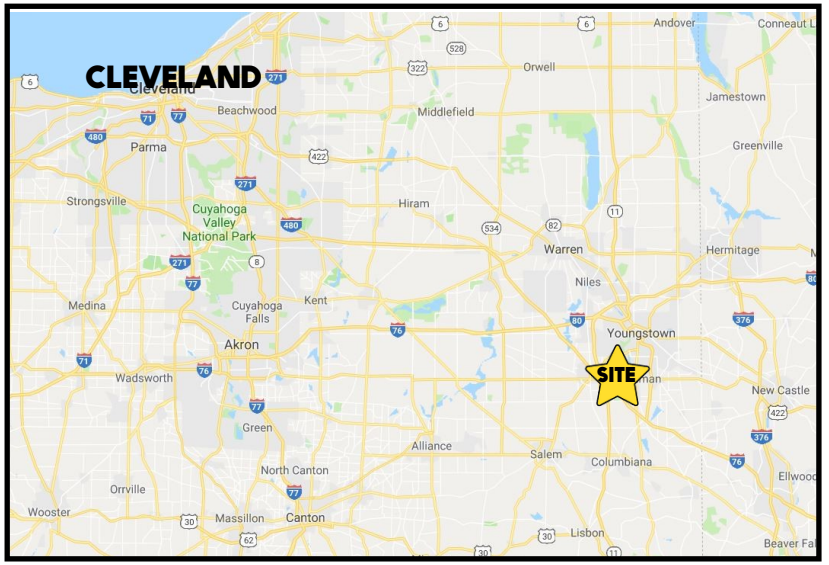
PLATZ REALTY GROUP

FOR SALE

LOCATION

Boardman Canfield Rd, Canfield, OH 44406



TRAFFIC

Boardman Canfield Rd = 29,660 VPD

HIGHLIGHTS

- Prime development opportunity in Canfield, OH
- 28+ acres located less than 1 mile from Route 11 interchange
- Across from Westford Center (Kensington Golf, Courtyard by Marriot, Panera, etc.)
- Visibility from I-76
- High traffic location on US 224

CONTACT

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www.PLATZREALTYGROUP.com

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AERIAL PICTURES

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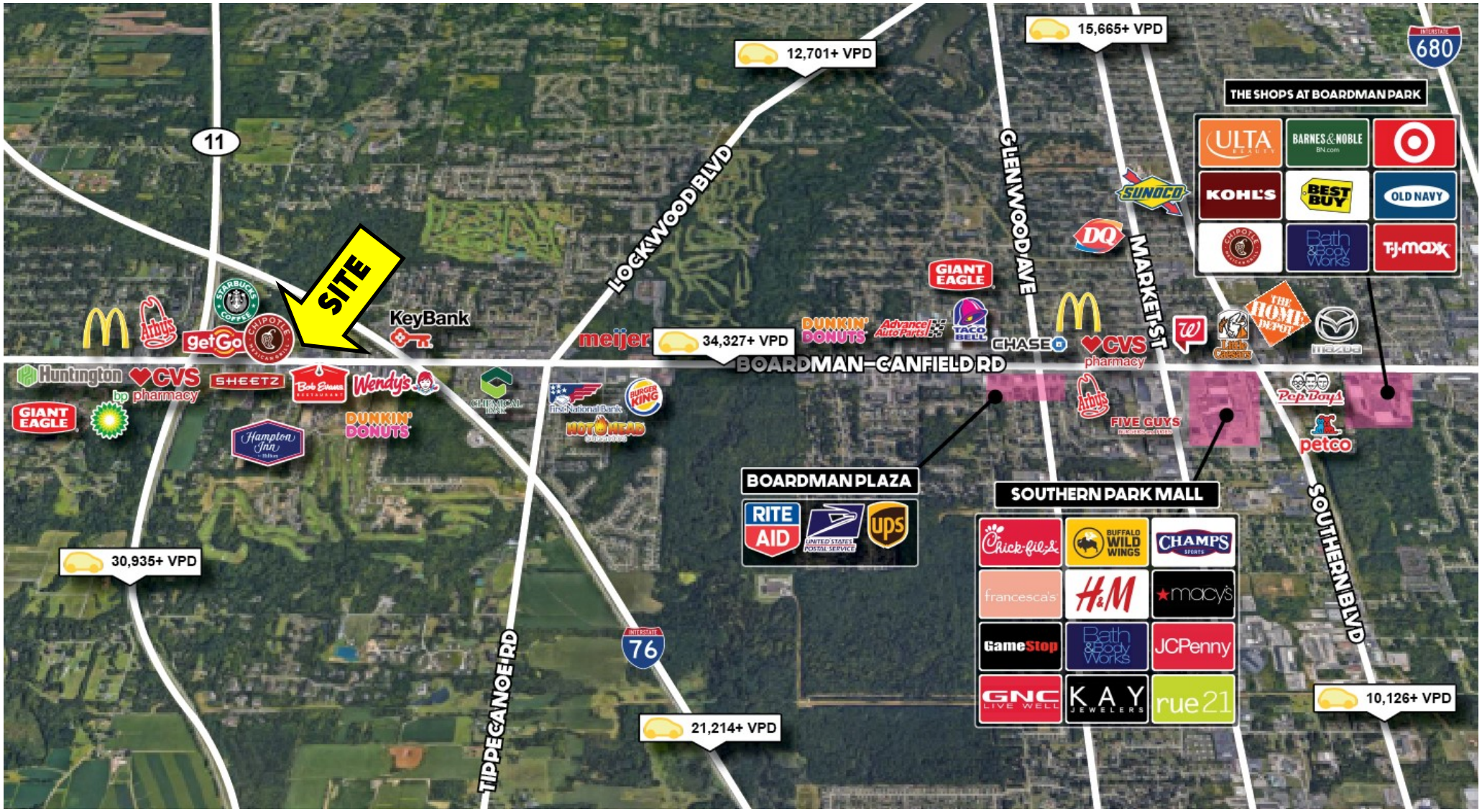
AERIAL MAP



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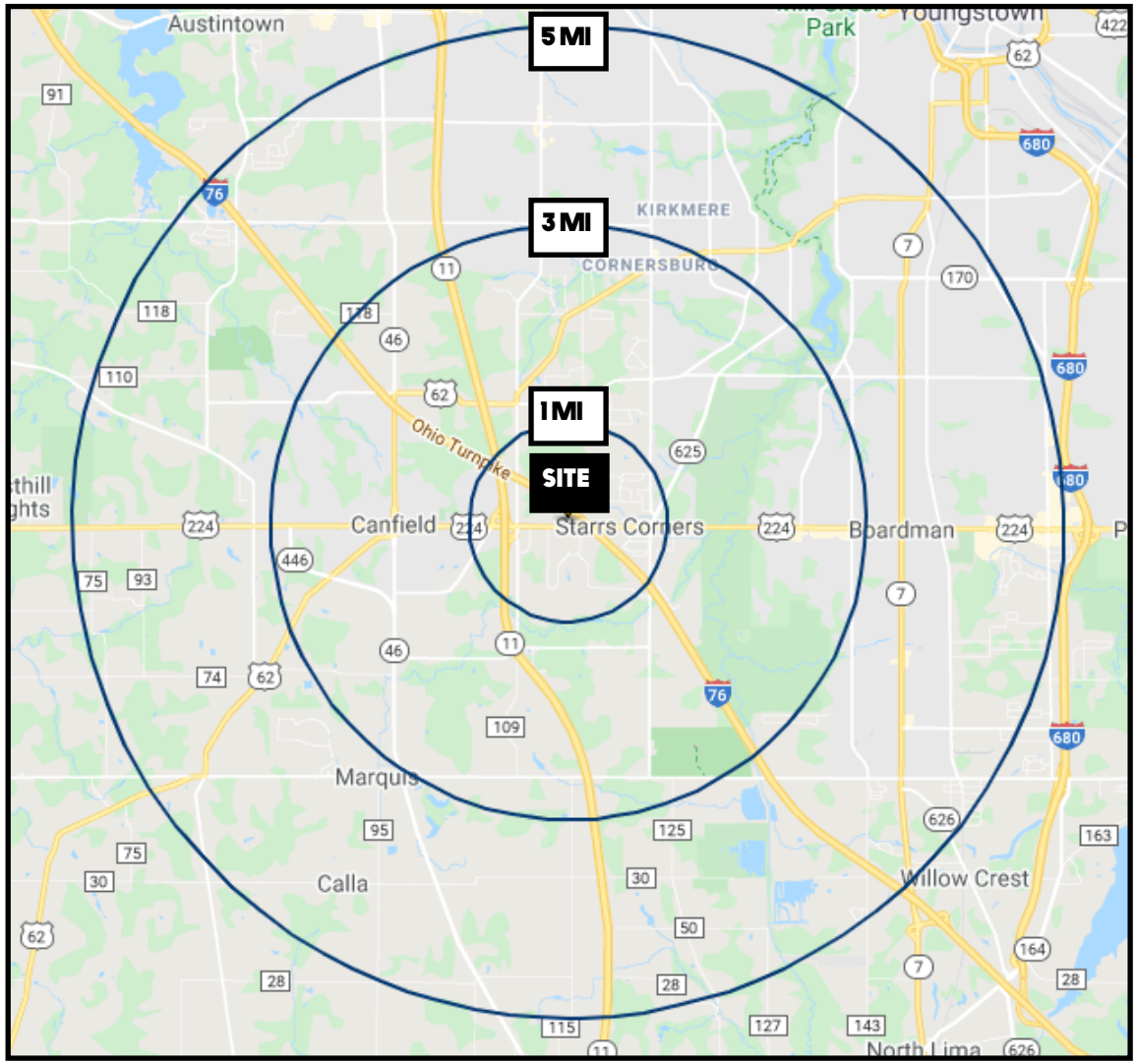
SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	$104,446	$88,737	$72,405

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Commercial land
ZONING	Business District /Agricultural
PARCEL S	26-071-0-020, 020.02, 018 26-070-0-008
UTILITIES	City water at street
ACREAGE	28.4 acres (168' frontage)
REAL ESTATE TAXES	$11,160/year
PRICE	$3,500,000

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