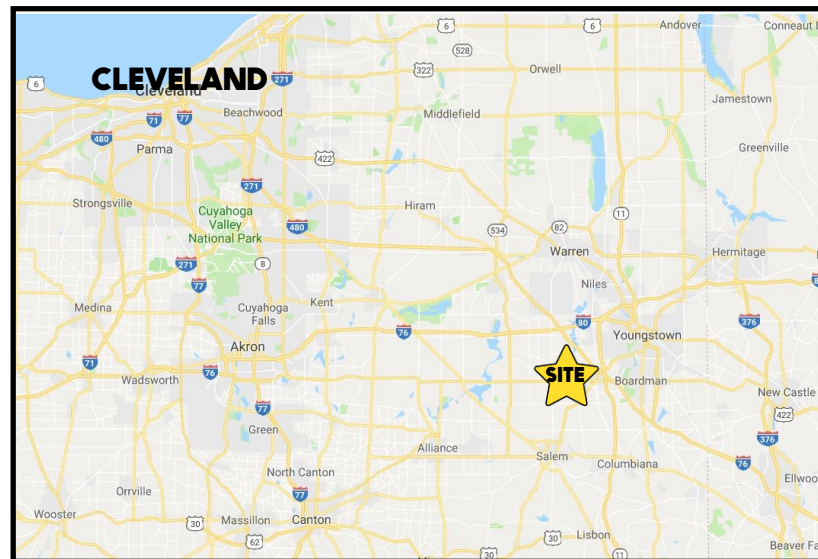


## LOCATION

5231 Canfield Niles Rd, Canfield, OH 44406



## TRAFFIC

SR 46 = 9,965 VPD

Shields Rd = 7,352 VPD

## HIGHLIGHTS

- Extremely well maintained retail / office space
- 1,466 SF with open space + private offices
- Great signage
- Located at Addison Reserve on the corner of SR 46 & Herbert Rd / Shields Rd in Canfield Township

## CONTACT

**MATT WILSON**

330.347.9677

[mwilson@platzrealtygroup.com](mailto:mwilson@platzrealtygroup.com)

**ADAM DIVELBISS**

501.551.3817

[adivelbiss@platzrealtygroup.com](mailto:adivelbiss@platzrealtygroup.com)

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

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**





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

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

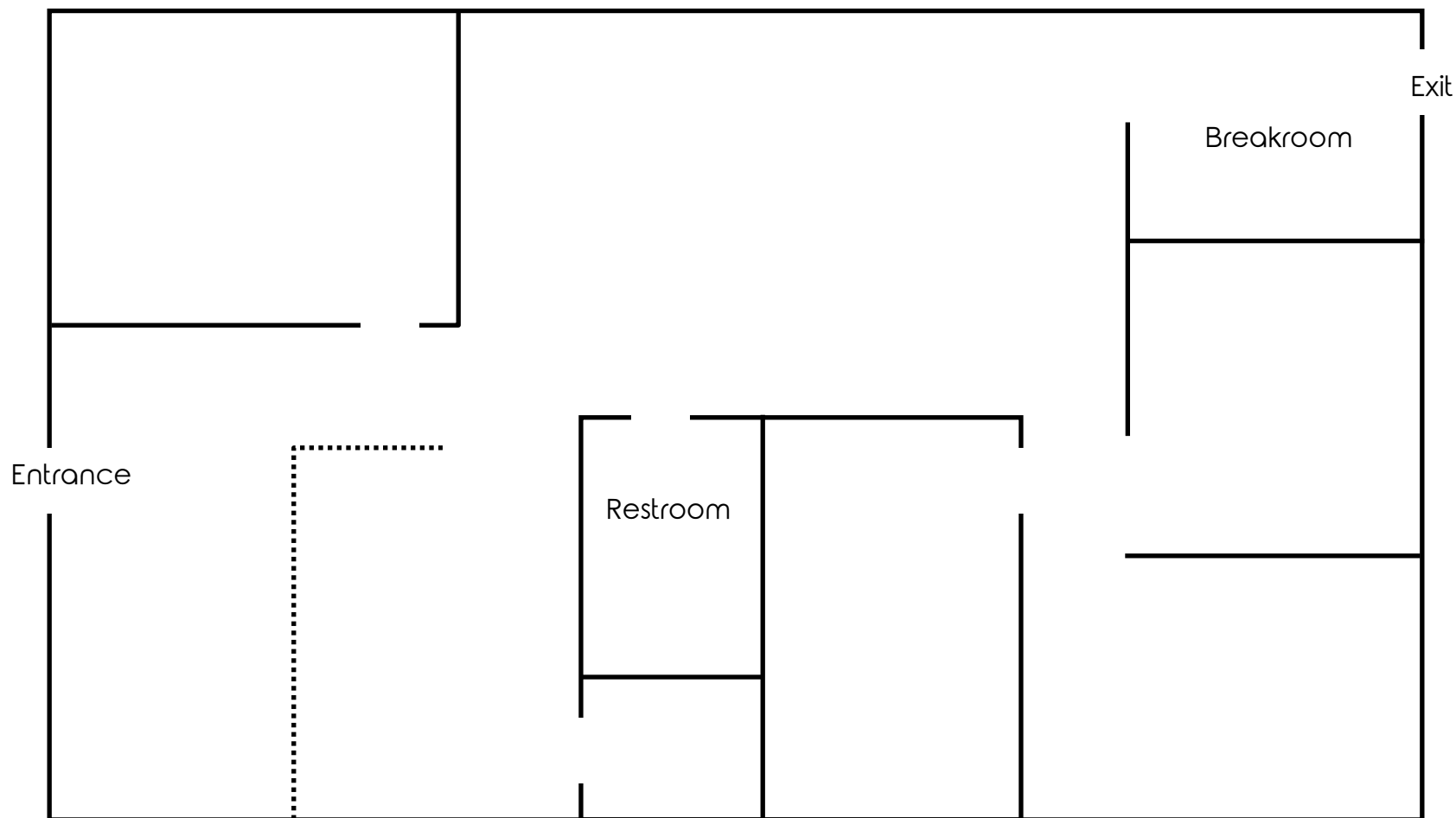




Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

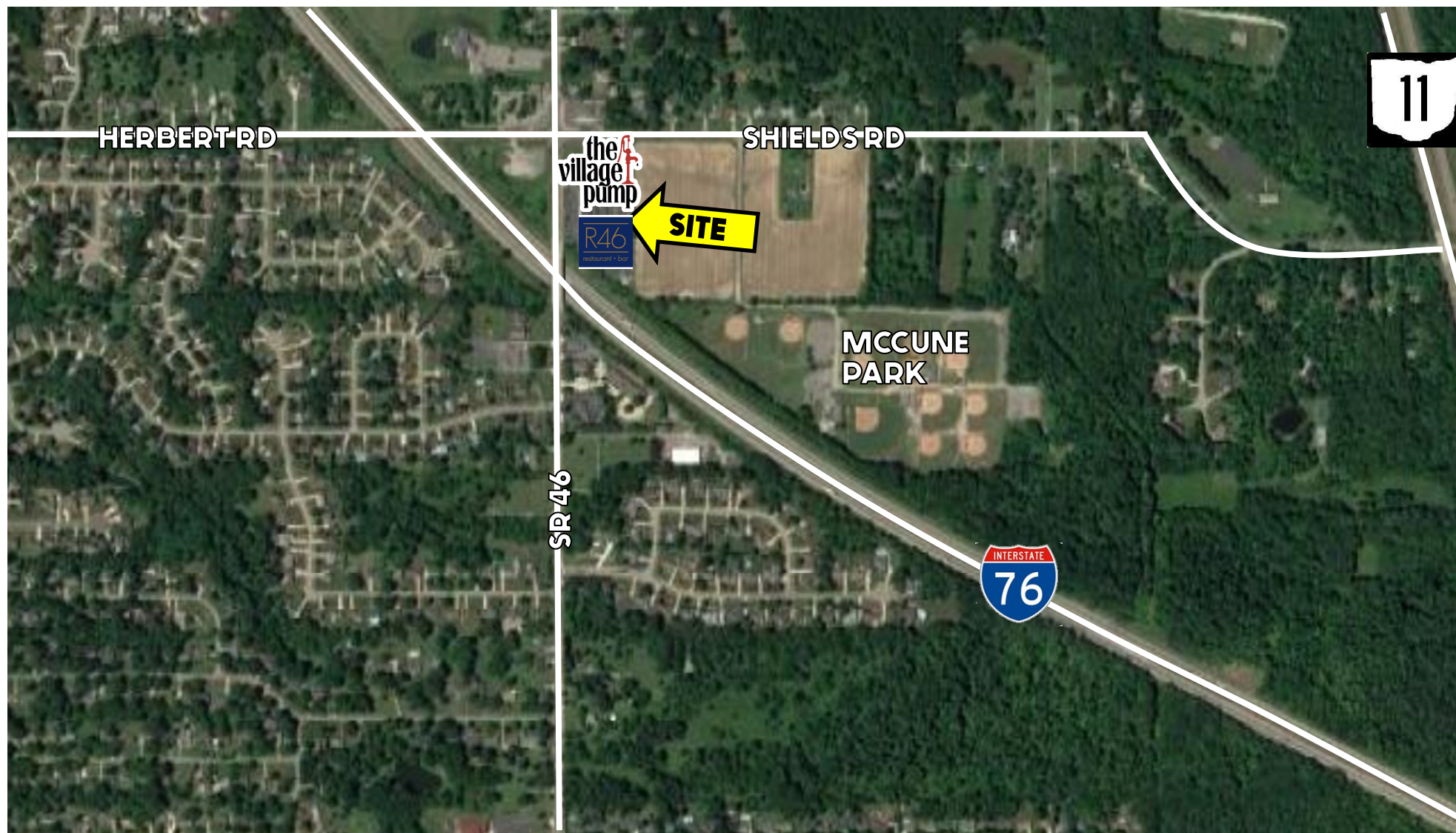
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

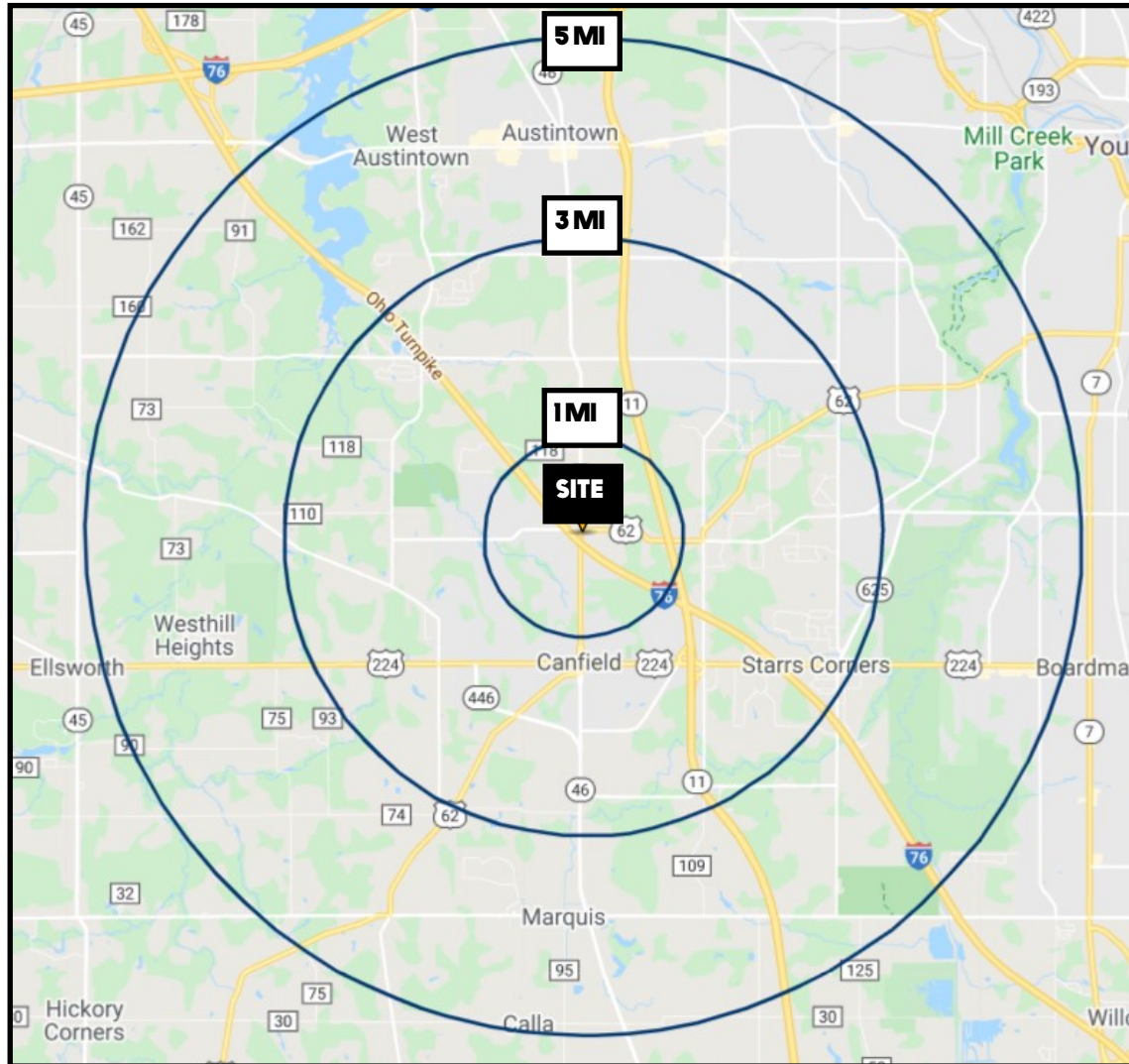




Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	3,167	28,310	77,252
<b>HOUSEHOLDS</b>	1,211	11,499	33,167
<b>MEDIAN AGE</b>	47	46	45
<b>AVERAGE HH INCOME</b>	\$111,299	\$94,157	\$74,282

SITE INFORMATION	
<b>LOCATION</b>	Canfield Township Mahoning County
<b>PROPERTY TYPE</b>	Retail/ Office
<b>SIZE</b>	Unit 3: 1,466 SF
<b>YEAR BUILT</b>	2007
<b>SIGNAGE</b>	Building + monument
<b>UTILITIES</b>	Separately metered
<b>RENT</b>	\$14.00/SF NNN "Net Charges": \$3.90/SF

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

**www.PLATZREALTYGROUP.com**