

FOR SALE

LOCATION

2425 North River Rd + 3406 Elm Rd, Howland Township, OH 44483



CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Cuyahoga Valley National Park Medina Cuyahoga Falls Akron Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Wadsworth Roardman New Castle Columbiana Ellivooc Salem Columbiana Ellivooc Salem Columbiana Ellivooc Rooster Massillon Canton Reaver Falls

TRAFFIC

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

HIGHLIGHTS

- Large retail space in Howland Township
- 58,015 SF + 10,920 SF = 68,935 SF
- · Located at 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









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RETAIL MAP



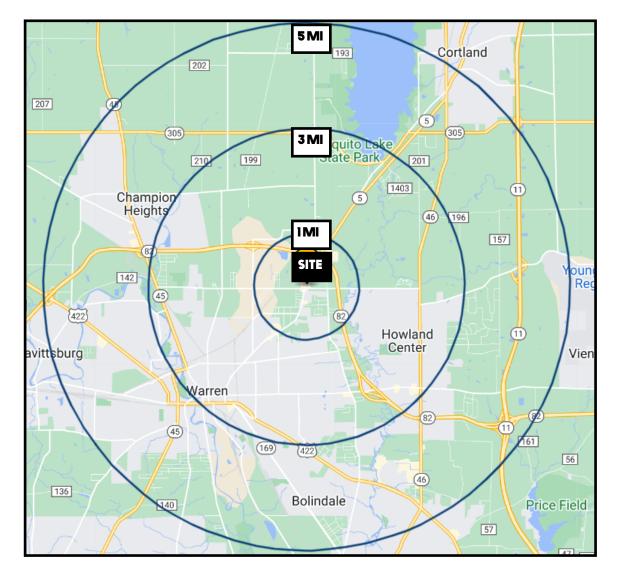
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SITE INFORMATION



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	Howland Township Trumbull County	
PARCELS	28-902368 + 28-902367	
SIZE	68,935 SF	
YEAR BUILT	1996	
ACRES	6.65 acres	
UTILITIES	All utilities	
PRICE	\$2,688,465 = \$39.00/SF	

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