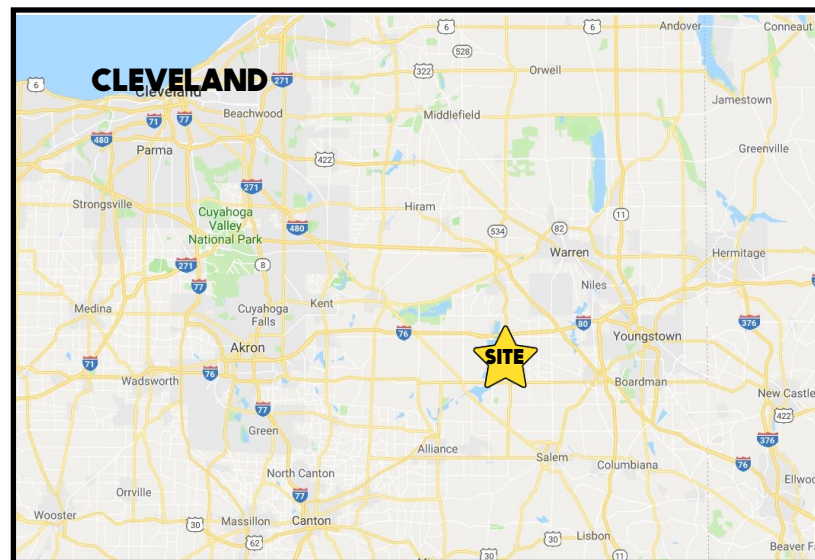


LOCATION

25 N. Canfield Niles Rd, Austintown, OH 44515



TRAFFIC

Canfield Niles Rd = 15,836 VPD

Mahoning Ave = 25,754 VPD

HIGHLIGHTS

- General and medical suites available
- Individual suites, fully self contained
- Located just north of Mahoning Avenue
- Less than 1 mile to Route 11
- Front door parking available

CONTACT

DON THOMAS

501.269.3827

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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.



Suite 60: 1,900 SF

Suite 65: 500 SF

Suite 70: 650 SF

Suite 100: 1,880 SF

Suite 170: 950 SF



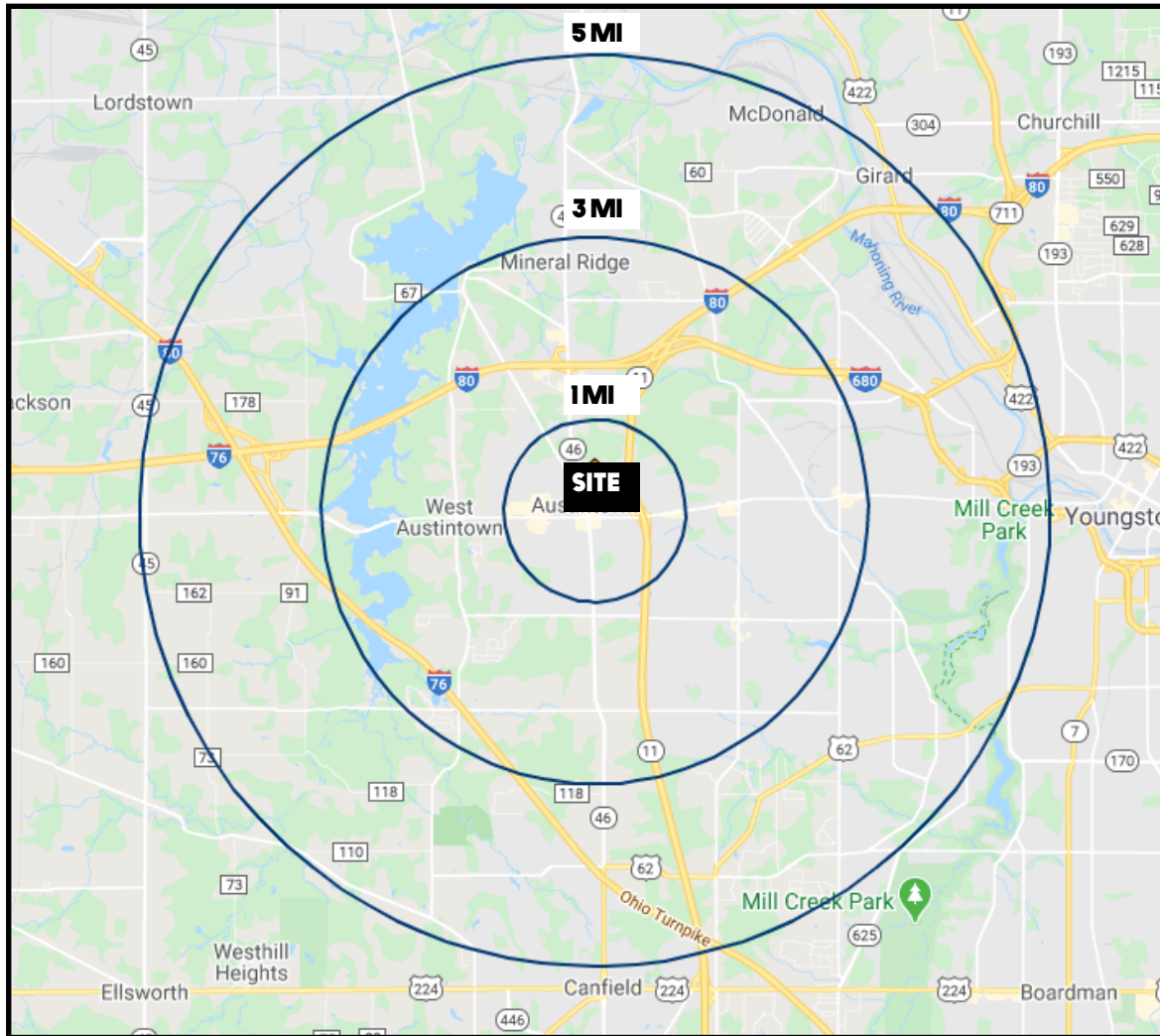
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|-------------------------|----------|----------|----------|
| POPULATION | 7,166 | 36,996 | 77,430 |
| HOUSEHOLDS | 3,226 | 15,888 | 32,629 |
| AVERAGE AGE | 45 | 43 | 42 |
| MEDIAN HH INCOME | \$49,920 | \$50,095 | \$49,180 |

| SITE INFORMATION | |
|----------------------|--|
| LOCATION | Austintown Township Mahoning County |
| PROPERTY TYPE | Office/medical office |
| YEAR BUILT | 1974 |
| SIGNAGE | Pylon on SR 46 |
| UTILITIES | All |
| RENOVATED | 2020 |
| RENT | \$13.00/SF "Gross" |

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