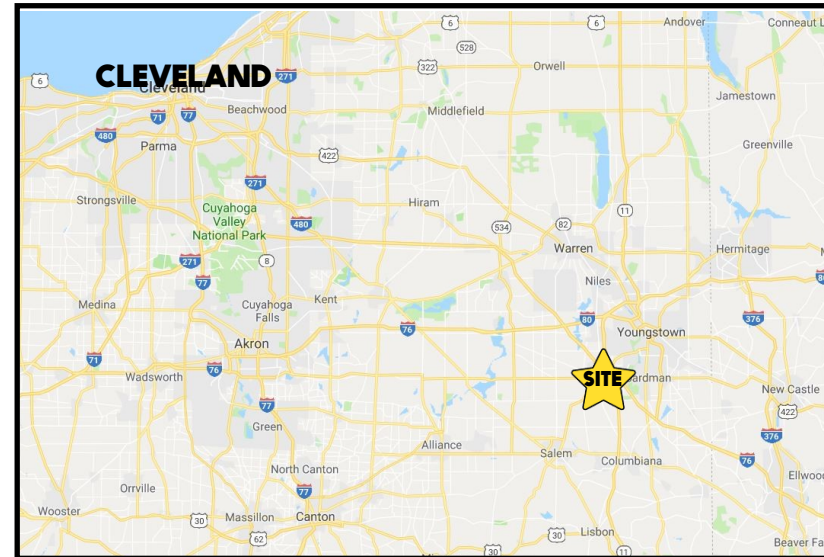


## LOCATION

6470 Tippecanoe Rd, Canfield, OH 44406



## TRAFFIC

Boardman Canfield Rd = 32,704 VPD  
Lockwood Blvd = 15,376 VPD

## HIGHLIGHTS

Highly desirable redevelopment corner; retail/office location at one of Mahoning County's busiest intersections, neighboring Meijer. Positioned along a high traffic office and retail corridor: Less than 1.5 miles from SR 11 (Starbucks, Chipotle, Sheetz, GetGo); 3 miles to Southern Park Mall (Macy's JCP, Cinemark, H&M); 3.5 miles to Target, Kohls, Old Navy, Dick's, Bed Bath & Beyond, Walmart, Lowes, Marshall's, Hobby Lobby + more

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## CONTACT

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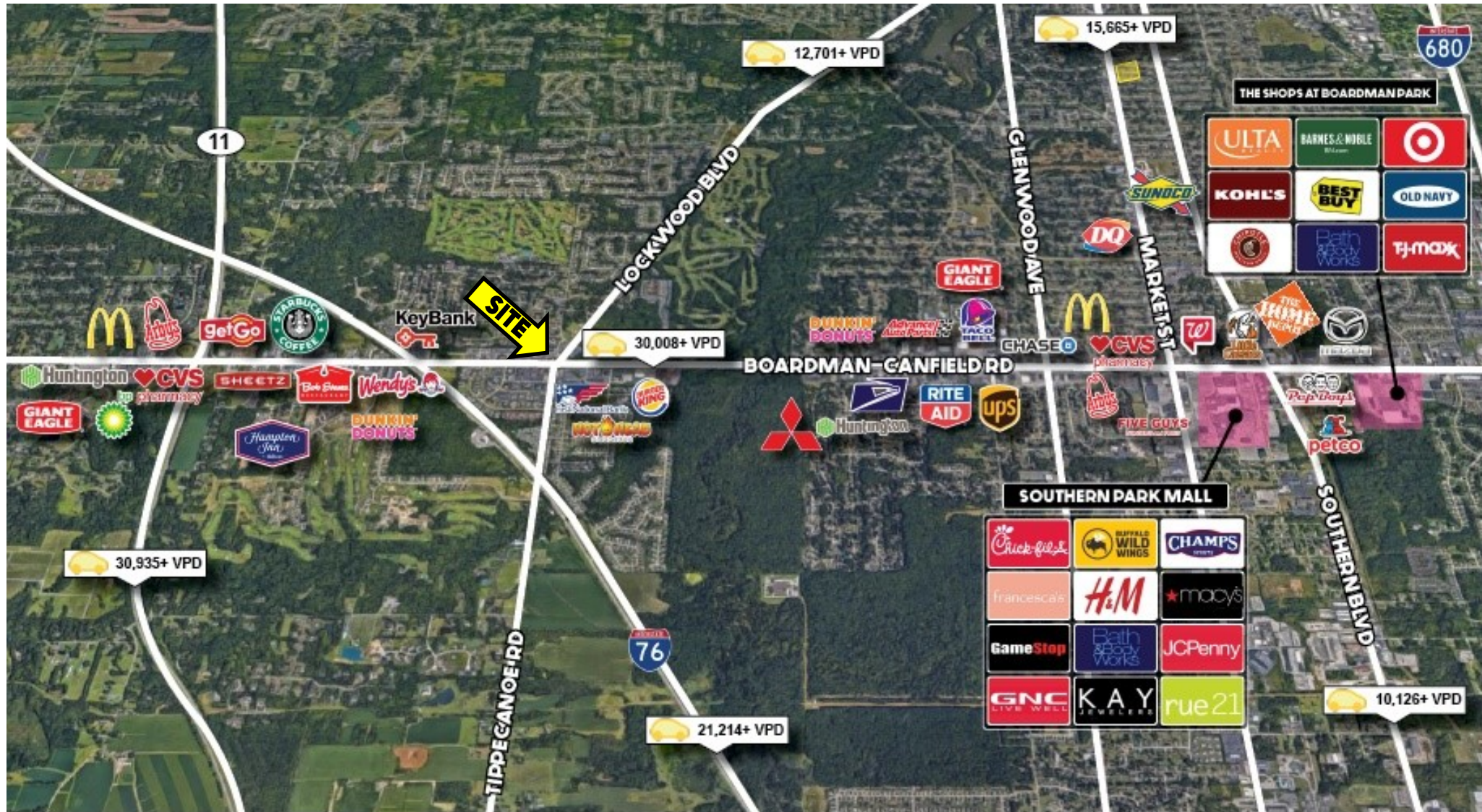
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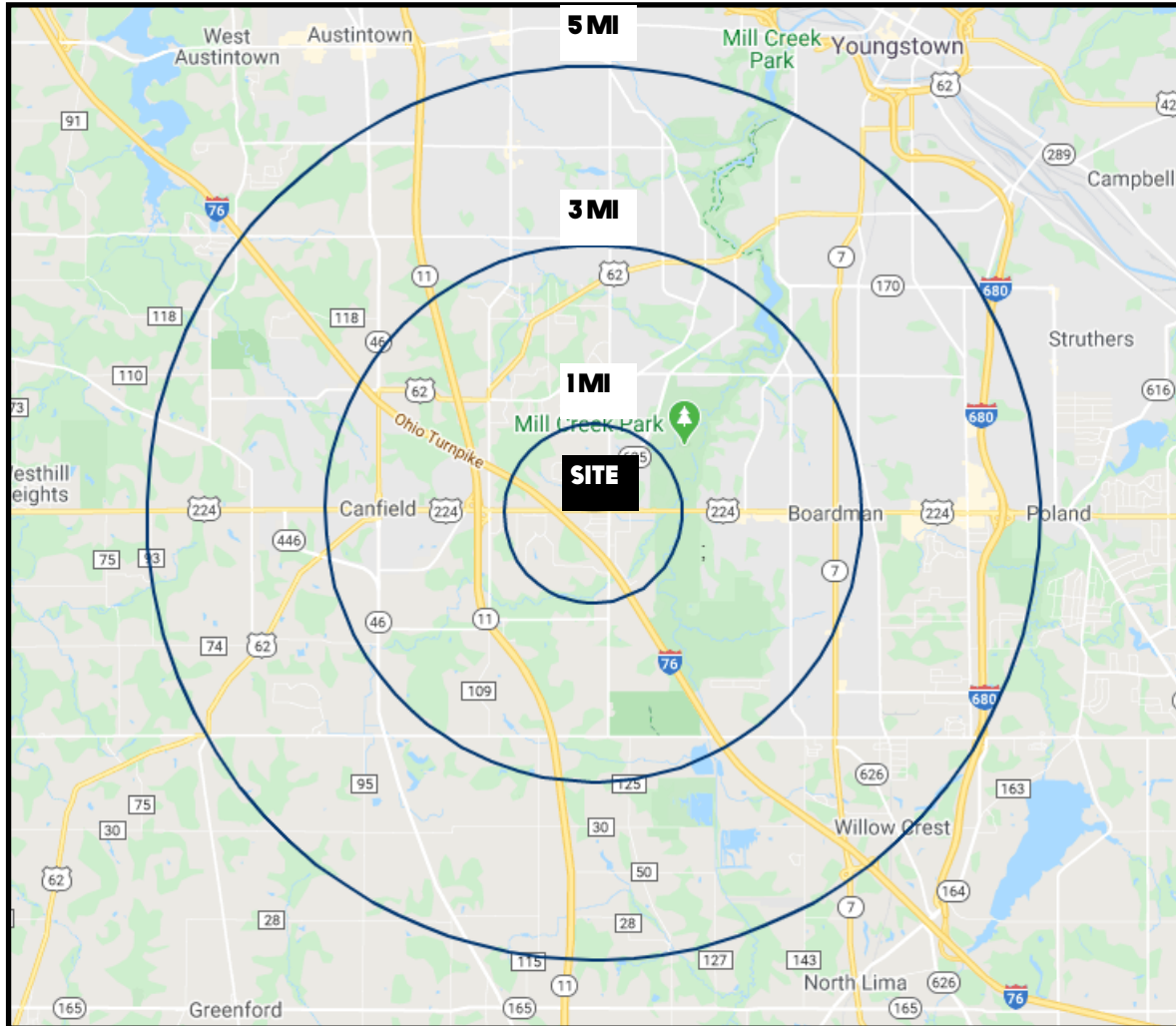
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,431	35,280	97,246
<b>HOUSEHOLDS</b>	2,338	15,339	41,599
<b>AVERAGE AGE</b>	42	43	43
<b>MEDIAN HH INCOME</b>	\$78,058	\$68,914	\$54,190

**SITE INFORMATION**

<b>LOCATION</b>	Canfield Township Mahoning County
<b>PARCEL</b>	26-065-0-007
<b>SIZE</b>	11,470 SF on 1.54 acres 298' frontage on US 224
<b>ZONING</b>	Business
<b>YEAR BUILT</b>	1974 + 2014
<b>REAL ESTATE TAXES</b>	\$33,853/year
<b>PRICE</b>	\$2,000,000

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