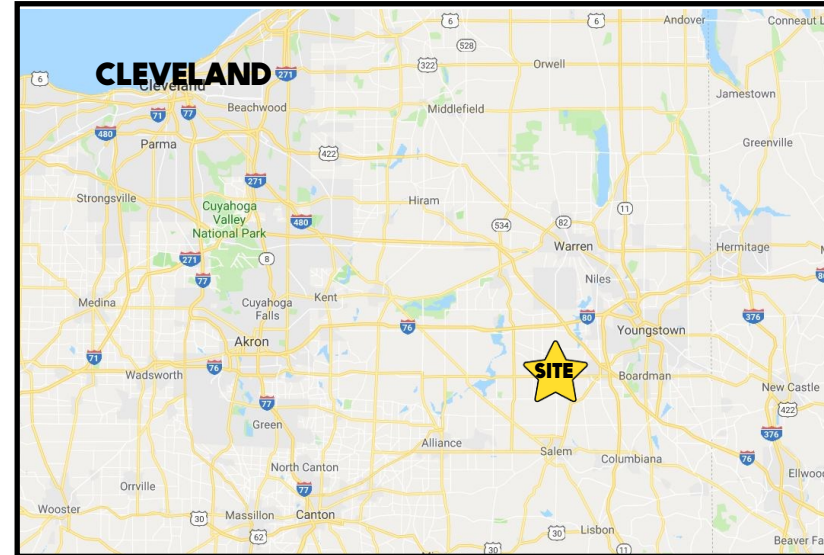


LOCATION

Akron Canfield Rd, Ellsworth (Canfield), OH 44406



HIGHLIGHTS

- Reduced Price!
- 37+ acres on W Akron Canfield Rd
- Ellsworth Township; Mahoning County
- Across from Ellsworth Cemetery
- Just east of Route 45

TRAFFIC

Akron Canfield Rd = 6,903 VPD

CONTACT

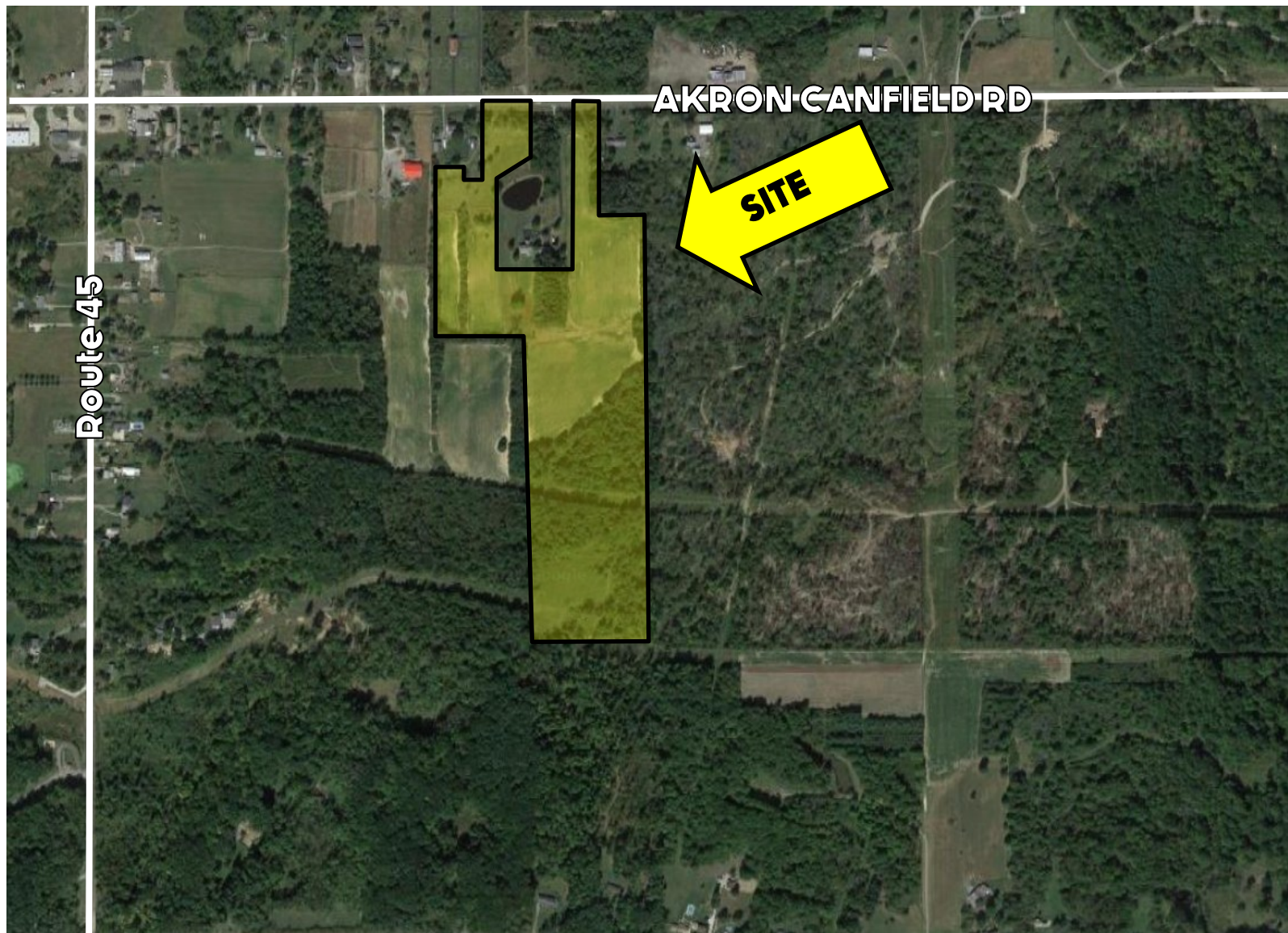
DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

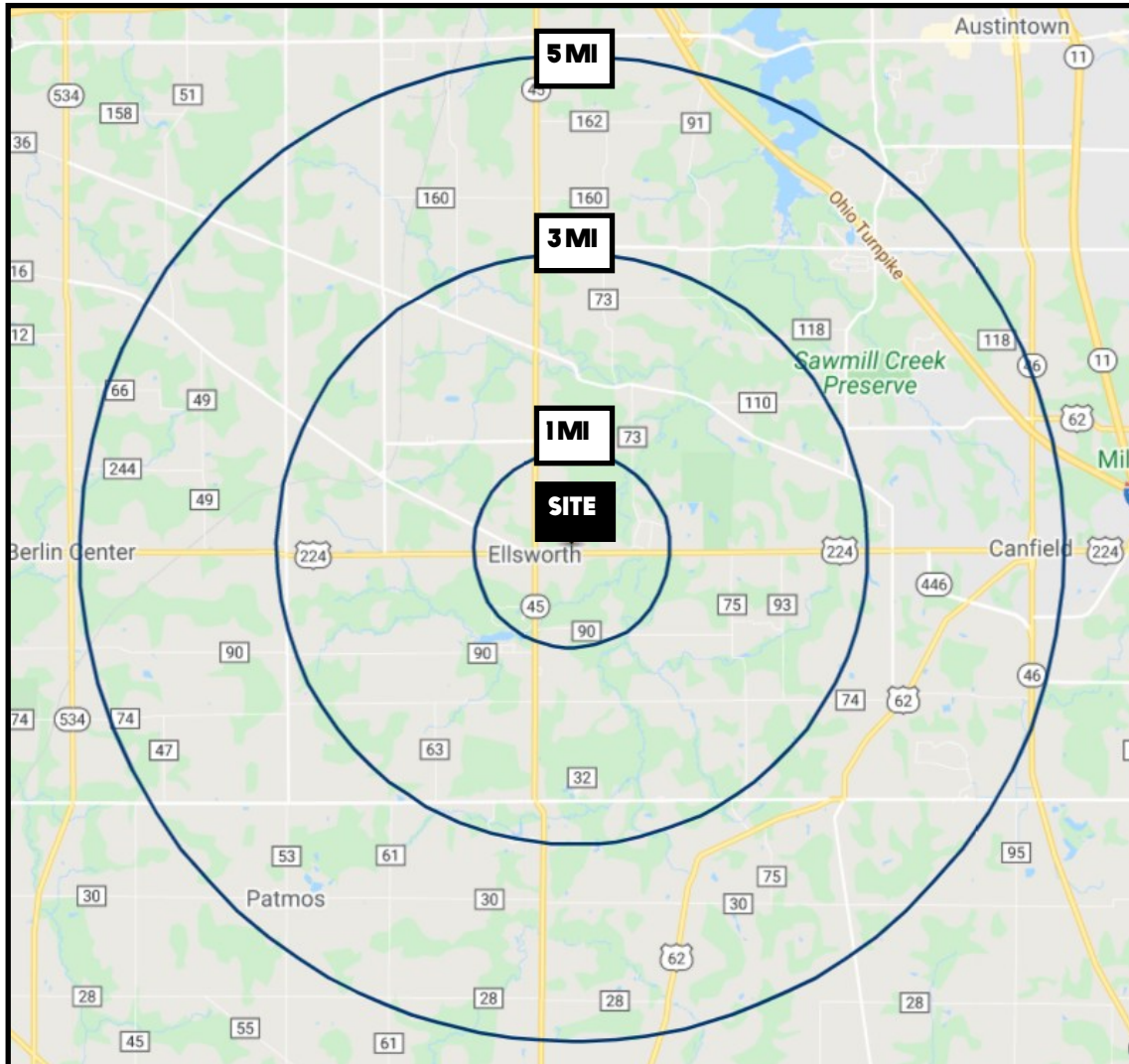
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	410	2,147	12,238
HOUSEHOLDS	158	820	4,655
MEDIAN AGE	51	50	48
AVERAGE HH INCOME	\$73,713	\$84,927	\$101,762

SITE INFORMATION

LOCATION	Ellsworth Township Mahoning County
PARCELS	23-052-N-022, 23-052-S-012, 23-052-S-013
PROPERTY TYPE	Vacant Land
ZONING	Business + agricultural
SIZE	37+ acres *to be replatted
REAL ESTATE TAXES	\$498/year (Based on CAUV)
PRICE	\$414,315 \$397,500

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