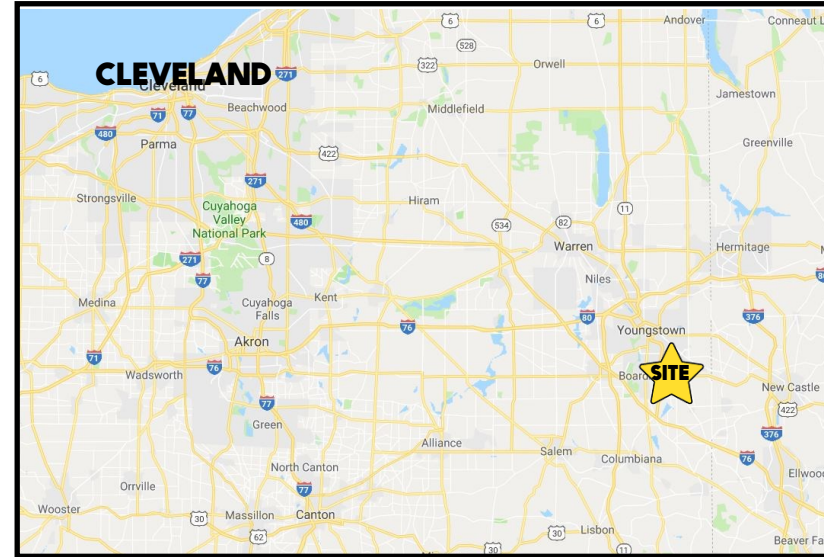


LOCATION

3300 Center Rd, Poland, OH 44514



HIGHLIGHTS

- Leased to StoneFruit Coffee; real estate only for sale
- Extremely well maintained brick building
- Just east of Clingan Rd, New Aldi coming soon - proposed access drive to Clingan Rd
- Located in Poland Township

TRAFFIC

Center Rd = 8,282 VPD
Clingan Rd = 5,478 VPD

CONTACT

ADAM DIVELBISS

501.551.3817 adivelbiss@platzrealtygroup.com

MATT WILSON

330.347.9677 mwilson@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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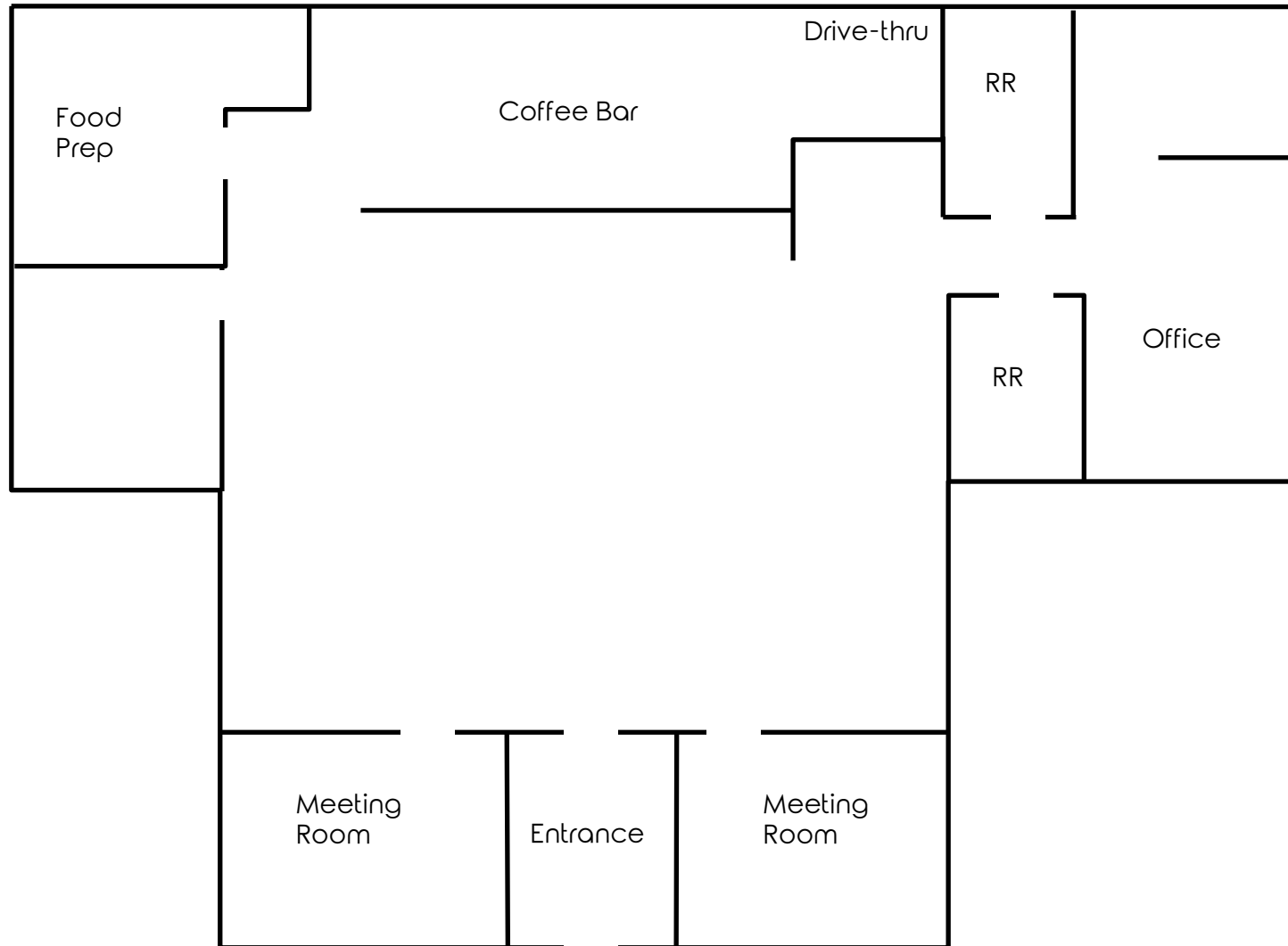
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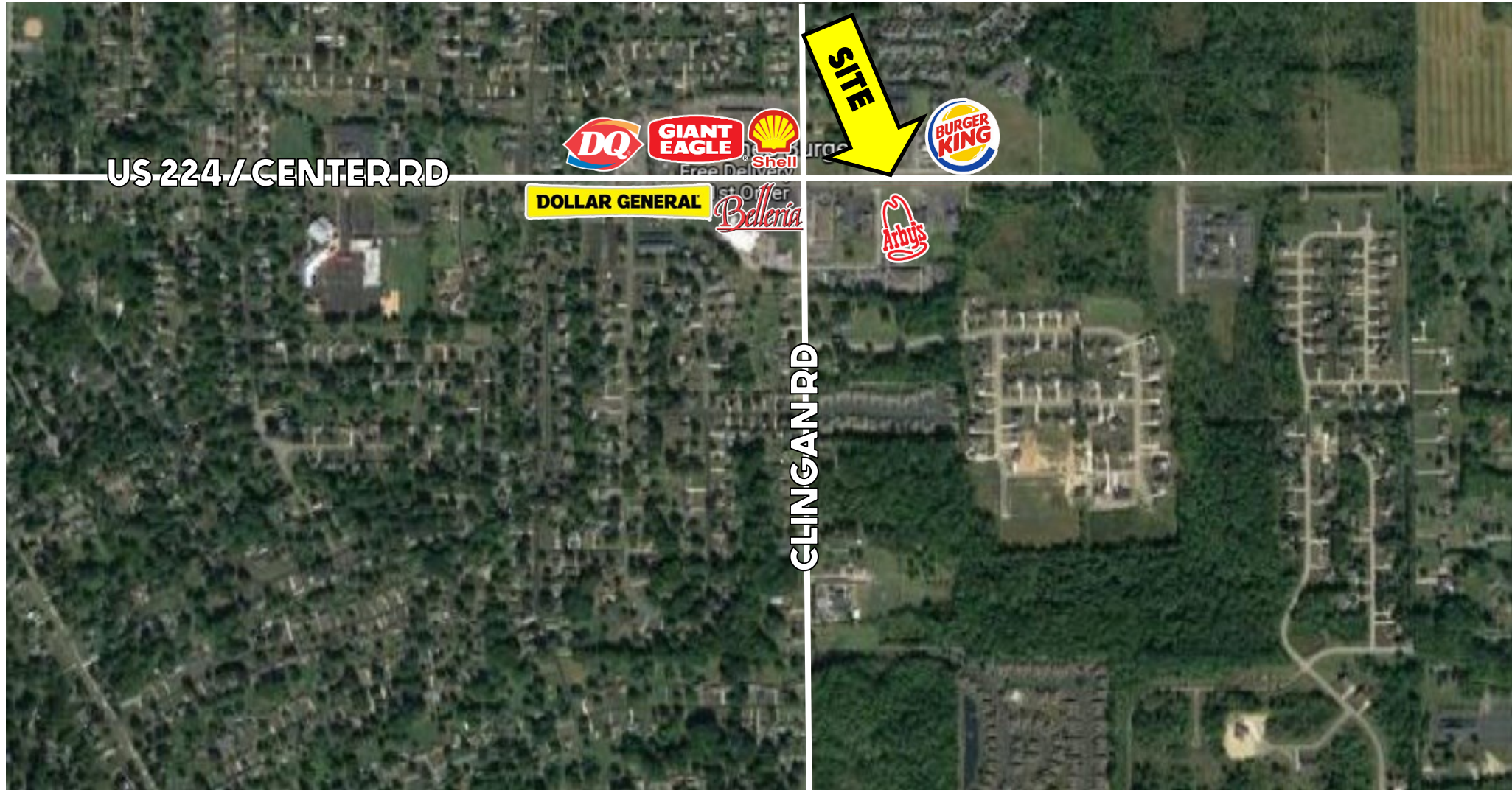
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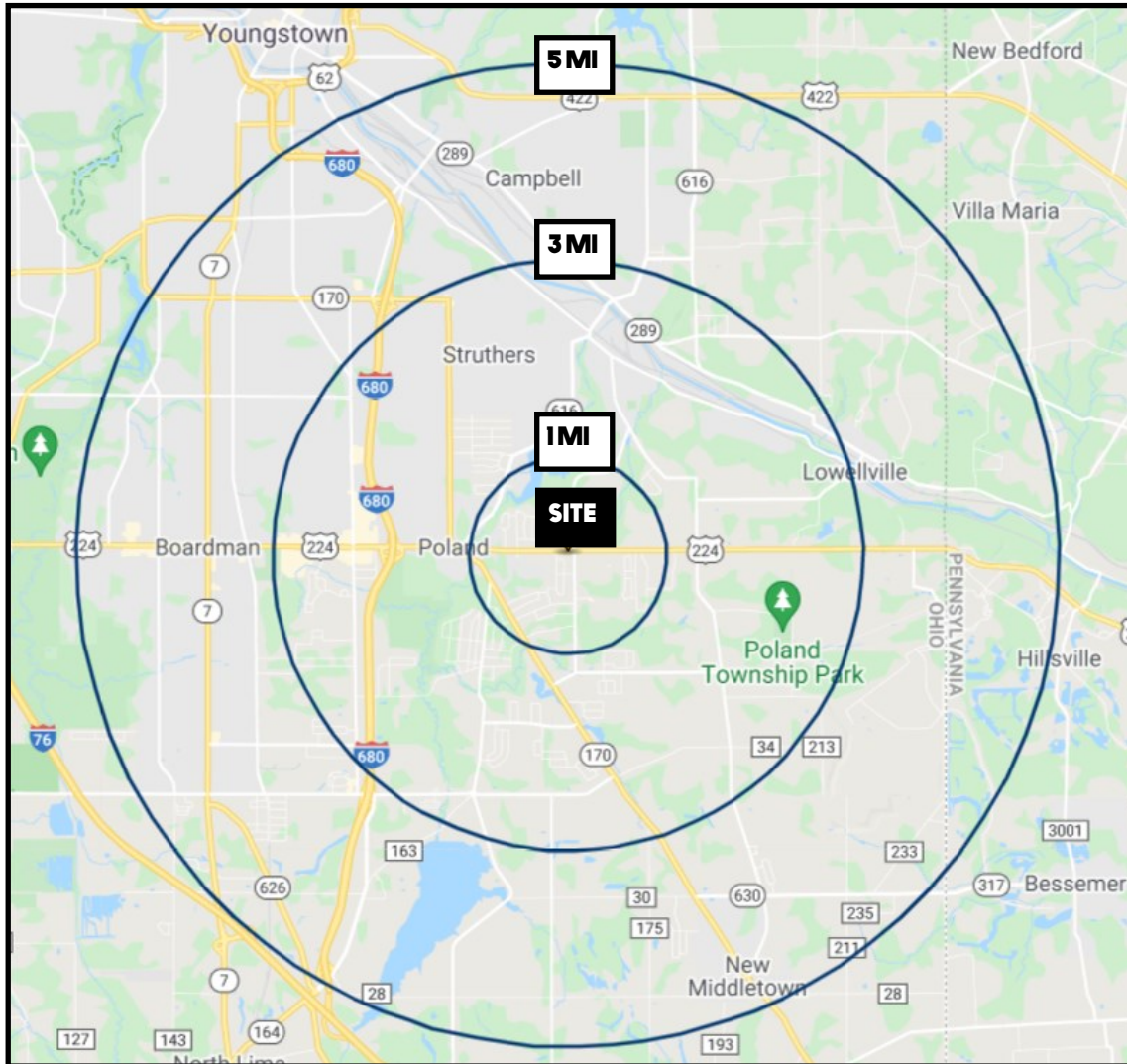
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,683	36,091	90,146
HOUSEHOLDS	1,864	14,899	37,669
MEDIAN AGE	48	46	43
AVERAGE HH INCOME	\$102,268	\$75,316	\$65,159

SITE INFORMATION

LOCATION	Poland Township Mahoning County
PARCEL	35-014-0-008.07
SIZE	2,094 SF on .8 acres
YEAR BUILT	1999
TENANT	StoneFruit Coffee
REAL ESTATE TAXES	\$5,586/Year
PRICE	\$499,000

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