

FOR SALE

LOCATION

Starrs Centre Dr. Canfield, OH 44406



HIGHLIGHTS

- 2.59 acres of commercial land
- Located on the Starrs Centre cul-de-sac
- Professional location in Canfield Township
- Just west of Tippecanoe Rd / US 224 intersection
- Easy access to SR 11



TRAFFIC

Boardman Canfield Rd = 30,008 VPD

CONTACT

DON THOMAS

501.269.3827

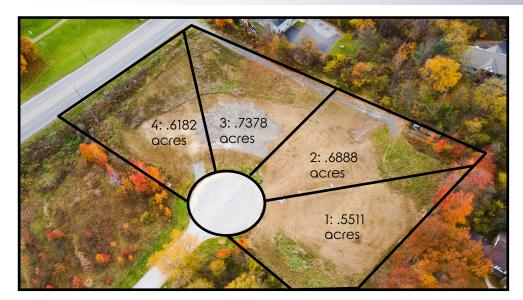
dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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AERIAL







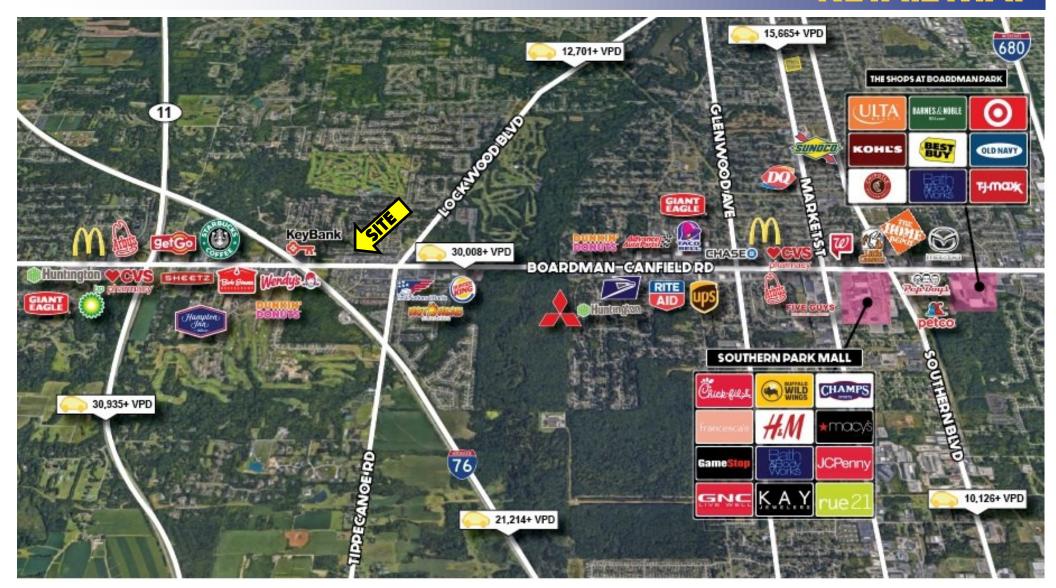


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RETAIL MAP



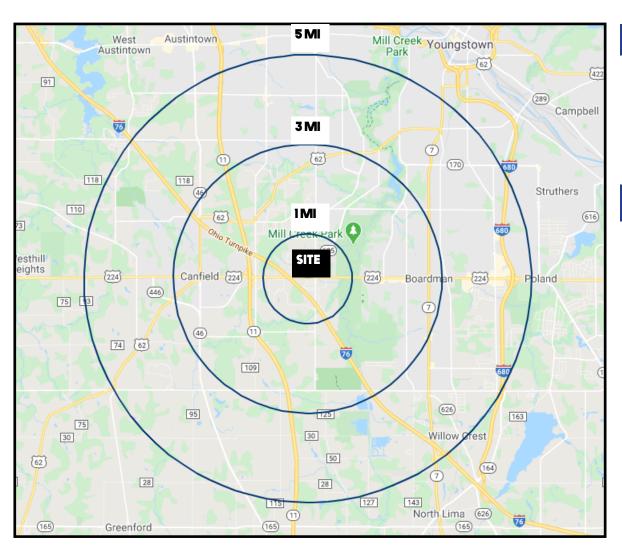
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PROPERTY DETAILS



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	5,431	35,280	97,246
HOUSEHOLDS	2,338	15,339	41,599
AVERAGE AGE	42	43	43
MEDIAN HH INCOME	\$78,058	\$68,914	\$54,190

SITE INFORMATION		
LOCATION	Canfield Township Mahoning County	
PARCELS	26-068-0-038, 039, 040, 041	
SIZE	Parcel 1: .5511 acres Parcel 2: .6888 acres = 1.24 Parcel 3: .7378 acres Parcel 4: .6182 acres = 1.36 Total: 2.59 acres	
UTILITIES	All utilities	
ZONING	Business	
REAL ESTATE TAXES	\$4,606/year	
PRICE	Parcels 1&2: \$177,121 Parcels 3&4: \$192,934 Parcels 1, 2, 3, & 4: \$370,000	

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