

FOR LEASE

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

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EXTERIOR

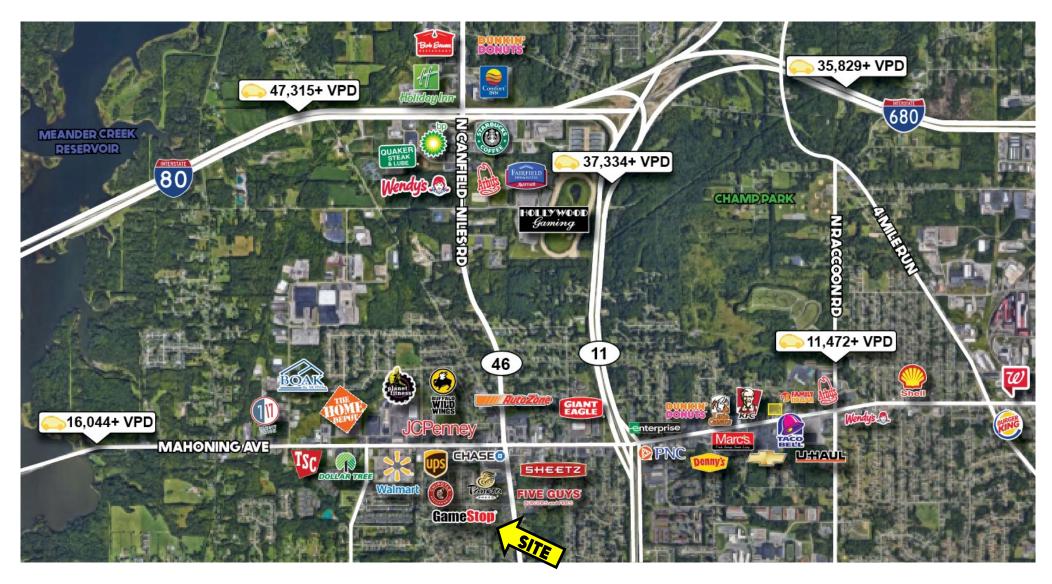


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SITE INFORMATION

45	5M			(193)	DEMOGRAPHICS	1 M
Lordstown		McDo	422 304	Churchill	POPULATION	6,2
		60	Girard	80 [HOUSEHOLDS	2,6
	Зм		Ma	50 711	MEDIAN AGE	48
	67 Miner		Matoning River	193 BRER HILL	AVERAGE HH INCOME	\$64
n 🏟 178	IM		TY	42	SITE IN	FORM/
	West Austintown			Mill Creek You Park	LOCATION	Austint Mahor
45	Augurnow,			Paik	ZONING	Office (Variar
			1		SIZE	1,980 SF
			KIRKMERE		SIGNAGE	Pylon
	118	1	CORNERSBURG		REAL ESTATE TAXES	\$5,849,
		©	/		YEAR BUILT	2000
73 Westhill	100	62 Ohio Tumpike	625	A AN	RENT	\$2,650/ +utilitie
Ellsworth	(224) Can	field 224 Sta	rrs Corners (224 Boardma		

3 MI 5 MI Л 286 36,043 75,827 676 15,432 31,953 44 44 3 64,819 \$63,206 \$64,517

SITE INFORMATION			
LOCATION	Austintown Township Mahoning County		
ZONING SIZE	Office Professional (Variance for retail) 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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