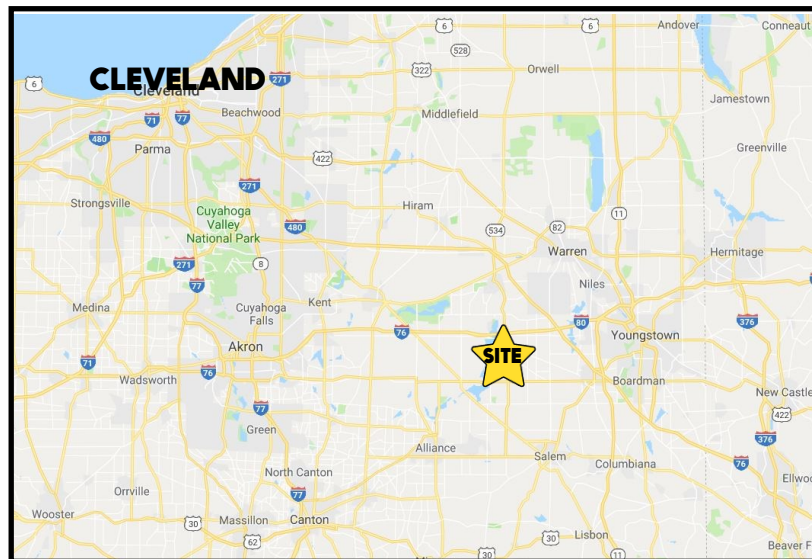


LOCATION

110 N. Canfield Niles Rd, Austintown, OH 44515



TRAFFIC

Canfield Niles Rd = 16,506 VPD
Mahoning Ave = 27,333 VPD

HIGHLIGHTS

- Ideal parcel for redevelopment
- .5 acres near the intersection of SR 46 & Mahoning Ave
- Heavy daytime traffic
- Zoned B2 Business
- Easy access to SR 11 and I-80

CONTACT

MATT WILSON

330.347.9677

mwilson@platzrealtygroup.com

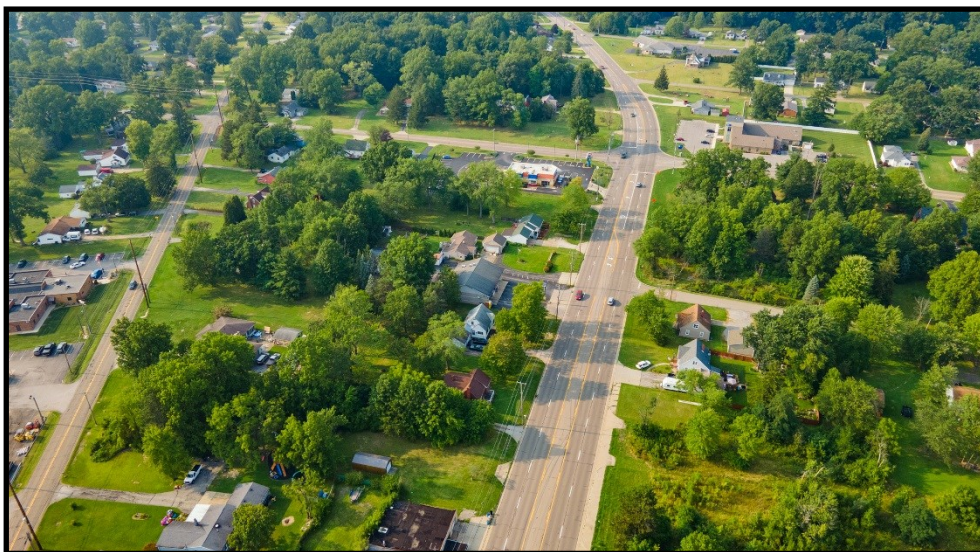
SEBASTIAN DIFALCO

330.787.2452

sdifalco@platzrealtygroup.com

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

www.PLATZREALTYGROUP.com



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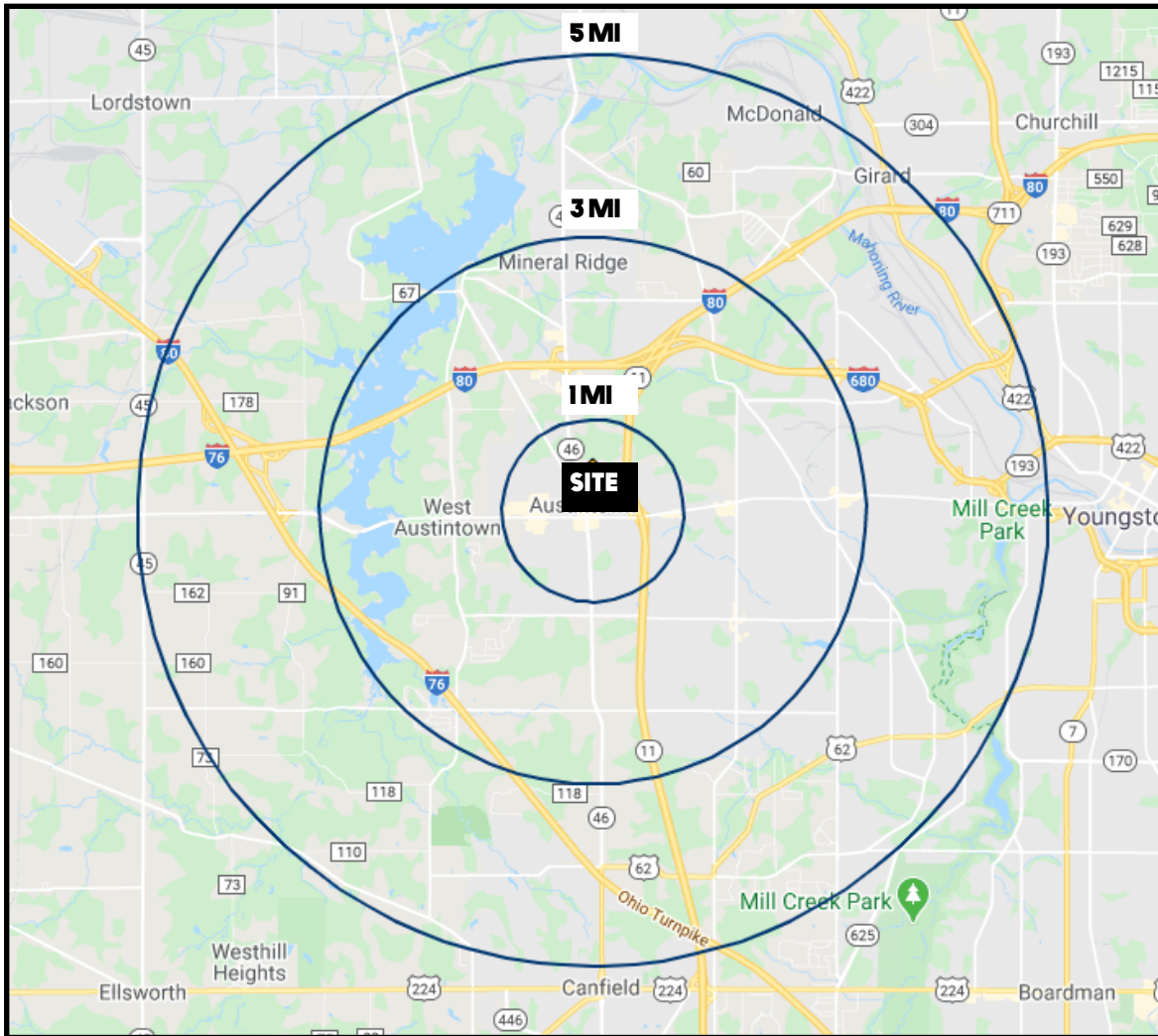
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,877	35,737	75,511
HOUSEHOLDS	2,560	15,357	31,706
MEDIAN AGE	47	44	44
AVERAGE HH INCOME	\$63,331	\$63,873	\$65,463

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
PROPERTY TYPE	Office/medical office
PARCELS	48-029-0-045 + 48-029-0-046.01
SIZE	2,237 SF
UTILITIES	All utilities
ACREAGE	.5 acres
REAL ESTATE TAXES	\$2,800/year
PRICE	\$125,000

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