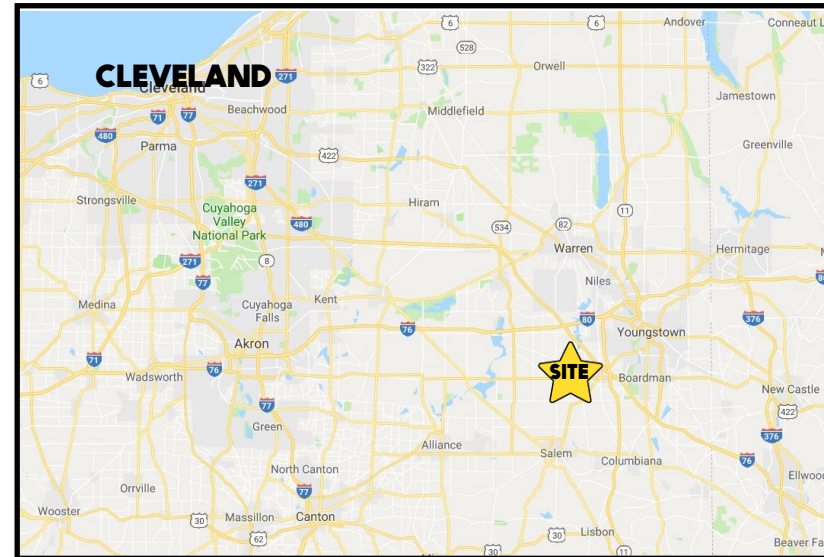


LOCATION

5721 Shields Rd, Canfield, OH 44406



HIGHLIGHTS

- Extremely well maintained office in a professional setting
- 2 units: 3,600 SF total; 2,740 SF + 860 SF
- New roof in 2019
- Located at Addison Reserve on the corner of SR 46 & Herbert Rd / Shields Rd in Canfield Township

TRAFFIC

SR 46 = 9,965 VPD
Shields Rd = 7,352 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

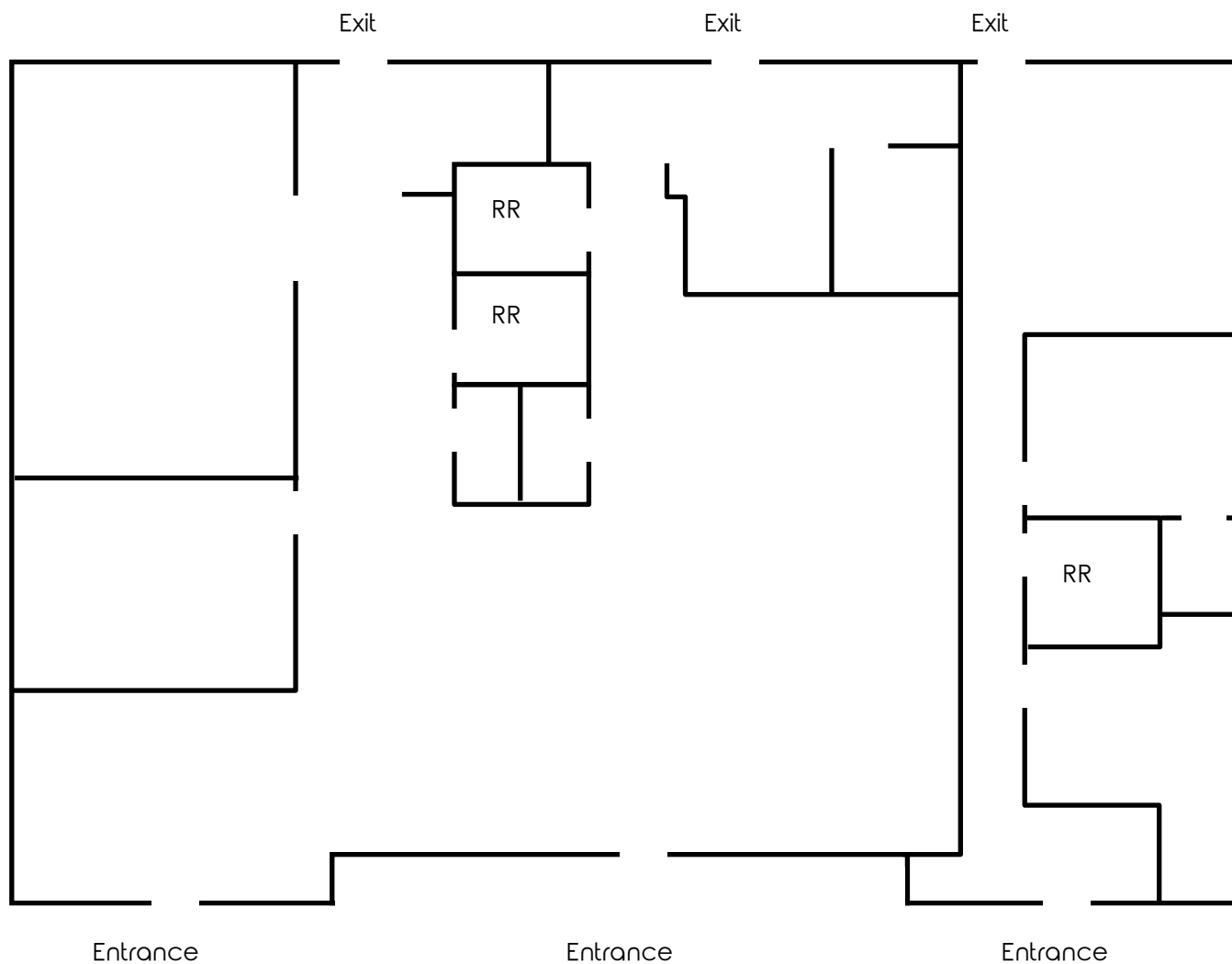
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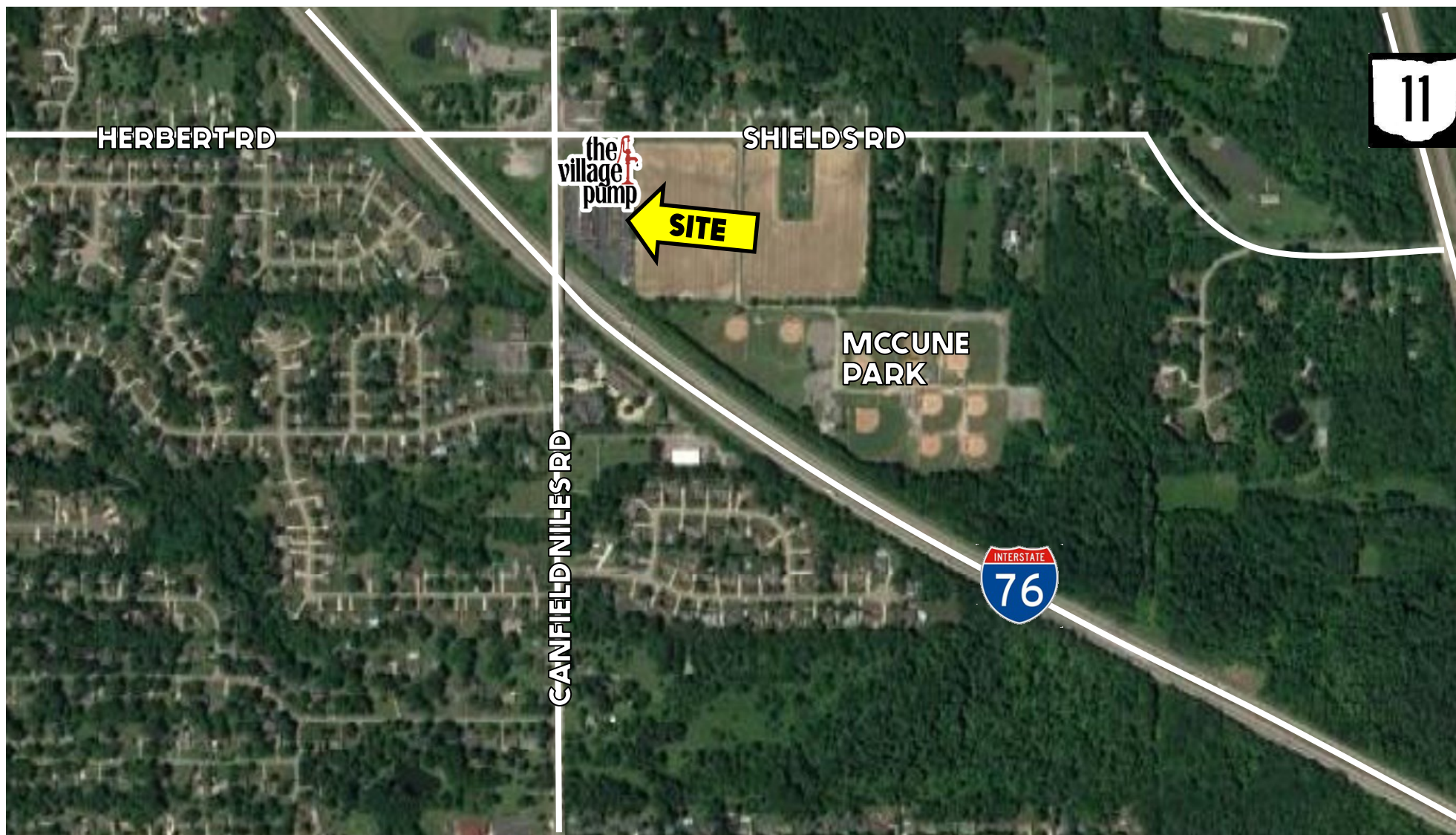
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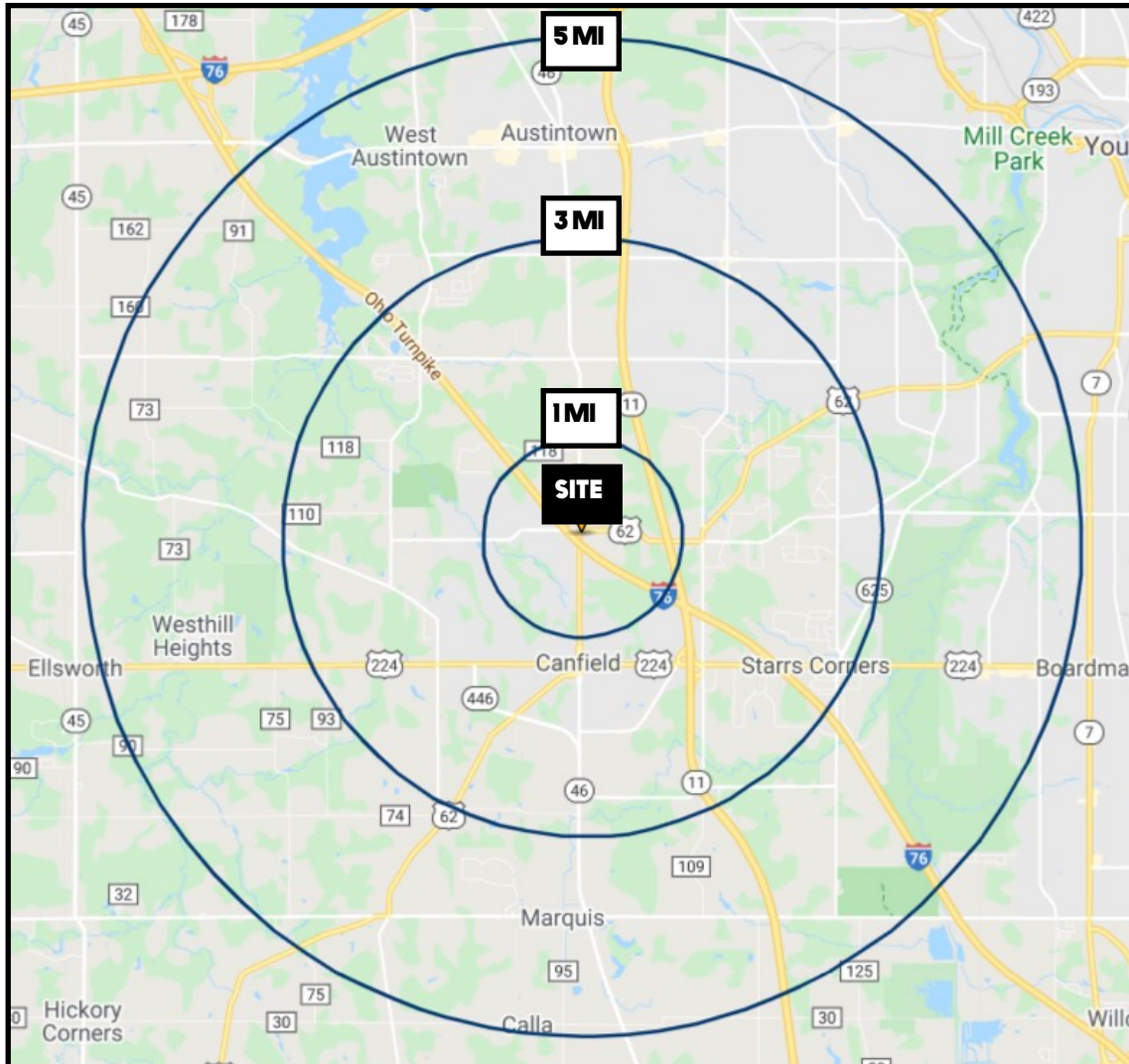
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,060	29,845	79,465
HOUSEHOLDS	1,171	12,168	34,125
MEDIAN AGE	47	46	45
AVERAGE HH INCOME	\$114,452	\$92,835	\$75,069

SITE INFORMATION

LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Office Condominium
PARCEL	26-085-0-020.06
SIZE	3,600 SF Total (2,740 SF + 860 SF)
YEAR BUILT	2006
UTILITIES	Separately metered
CURRENT ANNUAL EXPENSES	Condo Fee: \$4,000 Insurance: \$1,493 Taxes: \$9,724 Total = \$4.23/SF
PRICE	\$599,000

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