

## **FOR SALE**

#### **LOCATION**

611 North Canal St, Newton Falls, OH 44444



# CLEVELAND Beachwood Middlefield Falls 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 Rooster Massillon Canton Salem Columbiana Ellivooc Rooster Roardman New Castle Columbiana Ellivooc Rooster Roardman New Castle Columbiana Roardman New Castle Columbiana Roardman Roardman New Castle Columbiana Roardman Roardman New Castle Columbiana Roardman Roard

#### **TRAFFIC**

N Canal St = 3,160 VPD

#### **HIGHLIGHTS**

- .66 acres in Newton Falls City
- 175' frontage on Canal St
- Zoned Commercial
- All utilities on site
- Convenient location

#### CONTACT

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# **AERIAL**









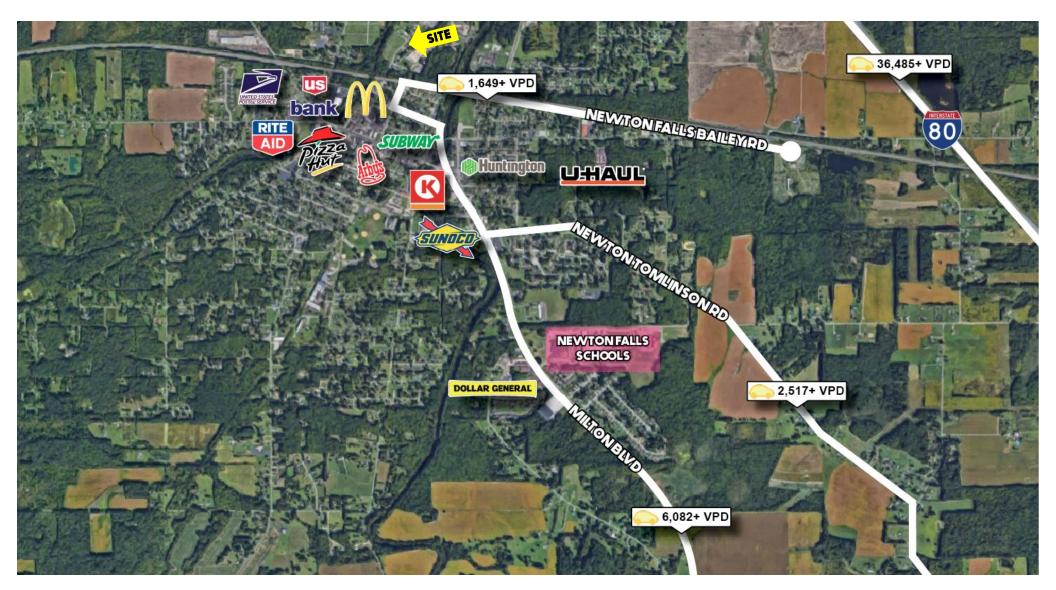
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# **RETAIL MAP**



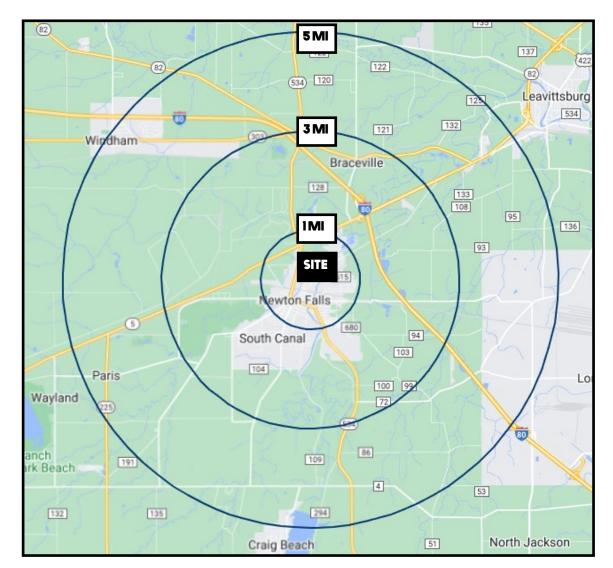
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## **SITE INFORMATION**



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	4,314	8,491	14,906
HOUSEHOLDS	1,860	3,488	5,843
MEDIAN AGE	43	44	44
AVERAGE HH INCOME	\$53,826	\$61,735	\$63,403

SITE INFORMATION		
LOCATION PARCELS	Newton Falls City Trumbull County 53-139600, -610, -620	
PROPERTY TYPE	Land	
ZONING	Commercial	
FRONTAGE	175'	
SIZE	.6637 Acres	
REAL ESTATE TAXES	\$1,506/year	
PRICE	\$79,900	

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