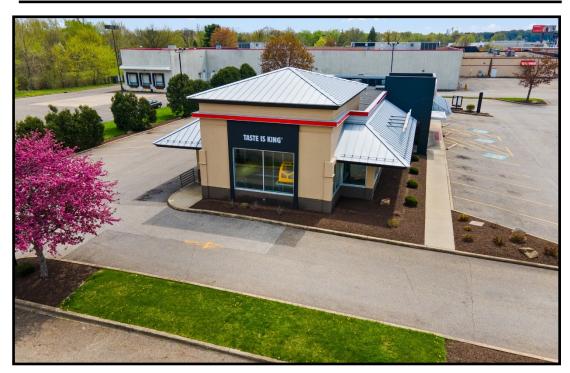


FOR LEASE / GROUND LEASE

LOCATION

3410 Elm Rd, Howland Township, OH 44483





TRAFFIC

Elm Rd = 18,961 VPD North River Rd = 7,958 VPD

HIGHLIGHTS

- Redevelopment site in Howland Township
- 1.14 acres with 240' frontage; can be expanded to 393' frontage
- Located by the signalized intersection of North River Rd & Elm Rd
- High traffic count location across from Walgreens and Sheetz
- Great access from both major roadways

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



EXTERIOR









Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



RETAIL MAP



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SITE INFORMATION



DEMOGRAPHICS	1MI	3 MI	5 MI
POPULATION	2,954	35,135	79,782
HOUSEHOLDS	1,296	14,266	31,893
MEDIAN AGE	49	45	44
AVERAGE HH INCOME	\$47,107	\$58,691	\$58,683

SITE INFORMATION		
LOCATION PARCEL	Howland Township Trumbull County 28-135200	
CURRENT BUILDING	3,928 SF	
YEAR BUILT	1994	
ACRES	1.4 acres with 241' frontage Can be expanded to approxi- mately 393' x 220' x 293' x 380'	
UTILITIES	All utilities available	
PRICE	Ground Lease: \$65,000/year	

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