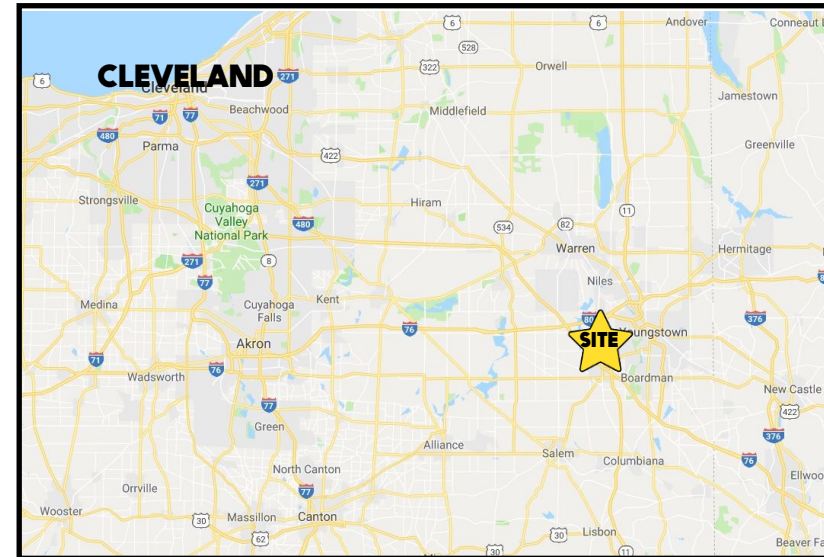


LOCATION

480 S. Canfield Niles Rd, Austintown, OH 44515



HIGHLIGHTS

- Excellent location in Austintown with a drive-thru
- Just south of Mahoning Ave
- Near major signalized intersection at SR 46/Mahoning Ave
- Pylon Sign
- Ample parking

TRAFFIC

Canfield Niles Rd = 21,277 VPD
Mahoning Ave = 27,333 VPD

CONTACT

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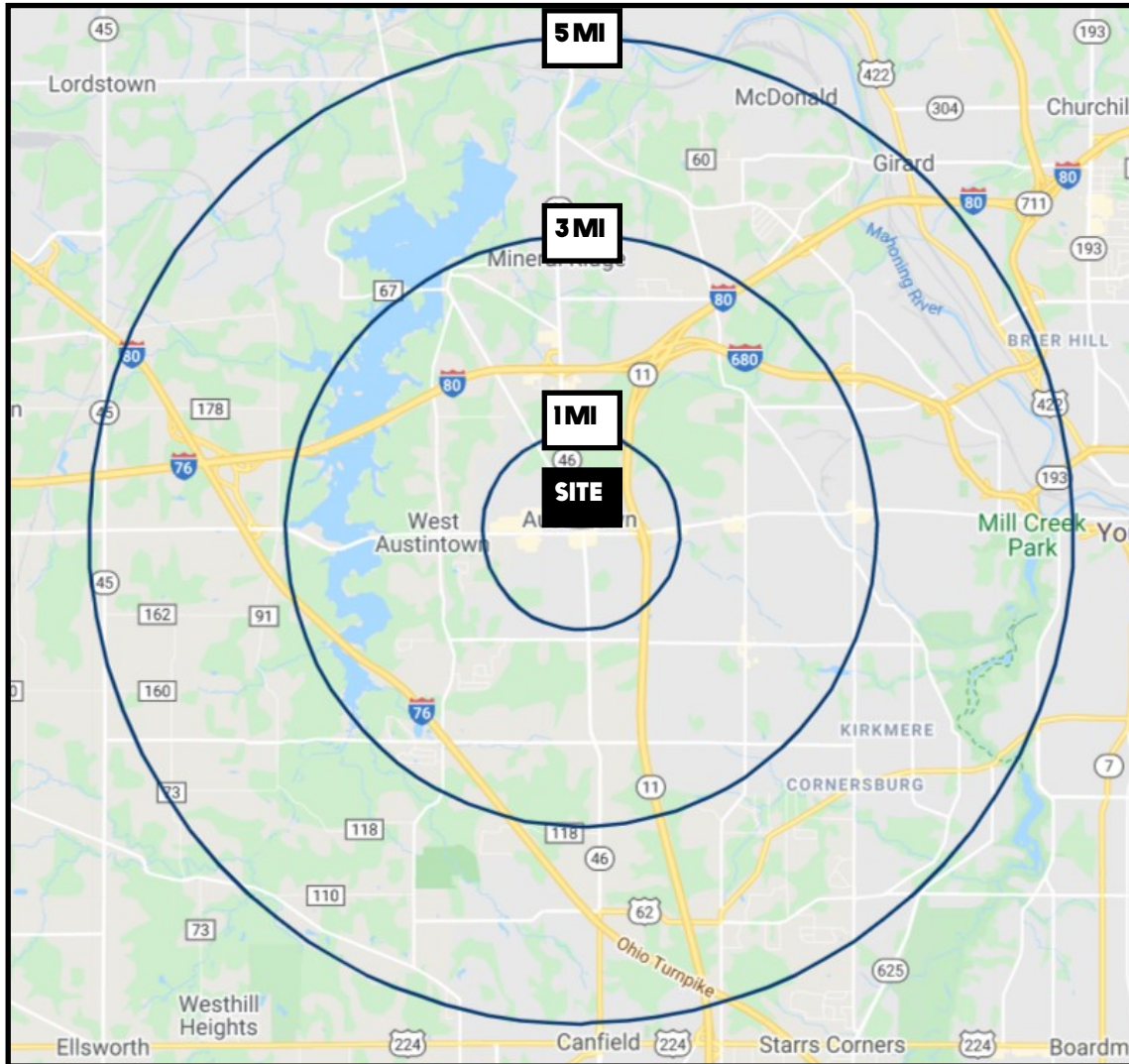
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,286	36,043	75,827
HOUSEHOLDS	2,676	15,432	31,953
MEDIAN AGE	48	44	44
AVERAGE HH INCOME	\$64,819	\$63,206	\$64,517

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
ZONING	Office Professional (Variance for retail)
SIZE	1,980 SF on .65 acres
SIGNAGE	Pylon
REAL ESTATE TAXES	\$5,849/year
YEAR BUILT	2000
RENT	\$2,650/month Gross +utilities

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