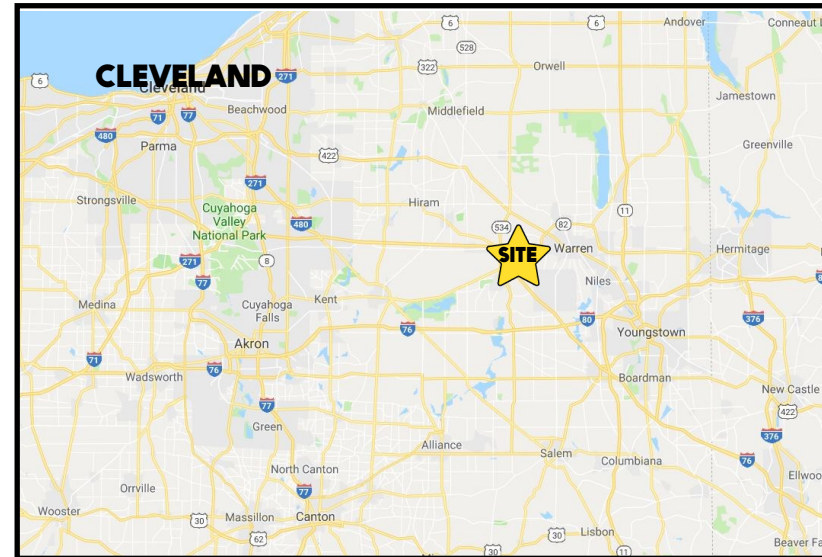


LOCATION

3781 SR 5, Newton Falls, OH 44444



HIGHLIGHTS

- All4Golf Driving Range + Home + Apartment
- Business includes: Driving range, 9 Hole Par 3 Course, Pro Shop, Putting Green, Mini Golf, Golf Simulator, Club Repair/fittings, and lessons
- Beautifully updated 3,712 SF home w/3 Bedrooms
- New sprinkler system and septic

TRAFFIC

SR 5 = 10,807 VPD

3D TOURS: [House](#)
[Pro Shop](#)
[Garage](#)

CONTACT

DON THOMAS

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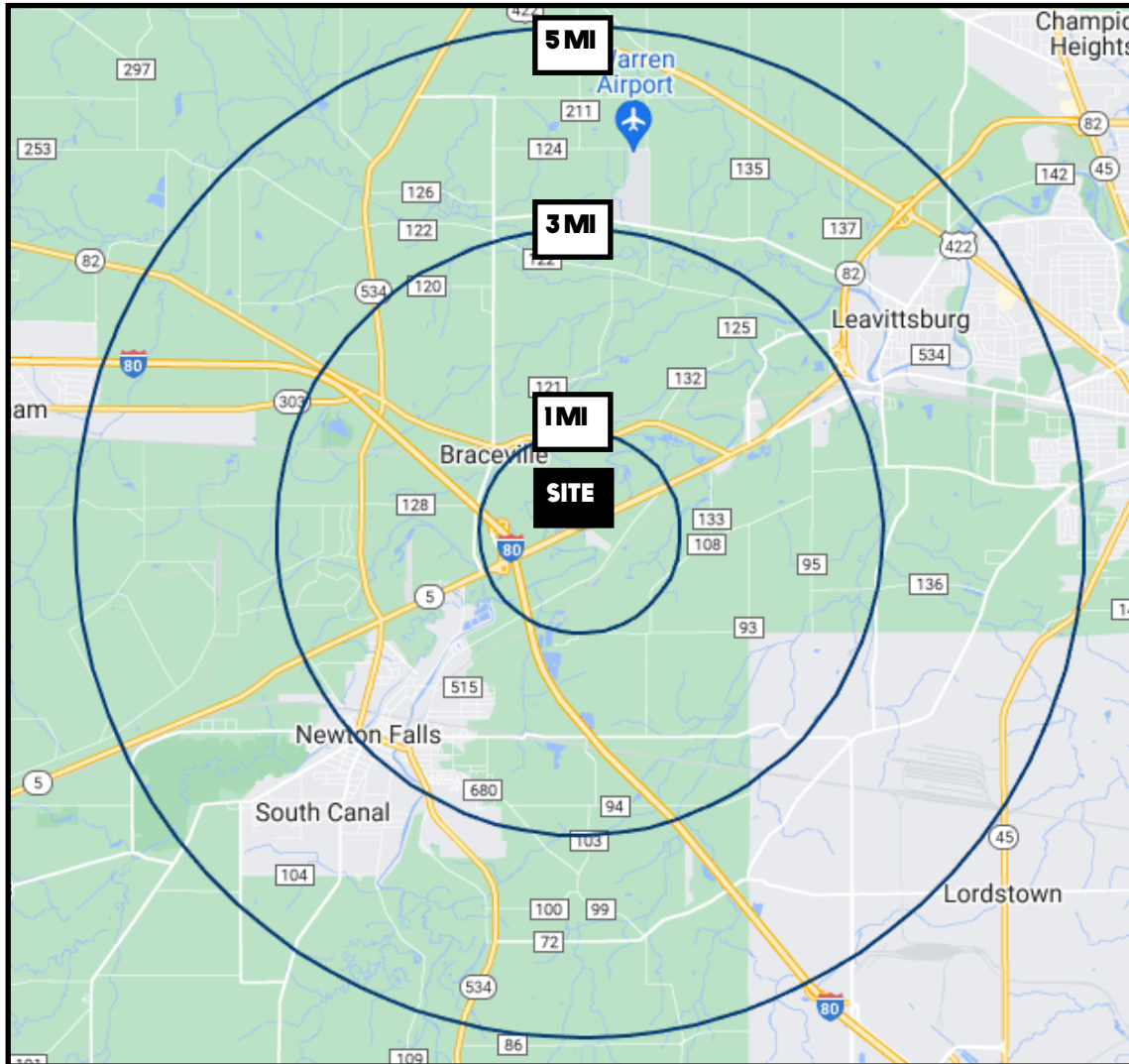
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	452	6,927	22,813
HOUSEHOLDS	175	2,738	8,680
MEDIAN AGE	46	44	43
AVERAGE HH INCOME	\$62,730	\$58,588	\$57,401

SITE INFORMATION	
LOCATION	Braceville Township Trumbull County
PARCEL	54-131120 + 54-131121
PROPERTY TYPE	Driving Range + SFR
HOME	3,712 SF 3 Bed + 3 Bath + second floor apartment above pro shop
UTILITIES	All utilities; new septic system
SIZE	38+ acres
PRICE	\$825,000

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