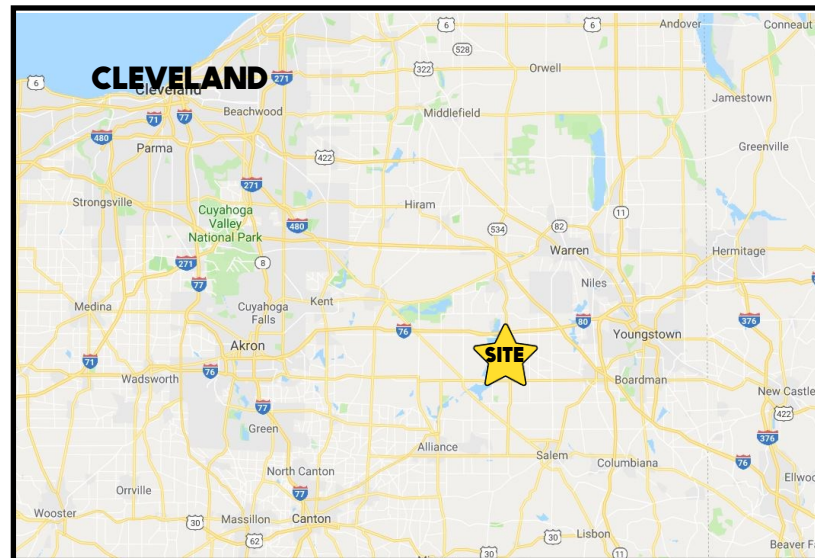


## LOCATION

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 76: 650 SF  
Suite 78: 1,150 SF  
Suite 150: 1,350 SF (dental office)

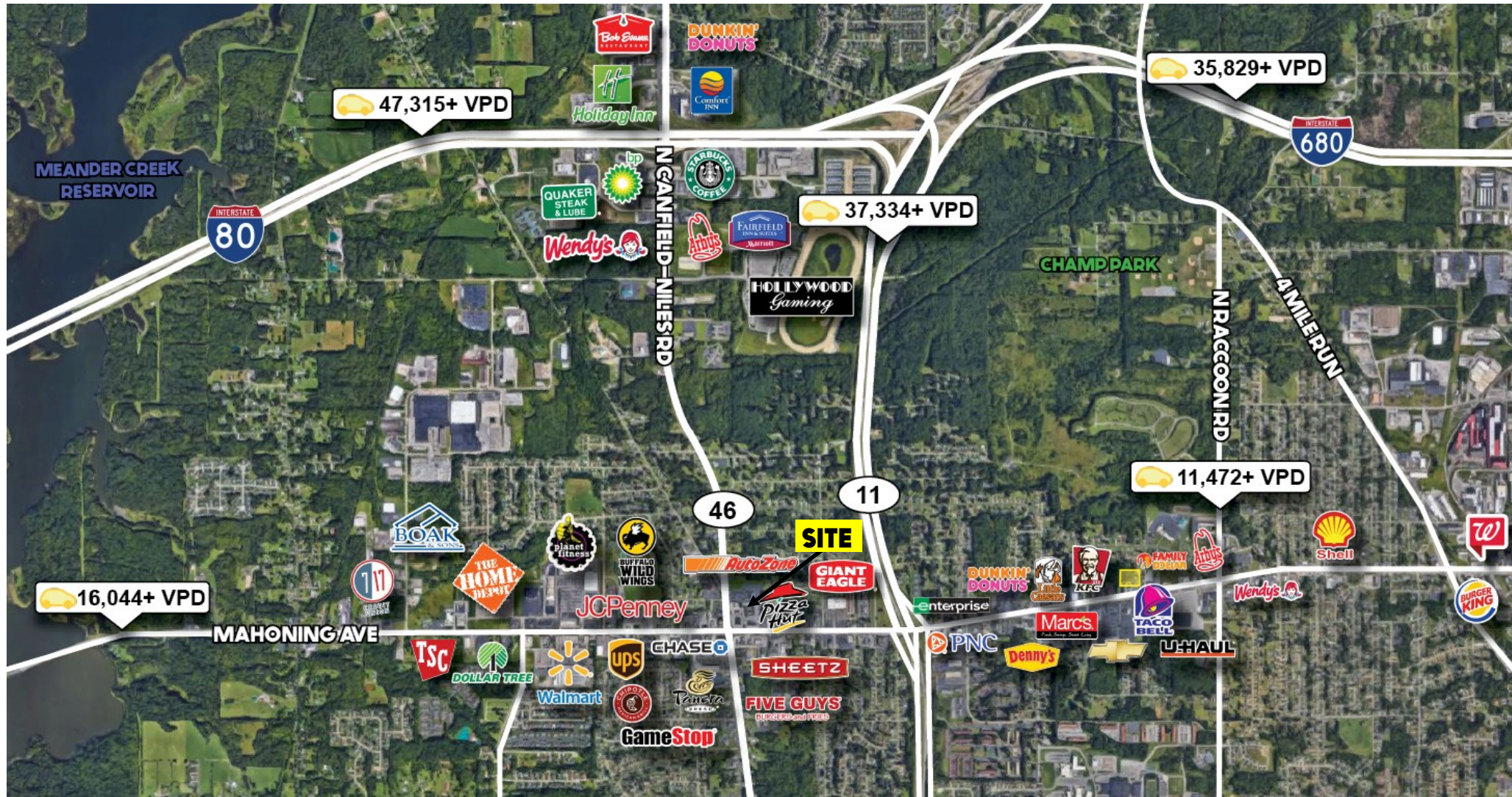
76-78 can be combined = 1,800 SF



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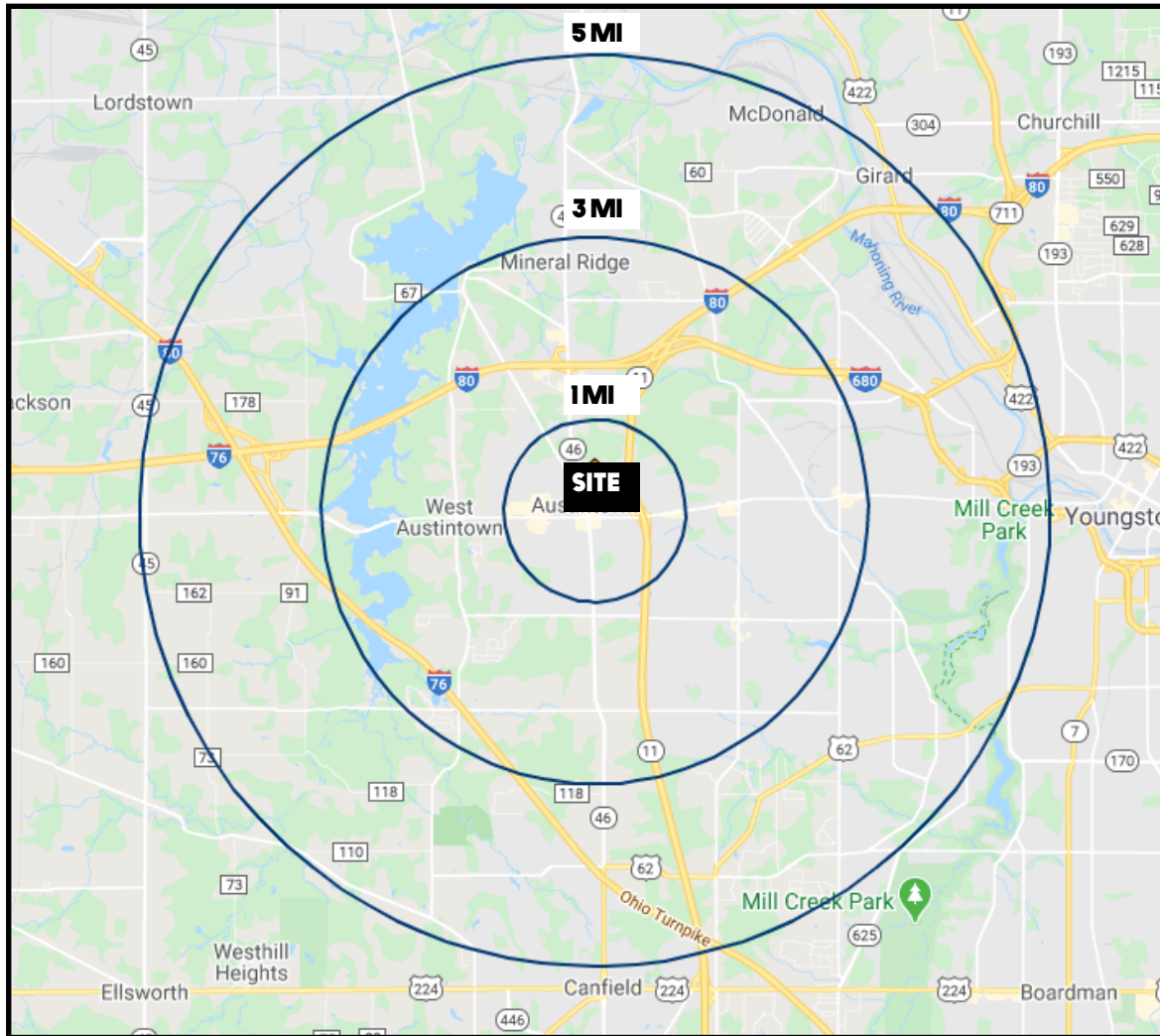




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,166	36,996	77,430
<b>HOUSEHOLDS</b>	3,226	15,888	32,629
<b>AVERAGE AGE</b>	45	43	42
<b>MEDIAN HH INCOME</b>	\$49,920	\$50,095	\$49,180

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

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