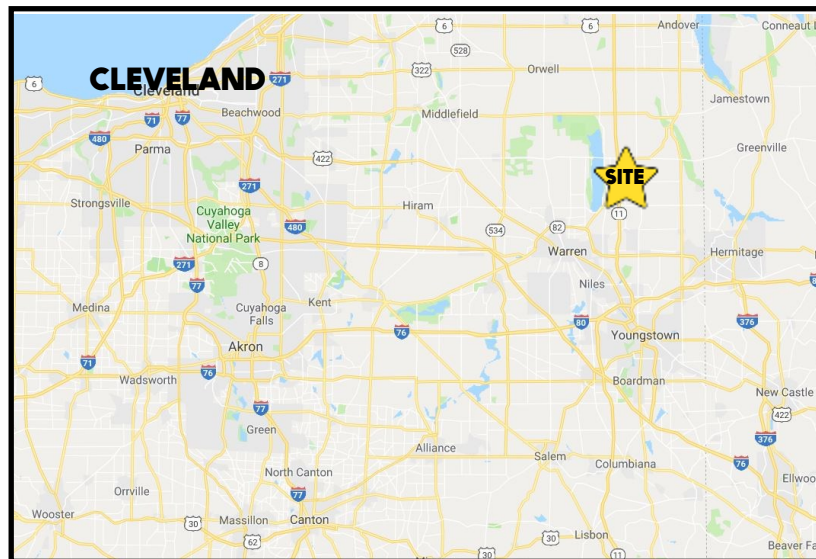


## LOCATION

3333 Niles Cortland Rd, Cortland, OH 44410



## TRAFFIC

SR 46 = 8,142 VPD  
SR 305 = 5,826 VPD

## HIGHLIGHTS

- 3.15 acres in Cortland, OH
- Corner lot, across from Dunkin Donuts
- 229' frontage on SR 46 + 298' frontage on SR 305
- All public utilities available
- Close to doctors, banks, and professional offices

## CONTACT

**BILL KUTLICK**

330.565.5701

bkutlick@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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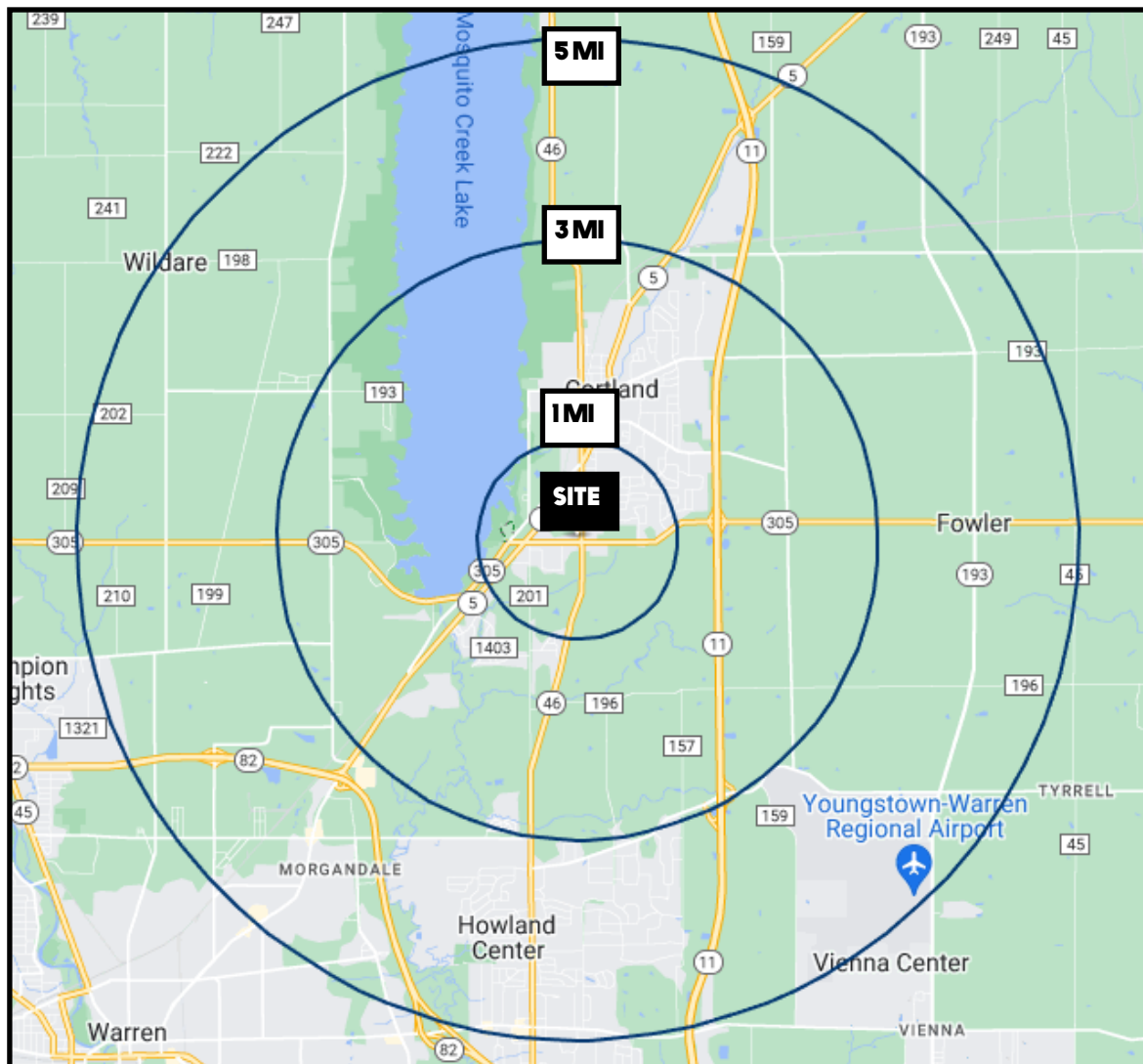


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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,360	13,464	30,620
HOUSEHOLDS	967	5,710	12,772
MEDIAN AGE	44	47	48
AVERAGE HH INCOME	\$78,589	\$81,564	\$80,726

SITE INFORMATION	
LOCATION	Cortland City Trumbull County
PROPERTY TYPE	Land
PARCELS	34-108005 / 34-107946
SIZE	3.15 acres
FRONTAGE	229' frontage on SR 46 + 298' frontage on SR 305
UTILITIES	All public utilities available
REAL ESTATE TAXES	\$7,590/year
PRICE	<del>\$695,000</del> REDUCED! \$595,000

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