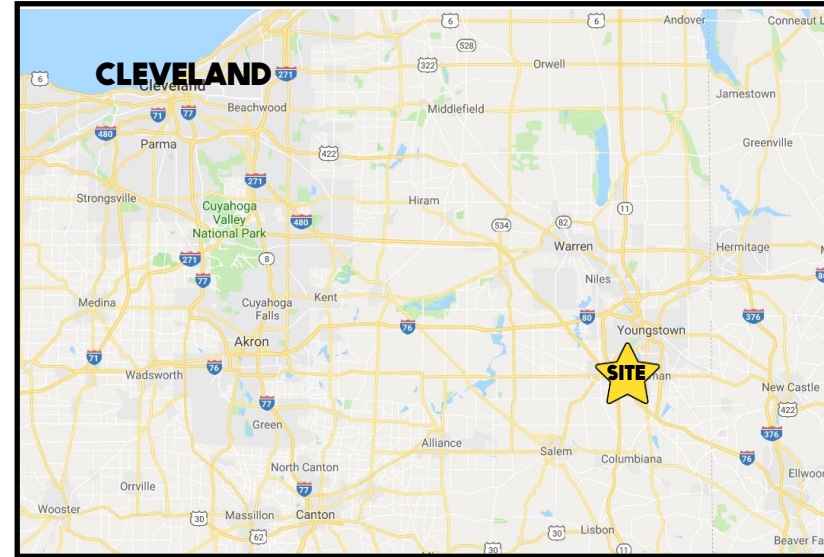


LOCATION

Tippecanoe Rd, Canfield, OH 44406



HIGHLIGHTS

- Excellent redevelopment opportunity in Canfield, OH
- Located across from Meijer, adjacent to Farmers Bank
- Less than 1 mile from SR 11 (Starbucks, Chipotle, Get Go, Sheetz); 3.5 miles from Southern Park Mall (Macy's, JCP, H&M); 5 miles to Shops at Boardman Park (Target, Kohls, Barnes and Noble), and many more national and regional retail stores and restaurants
- *Deed will reflect a restriction on financial institutions in perpetuity

TRAFFIC

Boardman Canfield Rd = 32,704 VPD
Tippecanoe Rd = 10,639 VPD

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

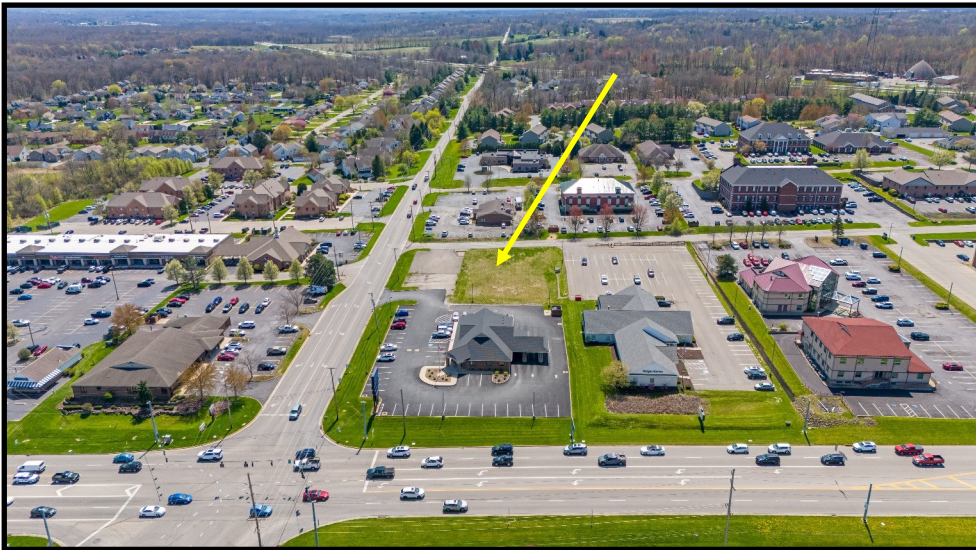
DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

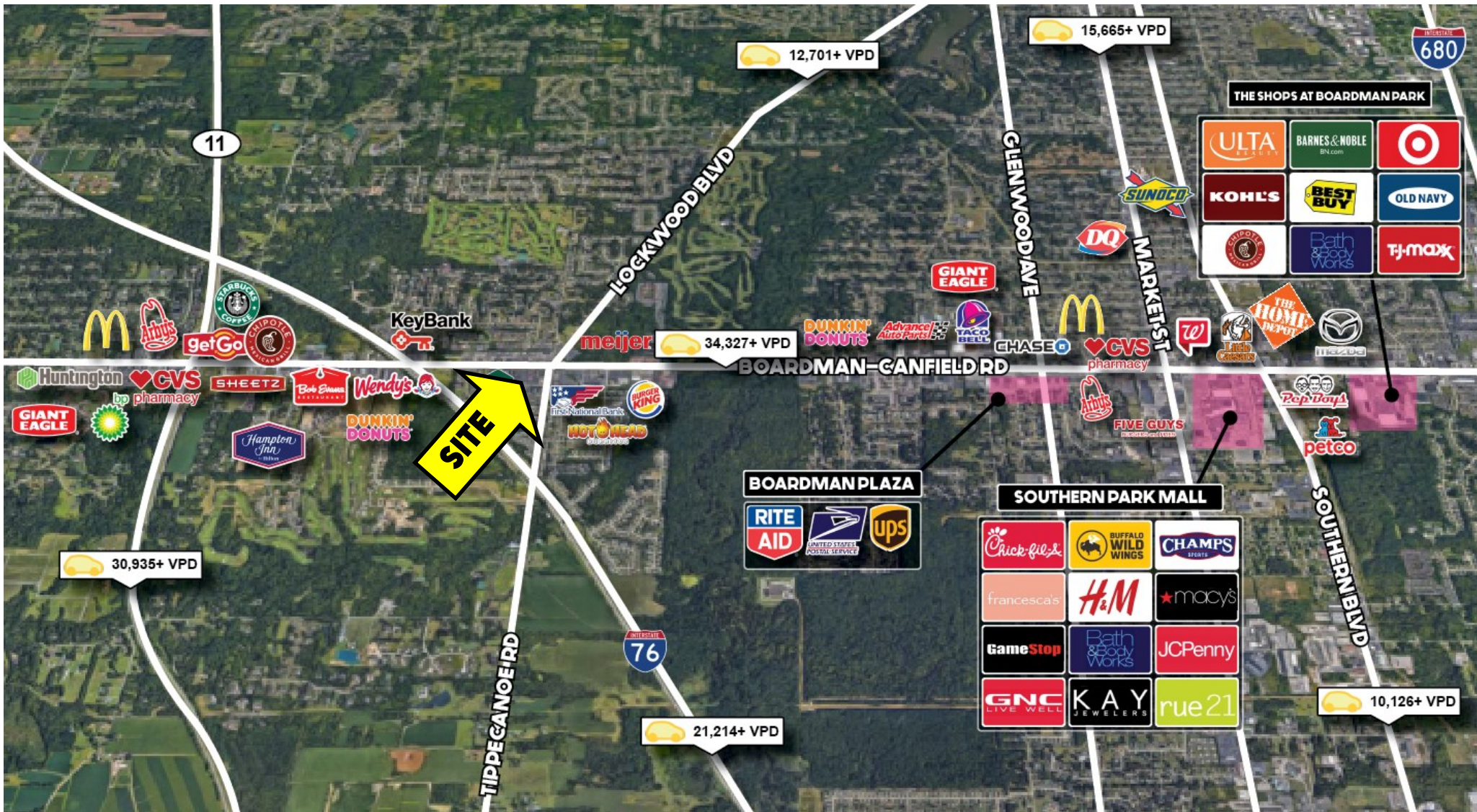
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



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

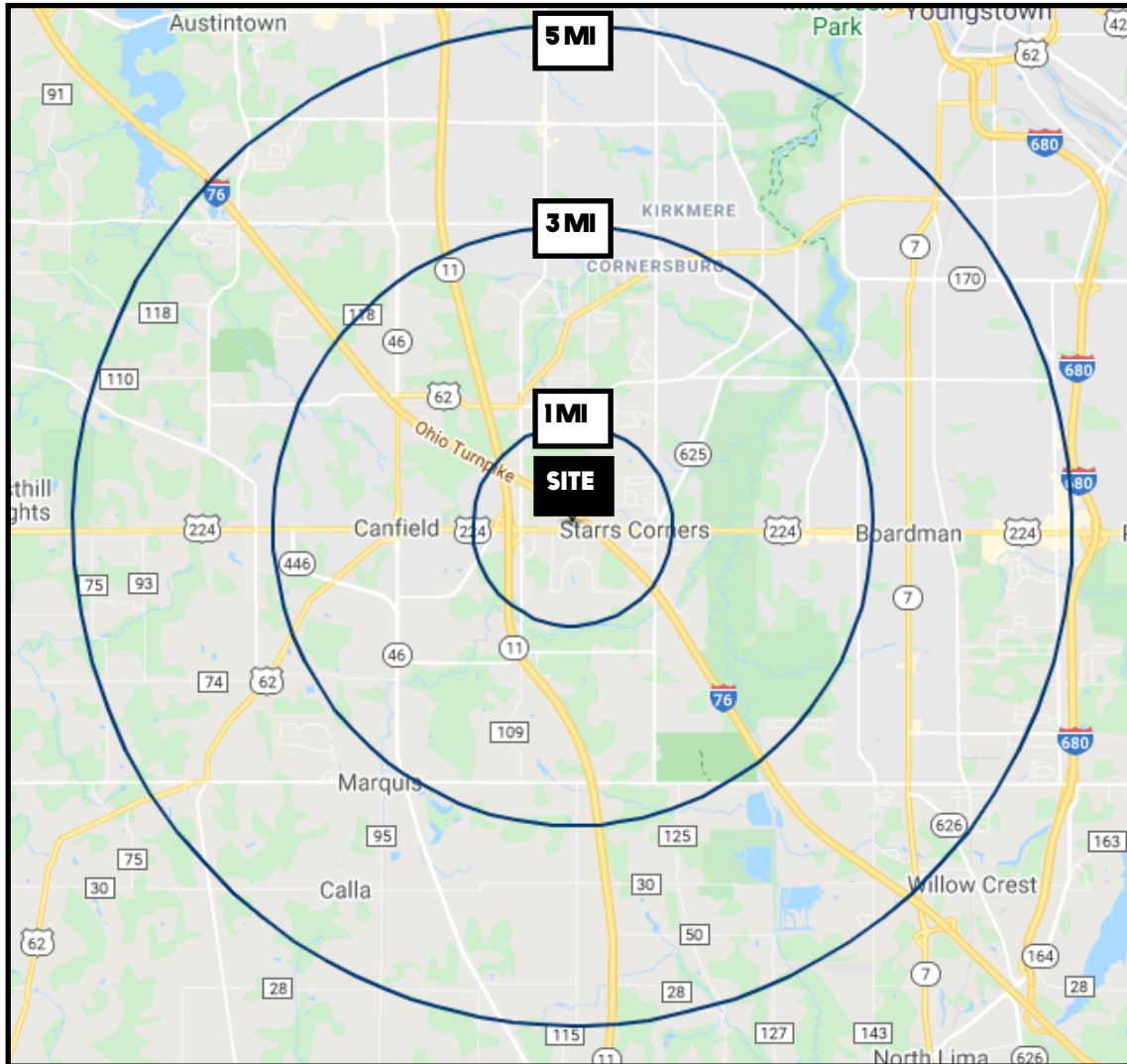
www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,287	29,951	93,590
HOUSEHOLDS	1,611	12,844	40,199
MEDIAN AGE	45	46	44
AVERAGE HH INCOME	\$104,446	\$88,737	\$72,405

SITE INFORMATION	
LOCATION	Canfield Township Mahoning County
PROPERTY TYPE	Commercial land
ZONING	Business
PARCEL	26-059-0-062
SIZE	.93 acres - to be replatted
DIMENSIONS	221' x 183'
REAL ESTATE TAXES	N/A - to be replatted
PRICE	\$675,000

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